

Keen, Shelley

From: Keen, Shelley
Sent: Thursday, August 18, 2016 3:36 PM
To: 'Lara Alexander'
Subject: RE: 19 River Run Way, GV
Attachments: Notice_Change_Ownership.pdf

Lara,

The documents you sent are just what is needed, particularly "Lot 2 of Amended Plat Allen.pdf". It shows the ownership chain from Warwick through Lewman Lumber to Allen for Lot 2 of the amended plat. A new owner of the lot should provide that whole chain as supporting documentation for a water right ownership change notice for Right 65-10614. I've attached an ownership change form.

My only concern is the statement on the deed from Warwick to Lewman Lumber: "Two thirds of the existing water rights are to remain with the above subject property. One third of the existing water rights are to remain with Kenneth Conroy and Lorraine Conroy." Based on the deeds you provided, the Conroys owned Lot 3 of the amended plat for Lot 5 of South Fork Payette Homes Subdivision at one time. When a deed reserves a portion of a water right, the right is usually split in IDWR's records. However, I am not sure how to split a single domestic water right into thirds. One option might be for someone to ask the Andersons, who now own Lot 3 of the amended plat of Lot 5 (17 River Run Way) if they are using river water to irrigate. If not, perhaps they would quitclaim any interest in Right 65-10614 to the Allens or the buyers of their lot.

If that isn't a possibility, we could split the domestic right, which is limited to half an acre of irrigation, and limit the use on lot Lot 2 to a third of an acre and no interior use and the irrigation on Lot 3 to a sixth of an acre and no interior use. To split the right this way, I would like to have the concurrence of both property owners.

As a last resort, we could add new owners to the record without splitting the water right.

Please call or email if you have more questions.

Sincerely,

Shelley Keen
Water Rights Section Manager
Idaho Department of Water Resources
Shelley.Keen@idwr.idaho.gov
208-287-4947

From: Lara Alexander [<mailto:laalexandersellshomes@gmail.com>]
Sent: Thursday, August 18, 2016 9:17 AM
To: Keen, Shelley
Subject: Fwd: 19 River Run Way, GV

Let me know if this helps! Or if you need something else? I so appreciate you expertise on this!

Lara

Grantees have read & approved *MPA & LBA*
WARRANTY DEED

FOR VALUE RECEIVED

KENNETH D. CONROY and LORRAINE J. CONROY, husband and wife,

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto

MARK F. ANDERSON and LAURIE B. ANDERSON, husband and wife,

GRANTEE(S), whose current address is: 3974 Oak Park Place, Boise, Idaho 83703
the following described real property in BOISE County, State of Idaho,
more particularly described as follows, to wit:

Lot 3 of an Amended Plat of a Portion of Lot 5, 'South Fork Payette
Homes Subdivision' according to the plat thereof, filed October 2,
1986 as Instrument No. 122112, records of Boise County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said
Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all
encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or
done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and
agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if
any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same
from all lawful claims whatsoever.

Dated: May 11, 1990

Kenneth D. Conroy
Kenneth D. Conroy

Lorraine J. Conroy
Lorraine J. Conroy

STATE OF Idaho, County of ADA, ss.

On this 11th day of May
In the year of 1990, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Kenneth D. Conroy and Lorraine J. Conroy

known or identified to me to be the persons whose names
are subscribed to the within instrument, and
acknowledged to me that they executed the same.

Signature: *Fay Livingston*

Name: Fay Livingston
(Type or Print)

Residing at: Boise, Idaho

My commission expires: 9-1-94

STATE OF IDAHO, COUNTY OF Boise

I hereby Certify that this instrument was filed for record at
the request of Mr. Ullrich

at _____ minutes past 14:30 o'clock m.
this 14 day of May
1990, in my office, and duly recorded in Book
of Deeds at page filed

Arlene C. H. H. H.

Ex-Officio Recorder

By *Fala Yonker*

Deputy.

Fees 3.00

Mall to:

136443



Boise Title & Escrow, Inc.

WARRANTY DEED**FOR VALUE RECEIVED**

JOHN WARWICK and EDITH WARWICK, Husband and wife

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto

KENNETH D. CONROY and LORRAINE J. CONROY, Husband and wife

GRANTEE(S), whose current address is 1250 West St, Hagerman, Co. 97807
 the following described real property in BOISE County, State of Idaho,
 more particularly described as follows, to wit

Lot 3 of an Amended Plat of a Portion of Lot 5, SOUTH FORK PAYETTE HOMES SUBDIVISION,
 according to the plat thereof, filed October 2, 1986 as Instrument No. 122112, records
 of Boise County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
 Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said
 Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all
 encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or
 done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and
 agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if
 any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same
 from all lawful claims whatsoever.

Dated: 9-2-88

John Warwick
 JOHN WARWICK

Edith Warwick
 EDITH WARWICK

STATE OF Idaho, County of _____, ss.

On this 2nd day of September
 in the year 1988, before me, the undersigned, a Notary Public,
 personally appeared John Warwick
 personally appeared Edith Warwick
 known to me to be the person(s) whose name
 is subscribed to this within instrument, and
 acknowledged to me that THEY executed the same.

Signature: Sharon M. WilsonName: SHARON M. WILSONResiding at: BOISE, IDAHOMy commission expires: 4/11/1994

STATE OF IDAHO, COUNTY OF _____

I hereby Certify that this instrument was filed for record at
 the request of ME

at _____ minutes past 11:41 o'clock m.T
 this 8 day of September
1988, in my office, and duly recorded in Book filed
 of Deeds at page _____

Arlene C. Kalou
 Ex-Officio Recorder

By Jola Yonker
 Deputy.

Fees 3.00

Mail to: _____

130106**Boisc Title & Escrow, Inc.**



661 S. Rivershore Lane, Suite 110 / Eagle
Idaho 83616 / (208) 938-8075

Instrument # 208197
IDAHO CITY, BOISE COUNTY, IDAHO
2006-05-22 04:37:27 No. of Pages: 1
Recorded for: PIONEER TITLE
RORA A. CANODY
Ex-Officio Recorder Deputy *Shelly*
Index to: DEEDS

270411
CBS/CS

WARRANTY DEED

For Value Received

WAYNE D. HART and TERI HART, Husband and Wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

W TOM ALLEN and JANE ALLEN, *W* Husband and Wife

hereinafter referred to as Grantee, whose current address is 2446 Sunshine Drive, Boise, ID 83712
the following described premises, to-wit:

Lot 2 of an amended plat of a portion of Lot 5, "South Fork Payette Homes Subdivision"
according to the plat thereof, filed October 2, 1986 as Instrument No. 122112, records of Boise
County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs
and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor
is the owner in fee simple of said premises; that said premises are free from all encumbrances except current
years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record,
and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims
whatsoever.

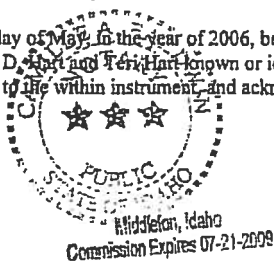
Dated: May 16, 2006

Wayne D. Hart
Wayne D. Hart

Teri Hart
Teri Hart

STATE OF IDAHO, County of ADA, ss.

On this 18th day of May, in the year of 2006, before me the Undersigned, notary public personally
appeared Wayne D. Hart and Teri Hart known or identified to me to be the person/persons whose name
is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Camille A. Baldwin
Camille A. Baldwin
Notary Public of Idaho
Residing at Middleton, ID
Commission expires: July 21, 2009

File No.: T97-43643

QUITCLAIM DEED

FOR VALUE RECEIVED

Wayne D. Hart

A MARRIED MAN MARRIED TO TERI HART

do hereby convey, release, remise and forever quit claim unto

Wayne D. Hart and Teri Hart, husband and wife

whose current address is: **19 River Run Way, Garden Valley, ID 83622**
the following described premises, to-wit:

Lot 2 of an Amended plat of a portion of Lot 5 of the South Fork Payette Homes
Subdivision according to the official plat thereof recorded as Instrument No.
122112, records of Boise County, Idaho.

165567

INST# 165567
REQUEST MTN View

97 AUG 14 PM 4: 07

BOISE COUNTY RECORDER

BY Claudia A. Jackson
TYPE DEED FEE \$13.00/ch

Dated: August 6, 1997

Wayne D. Hart
Wayne D. Hart

Teri Hart
STATE OF Idaho County of Sawtooth

On this 8th day of August in the year of 1997
1997, before me, the undersigned, a Notary Public in and
for said State, personally appeared
Wayne D. Hart

known or identified to me to be the person whose name
is subscribed to the within instrument, and acknowledged
to me that he executed the same.

Glenda E. Jackson
NOTARY PUBLIC
GLEND A. E. JACKSON

Residing at 444 CENTRAL HOT SPRINGS, AR
My Commission Expires: 2001

Transnation Title & Escrow, Inc.

QUITCLAIM DEED

FOR VALUE RECEIVED, NAN E. HART does hereby convey, release, remise and forever quit claim unto WAYNE D.. HART whose address is , HC 77 Box 2810 Garden Valley ID the following described premises, to-wit:

Lot 2 of an amended plat of a portion of Lot 5 "South Fork Payette Homes Subdivision" according to the plat thereof filed October 2, 1986, as Instrument No. 122112, records of Boise County, Idaho.

together with their appurtenances.

DATED: July 18, 1994.

Nan E Hart

NAN E. HART

STATE OF IDAHO)

)ss.

County of Ada)

On this 18th day of July, 1994, before me, the undersigned, a notary public in and for said State, personally appeared NAN E. HART, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above-written.

C. Ann Elase
Notary Public for Idaho
Residing at Boise, Idaho
My Commission expires: Nov 1995

BOISE COUNTY, IDAHO SS
REQUEST OF

Wayne Hart

156571

95 JUN 20 AM 10:17

Shirley Lange
\$ 3.00

1107737 JB/EN

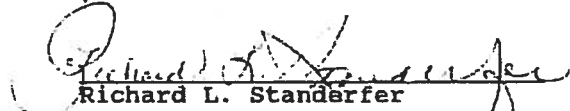
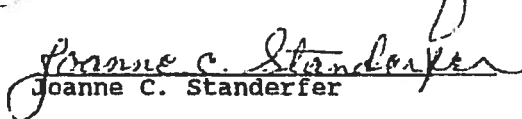
WARRANTY DEED

FOR VALUE RECEIVED, RICHARD L. STANDERFER and JOANNE C. STANDERFER, husband and wife, of the City of Emmett, County of Gem, State of Idaho, the Grantors, do hereby grant, bargain, sell and convey unto WAYNE D. HART and NAN E. HART, husband and wife, the Grantees, whose current address is: 2862 Park Circle Drive, Boise, Idaho 83705, the following described premises, in Boise County, State of Idaho, to wit:

Please see Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises, and that they are free from all encumbrances, except the encumbrance reflected by Instrument No. 130429, records of Boise County, Idaho, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 25th day of October, 1991.

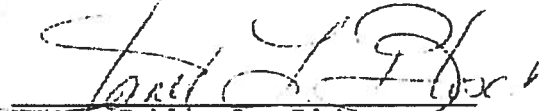

Richard L. Standerfer

Joanne C. Standerfer

STATE OF IDAHO)
) ss
County of Ada)

On this 25th day of October, 1991, before me, a Notary Public in and for said State, personally appeared Richard L. Standerfer and Joanne C. Standerfer, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and who acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for Idaho
Residence: Boise, Idaho
Commission Expires: 3/7/93

WARRANTY DEED - 1
(EN91.109/cc)

Boise County Idaho ss
Request of
John W. Hart
Time 1:30 M.T.
Date 10/28/91

1-1-55
Arlene C. Kolar
By Dale York
Deputy
Fee \$6.00

EXHIBIT "A"

Lot 2 of an amended plat of a portion of Lot 5
"South Fork Payette Homes Subdivision"
according to the plat thereof, filed October
2, 1986 as Instrument No. 122112, records of
Boise County, Idaho.

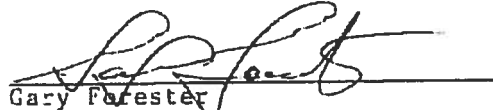
EXHIBIT "A"

110-1737-4B/EN

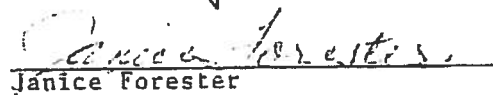
QUITCLAIM DEED

For value received GARY FORESTER and JANICE FORESTER, husband and wife, do hereby convey, release, remise, and forever quitclaim unto RICHARD L. STANDERFER, a married man dealing with his separate property, whose current address is 4777 West Idaho Blvd., Emmett, Idaho 83617, the following described premises, to-wit:

LOT 2 OF AN AMENDED PLAT OF A PORTION OF LOT 5
"SOUTH FORK PAYETTE HOMES SUBDIVISION" ACCORDING
TO THE PLAT THEREOF, FILED OCTOBER 2, 1986 AS
INSTRUMENT NO. 122112, RECORD OF BOISE COUNTY,
IDAHO.



Gary Forester



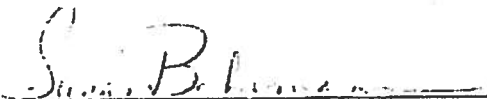
Janice Forester

STATE OF IDAHO)
County of Blaine) ss.

On this 17th day of October, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared GARY FORESTER and JANICE FORESTER, known to me to be the persons whose names are subscribed to the within instrument and who acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.





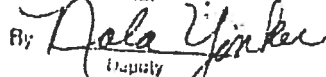
NOTARY PUBLIC FOR IDAHO
Residing at Emmett
My Commission Expires: 11-18-92

Given at the County of
Blaine


Time 12:10 M.T.
Date 10/28/91

1-1653

Arlene C. Kolar

By 

Deputy
Fee \$3.00

PA 1131 11/14/91

Boise County Idaho ss
Request of

Mr. Behrmann

Time 12:10 M.T

Date 10/28/91

141654

Arlene C. Kolar

By *Dale Yonker*

Deputy

#2.00

TRUSTEE'S DEED

For value received BRY BEHRMANN, Trustee of the Lewman Lumber Company Trust, does hereby convey, release, remise, and forever deed and transfer unequivocally to RICHARD L. STANDERFER, a married man dealing with his separate property, whose current address is 4777 West Idaho Blvd., Emmett, Idaho 83617, the following described premises, to-wit:

LOT 2 OF AN AMENDED PLAT OF A PORTION OF LOT 5
"SOUTH FORK PAYETTE HOMES SUBDIVISION" ACCORDING
TO THE PLAT THEREOF, FILED OCTOBER 2, 1986 AS
INSTRUMENT NO. 122112, RECORD OF BOISE COUNTY,
IDAHO.

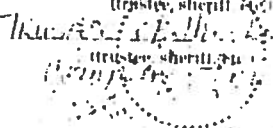
Bry Behrmann

Bry Behrmann, Trustee of the
Lewman Lumber Company Trust

ACKNOWLEDGMENT - Fiduciary/Official

STATE OF *Idaho* County of *Ada* ss.

On this *28th* day of *October*, in the year of *1991*, before me
personally appeared *Dale Yonker*, a notary public,
known or identified to me to be the person whose name is subscribed to the within instrument as
and acknowledged to me that *he* executed the same as such



Notary Public

Residing at

Dale Yonker
Boise, Idaho
10/28/91

WARRANTY DEED

FOR VALUE RECEIVED

JOHN WARWICK AND EDITH WARWICK, HUSBAND AND WIFE
ALSO KNOWN AS JOHN E. WARWICK

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto

LEWMAN LUMBER COMPANY, TRUST

GRANTEE(S), whose current address is
the following described real property in
more particularly described as follows, to wit

BOISE

County, State of Idaho.

LOT 2 OF AN AMENDED PLAT OF A PORTION OF LOT 5, "SOUTH FORK
PAYETTE HOMES SUBDIVISION" ACCORDING TO THE PLAT THEREOF, FILED
OCTOBER 2, 1986 AS INSTRUMENT NO. 122112, RECORDS OF BOISE COUNTY,
IDAHO.

TWO THIRDS OF THE EXISTING WATER RIGHTS ARE TO REMAIN WITH ABOVE SUBJECT
PROPERTY. ONE THIRD OF THE EXISTING WATER RIGHTS ARE TO REMAIN WITH
KENNETH CONROY AND LORRAINE CONROY.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said
Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all
encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or
done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and
agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if
any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same
from all lawful claims whatsoever

Dated SEPTEMBER 30, 1988

John E. Warwick
JOHN E. WARWICK

Edith Warwick
EDITH WARWICK

STATE OF IDAHO, County of ADA ss

On this 3rd day of OCTOBER
in the year of 1988, before me, the undersigned, a Notary
Public in and for said State, personally appeared
JOHN E. WARWICK AND
EDITH WARWICK

known to me to be the person(s) whose name(s)
is/are in the within instrument, and
acknowledged to me that they executed the same

Sharon H. Wilson
Name SHARON H. WILSON

Residing at BOISE, IDAHO
My commission expires 4/11/1991

STATE OF IDAHO, COUNTY OF Boise

I hereby Certify that this instrument was filed for record at
the request of Earl Livingston

at 55 minutes past 1:00 o'clock m.T.
this 6th day of October
1988, in my office, and duly recorded in Book
of Deeds at page 112

Arline C. Kolar

Ex-Officio Recorder
By *Dennis L. Hunt*

Deputy
Fee \$ 3.00 130-128
Mail to

613-WARRANTY DEED

THIS INDENTURE, Made this 25th day of October,
 in the year of our Lord one thousand nine hundred and sixty-eight, between
 CLARK and ADA Y. HATCH, husband and wife,
 of Boise, County of Ada, State of Idaho,
 the parties of the first part, and

JOHN WARWICK and EDITH WARWICK,
 of Boise, County of Ada, State of Idaho,
 the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of
 Ten and no/100 Dollars (\$10.00) ----- DOLLARS,
 lawful money of the United States of America, to them in hand paid by the said
 parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained
 and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties
 of the second part, and to their heirs and assigns forever, all of the following described real estate,
 situated in the County of Boise, State of Idaho, to-wit:

Lot 5 of South Fork Payette Homes Subdivision, according to
 the plat thereof, recorded in Book 1 of Plats at
 Page _____, records of Boise County, Idaho, under
 Recorder's Instrument No. 69751.

TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereto
 belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents
 issues and profits thereof; and all estate, right, title and interest in and to the said property, as well
 in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together
 with the appurtenances, unto the parties of the second part, and to their heirs and assigns forever
 and the said parties of the first part, and their heirs, the said premises in the quiet and peaceable
 possession of the said parties of the second part, their heirs and assigns, against the said parties
 of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully
 claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

Signed, Sealed and Delivered In Presence of

STATE OF IDAHO,

53.

In the year 1968 , before me

, a Notary Public

husband and wife,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public for the State of Idaho,
Residing at Boise, Idaho.

WARRANTY, DEED

STAFF OF THE

I hereby certify that this instrument was filed
for record at request of _____

6 pages of 2

January A. D. 1977
 on my office and duly recorded in Book 73

Robert F. Taft, Jr.

Handwritten signature

DATE 15 Dec 48

சென்னை, 17.3.2019

BARGAIN AND SALE DEED

THIS INDENTURE, Made the 18th day of November, in the year of our Lord one thousand nine hundred and sixty-eight between ALBERT D. WRIGHT and LEONA MARIE WRIGHT, /husband and wife, the parties of the first part and CLARK HATCH and ADA I. HATCH, husband and wife, the parties of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain sell and convey unto the said parties of the second part, and to their heirs and assigns, forever, all that certain piece or parcel of land situate, lying and being in the County of Boise and State of Idaho, particularly described as follows, to-wit:

Lot 5 of South Fork Payette Homes Subdivision, according to the Plat thereof, recorded in Book 1 of Plats at Page _____, records of Boise County, Idaho, under Recorder's Instrument No. 69751.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging in anywise appertaining, and the reversions and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest property, possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part, of, in or to the said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the said parties of the second part and to their heirs and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written

signed, Sealed and
delivered in Presence of

Albert D. Wright
Leona Marie Wright

SEAL
SEAL

STATE OF IDAHO,)
) ss
County of Ada)

On this 18th day of November, in the year 1968, before me a Notary Public in and for said State, personally appeared Albert D. Wright and Leona Marie Wright, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year this certificate first above written.

SEAL

Raymond D. Givens
Notary Public for the State of Idaho
Residing at Boise, Idaho

STATE OF IDAHO,)
) ss
County of Boise)

I hereby certify that this instrument was filed for record at request of Givens & Givens at minutes past 10 o'clock A.M., this 7th day of April, A.D. 1970 in my office, and duly recorded Book 60 of Deeds at page 239.

Katherine M. Brown
De-Office Recorder

[Signature]
Deputy

WARRANTY DEED

THIS INSTRUMENT, Made this 1st day of October in the year of our Lord one thousand nine hundred and sixty eight, between CHARLES D. KISTLER and GLYDIE KISTLER, husband and wife, of Boise, County of Ada, State of Idaho, the parties of the first part, and ALBERT D. WRIGHT and LONA MARIE WRIGHT, husband and wife, of Boise, County of Ada, State of Idaho, the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, hereinafter of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all of the following described real estate, situated in the County of Boise, State of Idaho, to-wit:

Lot 5 of South Park Payette Homes Subdivision, according to the plat thereof, recorded in Book 1 of Plats at page _____, records of Boise County, Idaho, under Recorder's Instrument No. 69751.

TO HAVE AND TO HOLD, with all and singular the hereunto, hereditaments and appurtenances thereto belonging or in anywise appertaining, the hereunto and reversions, remain as and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to the said property, as well in law as in equity, of the parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances unto the parties of the second part, and to their heirs and assigns forever and the said parties of the first part, and their heirs, the said are given in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, a quiet and peaceable possession of the first part, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will WARRANT and by these presents forever WARRANT.

The premises hereby conveyed are conveyed SUBJECT to all taxes and assessments levied and assessed against said described premises for the year 1968 and all years subsequent thereto, and subject to all rights of way and easements appearing upon said described premises or appearing of record in the Office of the County Recorder of Boise County, Idaho, and SUBJECT to all reservations in deeds from the State of Idaho or in patents from the United States of America.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Charles D. Kistler (JMKL)
Glydie Kistler (JMKL)

WITNESSETH,
COUNTY of Ada } as

On this 1st day of October in the year 1968, before me the undersigned, a Notary Public in and for said State, personally appeared Charles D. Kistler and Glydie Kistler, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

William F. Ringert
Notary Public for the State of
Idaho, residing at Boise, Idaho.

STATE of IDAHO, } as
COUNTY of Boise

I hereby certify that this instrument was filed for record at request of Albert D. Wright at 5 minutes past 4 o'clock P. M., this 1 day of October, A. D. 1968, in my office, and duly recorded in Book 59 of Records, at page 340.

Katharine H. Brogan
Ex-Officio Recorder

By _____
Deputy

Keen, Shelley

From: Keen, Shelley
Sent: Tuesday, August 16, 2016 9:32 AM
To: 'Lara Alexander'
Subject: RE: FW: 19 River Run Way, Garden Valley

Lara,

Thanks for the additional information. It helps. I've been doing a little more research too.

It looks like four current parcels were once all Lot 5 of South Fork Payette Homesites. Those four parcels are:

19 River Run Way – Allen	(Lot 2 of Amended Plat of Lot 5)
12 River Run Way – Rockin Pines Ranch LLC	(Lot 1 of Amended Plat of Lot 5)
17 River Run Way – Anderson	(Lot 3 of Amended Plat of Lot 5)
15 River Run Way – Drashner	(Part of Lot 5)

I found two water rights referencing Lot 5. One is 65-10776 for a domestic well. The right is owned by Drashner, so it would seem to be appurtenant to 15 River Run Way.

The second is Right 65-10614. It is for domestic use from the South Fork Payette River, and it has a 1969 priority date. Domestic use can include up to half an acre of irrigation. In IDWR's records, the current owner is Lewman Lumber Co. Before that, the right was owned by John Warwick and Edith Warwick.

At this point, I think it would be useful to know who owned Lot 2 of the Amended Plat of Lot 5 of South Fork Payette Homesites before the Allens, maybe even going all the way back to before Lot 5 was subdivided. If you could show a chain of title that includes Lemman Lumber and the Warwicks, I think we could be reasonably certain that Right 65-10614 is appurtenant to 19 River Run Way.

Regards,

Shelley Keen
Water Rights Section Manager
Idaho Department of Water Resources
Shelley.Keen@idwr.idaho.gov
208-287-4947

From: Lara Alexander [mailto:laalexandersellshomes@gmail.com]
Sent: Monday, August 15, 2016 5:53 PM
To: Keen, Shelley
Subject: Re: FW: 19 River Run Way, Garden Valley

Irrigation use for watering property.

Here is the Parcel #

RP09601000005C

The house was built in 1969 and less than 1/2 acre being watered. Just normal sized yard.

The Allens used the pump by the river to irrigate the lawn and they said it was in place when they bought the house. When I asked them if they specifically had water rights to the property when we first listed, they said they didn't know of any particular water rights associated with the property.

On Mon, Aug 15, 2016 at 12:56 PM, Keen, Shelley <Shelley.Keen@idwr.idaho.gov> wrote:

Lara,

The more information we can pull together, the better chance we have of finding a match. What can you tell me about the water use on the property? Is there a domestic well? If so, do you know when it might have been drilled? Is irrigation occurring? If so, does the water come from the river or from a well, and is more than half an acre being irrigated? Also, who was the previous owner?

One other thought . . . the report for Right 65-18128 shows some parcel numbers. Do you know if those parcel numbers are still current?

Shelley Keen

Water Rights Section Manager

Idaho Department of Water Resources

Shelley.Keen@idwr.idaho.gov

[208-287-4947](tel:208-287-4947)