

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 20 2016

Notice of Change in Water Right Ownership

WATER RESOURCES
WESTERN REGION

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
PD 2-7172-K	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Christy Zito and Gordon John Zito
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): W Home LLC
New owner(s) as listed on the conveyance document
- 17220 S. Cloverdale Road Kuna Name connector ☐ and ☐ or ☐ and/or
Mailing address ID 83634
City State ZIP
- Telephone _____ Email _____
4. If the water rights and/or adjudication claims were split, how did the division occur?
☒ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 02-08-2016
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
o \$25 per *undivided* water right.
o \$100 per *split* water right.
o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.
8. Signature: Bryan W. Anderson managing member 2-7-16
Signature of new owner/claimant Title, if applicable Date
- Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by RN Date 4/20/16 Receipt No. W044080 Receipt Amt. \$25.00
Active in the Water Supply Bank? Yes ☐ No ☒ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☒
Name on W-9 X Approved by ad Processed by ad Date 4/22/16

Chain of events for
Zito → TitleOne (warranty deed)
TitleOne → W Home LLC (quitclaim)



TitleOne
a title & escrow co.

Order No. E0151161

Instrument # 0000453031
ELMORE COUNTY, ID
01:19:01 PM Apr 18, 2016
For TITLEONE BOISE
No. of Pages: 2 Fee: \$13.00
BARBARA STEELE, Recorder
DE, Deputy
Electronically Recorded by Simplifile

Quitclaim Deed

For value received, TitleOne Exchange Company, an Idaho Corporation

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

W Home LLC, an Idaho limited liability company

whose current address is 17220 S. Cloverdale Rd., Kuna, ID 83634

the following described premises, in Elmore County, Idaho, to wit:

A parcel of land in Lot 1, Block 33 and a portion of a certain un-named vacated road in the Fruitland Subdivision, Section 2, Township Six South, Range Eight East, Boise Meridian, Elmore County, Idaho and being more specifically described as follows:

Commencing at the East Quarter Corner of Section Two, Township Six South, Range Eight East, Boise Meridian, a distance of 25.00 feet on a bearing of South 89°59'06" West; thence

A distance of 30.00 feet on a bearing of South 0°05'45" East; thence

A distance of 1010.40 feet on a bearing of South 89°59'06" West to the REAL POINT OF BEGINNING:

Thence from this REAL POINT OF BEGINNING and continuing a distance of 246.42 feet on a bearing of South 89°59'06" West;

Thence a distance of 578.98 feet on a bearing of South 0°06'07" East;

Thence a distance of 184.98 feet on a bearing of North 79°51'24" East;

Thence a distance of 65.02 feet on a bearing of North 81°11'24" East;

Thence a distance of 536.51 feet on a bearing of North 0°06'07" West to the REAL POINT OF BEGINNING.

TOGETHER WITH WATER RIGHT NO. 2-7172-K



TitleOne
a title & escrow co.

Order No. E0151161

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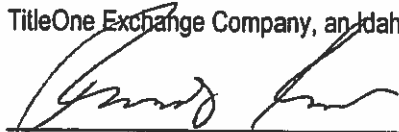
Thence a distance of 536.51 feet on a bearing of North 0°06'07" West to the REAL POINT OF BEGINNING.

TOGETHER WITH WATER RIGHT NO. 2-7172-K

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 4/18/2016

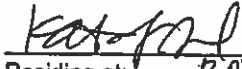
TitleOne Exchange Company, an Idaho Corporation



Randy Rabehl, Vice President

State of Idaho, County of Ada, ss.

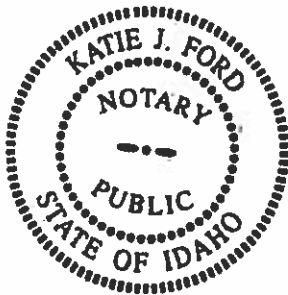
On this 18th day of April in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Randy Rabehl known or identified to me to be the Vice President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



, Notary Public

Residing at: Boise Idaho

My Commission Expires: August 4, 2020
(seal)



WARRANTY DEED

16012

For Value Received,

CHRISTY ZITO, A SINGLE WOMAN

the Grantor does hereby grant, bargain, sell, convey and warrant unto

TITLEONE EXCHANGE COMPANY

the Grantee whose current address is:
1101 W River St., Suite 201, Boise, ID 83702

the following described real property in Elmore County, State of Idaho more particularly described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

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 he is the owner 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 he will warrant and defend the same from all lawful claims whatsoever, except those of record.

Date: February 4, 2016

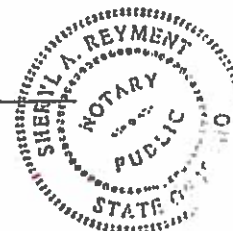
Christy Zito
Christy Zito

State of Idaho
County of Elmore

On this 4th day of February, 2016, before me, the undersigned, a Notary Public, in and for said State, personally appeared CHRISTY ZITO, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Sheri A. Reymont
Notary Public
Residing at: Mountain Home
Commission Expires: 1-6-18



to be transferred
to W Home LLC
upon completion
to 1031 improvements

EXHIBIT "A"

A parcel of land in Lot 1, Block 33 and a portion of a certain un-named vacated road in the Fruitland Subdivision, Section 2, Township Six South, Range Eight East, Boise Meridian, Elmore County, Idaho and being more specifically described as follows:

Commencing at the East Quarter Corner of Section Two, Township Six South, Range Eight East, Boise Meridian, a distance of 25.00 feet on a bearing of South 89°59'06" West; thence

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Thence a distance of 65.02 feet on a bearing of North 81°11'24" East;

Thence a distance of 536.51 feet on a bearing of North 0°06'07" West to the REAL POINT OF BEGINNING.

TOGETHER WITH WATER RIGHT NO. 2-7172-K

WARRANTY DEED

For Value Received,

VERLYN M HOAGLAND AND MYRLE J HOAGLAND, HUSBAND AND WIFE

the Grantors do hereby grant, bargain, sell, convey and warrant unto

CHRISTY M ZITO, A SINGLE WOMAN

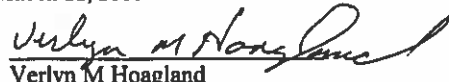
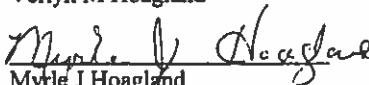
the Grantee whose current address is:
P.O. Box 61, Hammett, ID 83627

the following described real property in Elmore County, State of Idaho more particularly described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners 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 they will warrant and defend the same from all lawful claims whatsoever, except those of record.

Date: March 11, 2016


Verlyn M Hoagland

Myrle J Hoagland

State of Idaho
County of Elmore

On this 11th day of March, 2016, before me, the undersigned, a Notary Public, in and for said State, personally appeared **VERLYN M HOAGLAND AND MYRLE J HOAGLAND**, known to me, and/or identified to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public
Residing at: Mountain Home
Commission Expires: 1-6-18



EXHIBIT "A"

Township 5 South, Range 8 East, Boise Meridian, Elmore County, Idaho

Section 36: NE1/4SW1/4

AND

A strip of land located in the NW1/4SW1/4 of Section 36, T5S, R8E, Boise Meridian, Elmore County, Idaho, more particularly described as follows:

Beginning at the SE Corner of the NW1/4SW1/4 of Section 36, T5S, R8E, Boise Meridian, Elmore County, Idaho,

Thence N89°56'18"W, 0.49 feet along the South line of the NW1/4SW1/4 of Section 36 to a point on the Monumented East line of East Hammett Estates, a recorded Subdivision of Elmore County, Idaho

Thence N00°08'42"W, 973.68 feet along the Monumented east line of East Hammett Estates to the Monumented Northeast Corner of East Hammett Estates;

Thence N89°48'58"E, 0.84 feet along the projection of the North line of East Hammett Estates to a point on the East line of the NW1/4SW1/4 of Section 36;

Thence S00°07'26"E, 973.68 feet along the East line of the NW1/4SW1/4 of Section 36 to the Southeast Corner of the NW1/4SW1/4 of Section 36 and the True Point of Beginning.

QUITCLAIM DEED

00-000

FOR VALUE RECEIVED

Gordon John Zito former spouse of Christy Zito, a divorced man

HEREINAFTER "GRANTOR" DOES RELEASE AND FOREVER QUITCLAIM UNTO

Christy Zito, a divorced woman

WHOSE ADDRESS IS: 2188 S. Riverview Rd Hammett, ID 83627

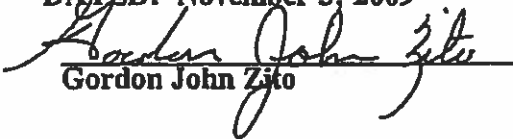
HEREINAFTER "GRANTEE," AND TO HIS HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST
GRANTOR HAS OR MAY HEREAFTER ACQUIRE THE FOLLOWING DESCRIBED REAL PROPERTY:

(See Attached)

Instrument # 410866
Elmore County, Idaho
11:13am Nov. 10, 2009
For: CHRISTY ZITO
No. of Pages: 2 Fee: \$6.00
MARSA PLUMMER, Recorder
Deputy: DLE

TO HAVE AND TO HOLD, ALL AND SINGULAR THE SAID PREMISES, TOGETHER WITH THEIR
APPURTENANCES, UNTO GRANTEE, AND TO HIS HEIRS AND ASSIGNS FOREVER.

DATED: November 3, 2009

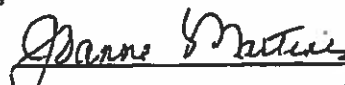

Gordon John Zito

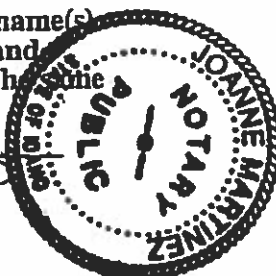
State of Idaho, County of _____

On this 9th day of November 2009,
before me, a notary public in and for said
State personally appeared

Gordon John Zito

known to me to be the person(s) whose name(s)
is subscribed to the within instrument and
acknowledged to me that he executed the same


Residing at *Glenns Ferry*
Commission Expires *9/25/13*



CASE NO.: 00-000

LEGAL DESCRIPTION

A parcel of land in Lot 1, Block 33 and a portion of a certain un-named vacated road in the Fruitland Subdivision, Section 2, Township Six South, Range Eight East, Boise Meridian, Elmore County, Idaho and being more specifically described as follows:
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Thence a distance of 536.51 feet on a bearing of North 0°06'07" West to the REAL POINT OF BEGINNING.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

April 22, 2016

W HOME LLC
17220 S CLOVERDALE RD
KUNA ID 83634

RE: Notice of Ownership Change in Water Right No. 2-7172K

Dear Applicant,

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right to you. The Department has modified its records to reflect the change in ownership and has enclosed a computer-generated report for your records.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been forfeited through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Sections 42-222 and 42-223, Idaho Code.

Please note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right, to the Department. Notice of the change must be provided to the Department within 120 days of the change. Change reporting forms are available from any office of the Department, or at www.idwr.idaho.gov.

If you have any questions concerning the enclosed information, please feel free to contact this office at 208-334-2190.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Jones', is written over a horizontal line.

Chad Jones
Office Specialist II
Western Regional Office

Enclosures