

DE ✓

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 26 2015

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?
63-10616	Yes ☒	Yes ☐		Yes ☐	Yes ☐
SPLIT INTO: 63-34108	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Tom Dorsey
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Craig Davis
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 14251 Frost Road Caldwell ID 83607
Mailing address City State ZIP
- 208-887-6543 cod@chilibean.com
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: 01/28/2015
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):
 - ☐ \$25 per *undivided* water right.
 - ☐ \$100 per *split* water right.
 - ☐ 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.

SUPPORT DATA

IN FILE # 63-10616

8. Signature: Craig Davis Title, if applicable: _____ Date: 6-26-15
Signature of new owner/claimant

Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by BB Date 10/15/14 Receipt No. W042580 Receipt Amt. 100-

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 RS Processed by RS Date 7-14-15

2015-003152

RECORDED

01/29/2015 02:50 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs: 2 MBROWN

\$13.00

TYPE: DEED

ALLIANCE TITLE - BOISE PRODUCTION
ELECTRONICALLY RECORDED

(A) 2
WARRANTY DEED

Alliance Title & Escrow Corp. Order No.: 246460

FOR VALUE RECEIVED

Walt W. Holton and Janice K. Holton, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Craig O. Davis a married man as his sole and separate property

whose current address is

14251 Frost Road
Caldwell, ID 83607

the grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

Parcel 1

This parcel is a portion of the North Half of the Southwest Quarter of Section 22, Township 3 North, Range 4 West, of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Southeast corner of said North Half of the Southwest Quarter; thence
North 88° 48' 11" West along the South boundary of said North Half of the Southwest Quarter a distance of 626.15 feet to the TRUE POINT OF BEGINNING;
thence continuing
North 88° 48' 11" West along said South boundary a distance of 1,036.03 feet;
thence
North 48° 47' 45" East a distance of 434.18 feet; thence
South 88° 48' 11" East parallel with the South boundary of said North Half of the Southwest Quarter a distance of 410.84 feet; thence
South 44° 56' 08" East a distance of 422.48 feet to the TRUE POINT OF BEGINNING.

Parcel 2

This parcel is a portion of the North One-Half of the Southwest Quarter of Section 22, Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southeast corner of said North One-Half of the Southwest Quarter; thence
North 88° 48' 11" West along the South boundary of said North One-Half of the Southwest Quarter a distance of 626.15 feet; thence

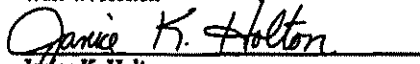
North 44° 56' 08" West a distance of 57.72 feet; thence
South 88° 48' 11" East parallel with the South boundary of said North One-Half of
the Southwest Quarter a distance of 667.18 feet to a point on the East boundary of
said North One-Half of the Southwest Quarter; thence
South 0° 20' 33" West along said East boundary a distance of 40.00 feet to the
POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said
Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the
said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free
from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions,
reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: January 28, 2015

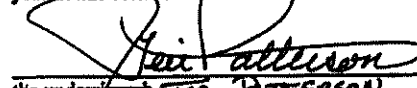

Walt W. Holton


Janice K. Holton

State of Idaho) ss
County of Ada Canyon

On this 29 day of January, 2015, before me, the undersigned, a Notary Public in and for said
state, personally appeared Walt W. Holton and Janice K. Holton, known or identified to me to be
the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me
that he/she/they executed 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.


the undersigned TERI PATTERSON
Notary Public for the State of Idaho
Residing at: WILDER
Commission Expires: 7/27/2017



Customer Reference No.
File No. 246460
Underwriter: Commonwealth Land Title Insurance Company

Exhibit A

Parcel 1

This parcel is a portion of the North Half of the Southwest Quarter of Section 22, Township 3 North, Range 4 West, of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Southeast corner of said North Half of the Southwest Quarter; thence North 88° 48' 11" West along the South boundary of said North Half of the Southwest Quarter a distance of 626.15 feet to the TRUE POINT OF BEGINNING; thence continuing North 88° 48' 11" West along said South boundary a distance of 1,036.03 feet; thence North 48° 47' 45" East a distance of 434.18 feet; thence South 88° 48' 11" East parallel with the South boundary of said North Half of the Southwest Quarter a distance of 410.84 feet; thence South 44° 56' 08" East a distance of 422.48 feet to the TRUE POINT OF BEGINNING.

Parcel 2

This parcel is a portion of the North One-Half of the Southwest Quarter of Section 22, Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southeast corner of said North One-Half of the Southwest Quarter; thence North 88° 48' 11" West along the South boundary of said North One-Half of the Southwest Quarter a distance of 626.15 feet; thence North 44° 56' 08" West a distance of 57.72 feet; thence South 88° 48' 11" East parallel with the South boundary of said North One-Half of the Southwest Quarter a distance of 667.18 feet to a point on the East boundary of said North One-Half of the Southwest Quarter; thence South 0° 20' 33" West along said East boundary a distance of 40.00 feet to the POINT OF BEGINNING.

Source Canyon County website
www.canyoncountyidaho.gov



RECEIVED

OCT 15 2014

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESWATER RESOURCES
WESTERN REGION

Notice of Change in Water Right Ownership

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?
123-10616	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: Tom Dorsey
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Walt Holton
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- Mailing address 14251 Frost Rd City Caldwell State Id ZIP 83607
- Telephone 921-8220 Email Waltwwh@gmail.com
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: 9-24-00
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: Walt Signature of new owner/claimant Title, if applicable Date 10-15-14
- Signature: _____ Signature of new owner/claimant Title, if applicable Date _____

For IDWR Office Use Only:

Received by BO Date 10/15/14 Receipt No. W042580 Receipt Amt. 100.00

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 MA Processed by X Date X

4119102 INSTRUMENT NO. 200029703

WARRANTY DEED

FOR VALUE RECEIVED David L. Holton and Betty J. Holton, husband and wife

the Grantors, do hereby grant, bargain, sell and convey unto Walt W. Holton and Janice K. Holton, husband and wife

the Grantee s, whose address is 14251 Frost Rd, Caldwell, Id 83607

the following described premises, to-wit:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee s, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: August 23, 2000

David L. Holton

Betty J. Holton

STATE OF IDAHO, COUNTY OF CANYON

On this 23rd day of August, 2000, before me, a notary public in and for said State, personally appeared DAVID L. HOLTON AND BETTY J. HOLTON

known to me by the persons who sign same as are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
Residence
Comm. Expires 9-7-2005

REQUEST FOR RECORDED
TYPE 1000 FEE 10.00

00 AUG 24 AM 11 34
CANYON COUNTY RECORDER
GISEL HALE

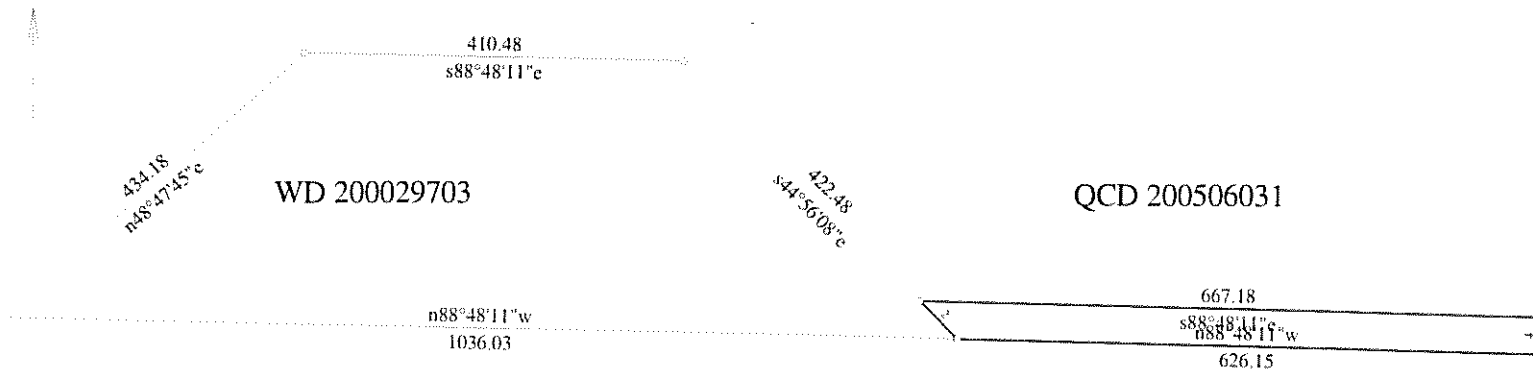
RECORDED

200029703

423 So. Kimball
Caldwell, Idaho 83605

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 - 10th Ave. South
Nampa, Idaho 83651



Title:		Date: 09-04-2014
Scale: 1 inch = 200 feet	File: 246460.des	
Tract 1: 4.861 Acres: 211737 Sq Feet: Closure = s88.5636e 0.35 Feet: Precision =1/6607: Perimeter = 2303 Feet Tract 2: 0.594 Acres: 25865 Sq Feet: Closure = s74.4642w 0.01 Feet: Precision =1/98208: Perimeter = 1391 Feet		
001=/se,ne,sw,22,3n,4w	006=s44.5608e 422.48	011=s88.4811e 667.18
002=/n88.4811w 626.15	007=@0	012=s0.2033w 40
003=n88.4811w 1036.03	008=/se,ne,sw,22,3n,4w	
004=n48.4745e 434.18	009=n88.4811w 626.15	
005=s88.4811e 410.48	010=n44.5608w 57.72	

Sommer, Rachel

From: Walt Holton [waltwwh@gmail.com]
Sent: Thursday, June 25, 2015 9:31 AM
To: Sommer, Rachel
Cc: codavis@post.harvard.edu
Subject: Re: FW: Water right Change of ownership (Split) Needed to be processed

Rachel,

Yes just transfer the money paid over to Craig's account. Also this is the first I had heard of missing info. At this point with the transfer do you need anything else from me?

Thanks,
Walt Holton

On Wed, Jun 24, 2015 at 2:13 PM, Sommer, Rachel <Rachel.Sommer@idwr.idaho.gov> wrote:

Walt,

Your ownership change was not completed pending the additional information needed. Would you like the fees paid to be transferred to Crag Davis's ownership change?

Rachel Sommer

Sommer, Rachel

From: Craig Davis [codavis@post.harvard.edu]
Sent: Tuesday, July 07, 2015 12:40 PM
To: Sommer, Rachel
Cc: Craig Davis
Subject: Re: Water right Change of ownership (Split) Needed to be processed
Attachments: Craig Davis - Order Confirmation 4-13-2015.pdf

Hi Rachel,

I appreciate your work on this.

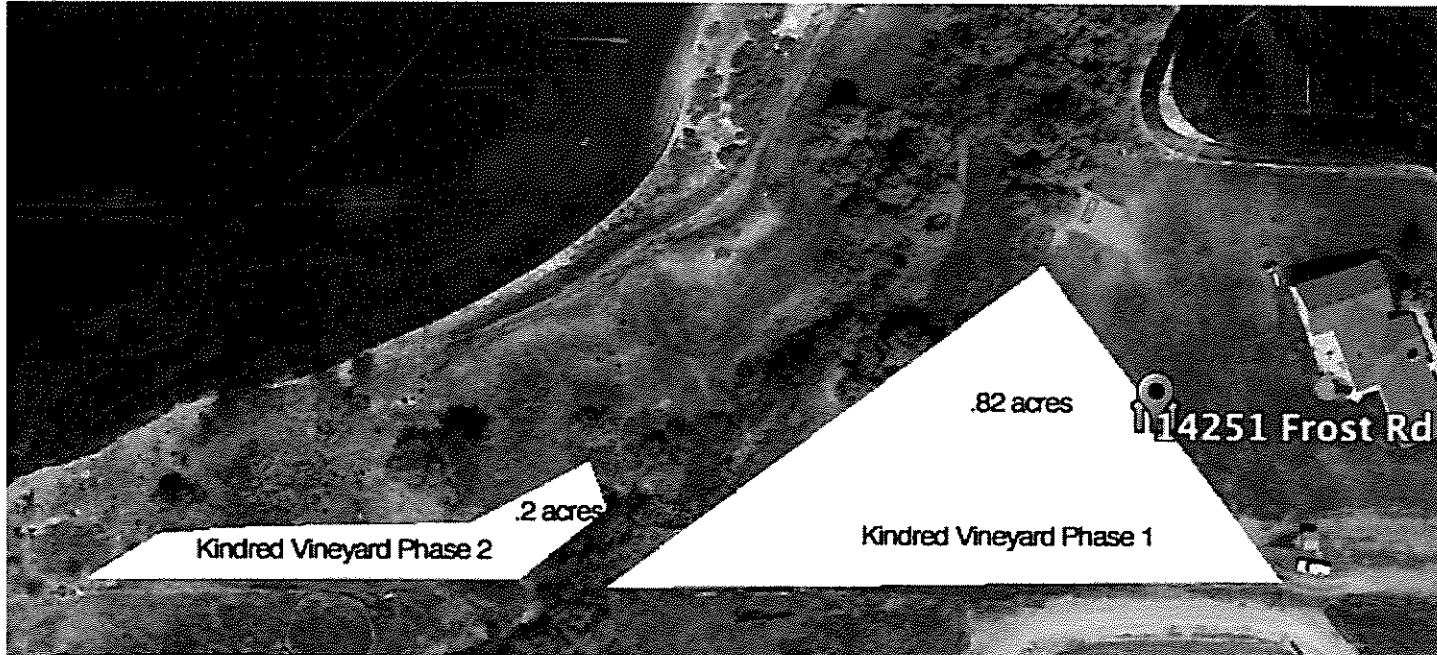
As for your first question, we do not have range cattle.

As for your second question, The primary reason we wanted to secure our water rights is because we are developing a vineyard and have ordered 475 wine grape vines to be planted in the spring in the southwest .8 acres of the property south of the creek and .2 acres north of the creek. (see attached Google map image). I have attached the order confirmation for the vines to demonstrate this is our actual plan.

It would be most helpful if we could attain 2.5 acres of water rights. What should we do at this point?

Thank you,

Craig
Map of Vineyard Phases



On Jul 7, 2015, at 11:54 AM, Sommer, Rachel <Rachel.Sommer@idwr.idaho.gov> wrote:

From: Sommer, Rachel
Sent: Monday, June 29, 2015 7:55 AM
To: 'Craig Davis'
Subject: RE: Water right Change of ownership (Split) Needed to be processed

Good Morning Craig,

I am processing your ownership change this morning and need to know if you have range cattle.

Also, once this is completed it will leave you with enough water rights to irrigate 1.5 acres.

Sincerely,

Rachel Sommer

From: Craig Davis [<mailto:codavis@post.harvard.edu>]
Sent: Wednesday, June 24, 2015 2:50 PM
To: Sommer, Rachel
Subject: Re: Water right Change of ownership (Split) Needed to be processed

Hi Rachel,

Can you send me the new form to this e-mail address?

I will see you Friday morning.

Thanks!

Craig

On Jun 24, 2015, at 1:46 PM, Walt Holton <waltwwh@gmail.com> wrote:

Hi Rachel,

I have sold the property at 14251 Frost Rd. to Craig Davis, and the water rights application should transfer over to him. I will copy him on this email, and his phone number is 887-6543. If I need to get involved in the ammendment process please let me know. Thank you,

Walt Holton
921-8220

On Wed, Jun 24, 2015 at 12:18 PM, Sommer, Rachel
<Rachel.Sommer@idwr.idaho.gov> wrote:
Good Afternoon Mr. Holton

I have a Notice of Change in Water Right Ownership on hold for you. I have not received the necessary information requested below. Please address and/or submit the following:

- Please have Janice Holton's name added to the attached notice on #3 and #8, send the original back to me.
- Do you have cattle? If so how many?
- Please submit Exhibit "A" from the warranty deed.

Because the Department cannot process this request at this time, we will hold any action on your notice pending receipt of the necessary documentation. If we do not receive the required documentation within 30 days, the notice will be returned and will not be processed.

Thank you for your cooperation. If you have any questions please, contact this office at 208-334-2190.

Sincerely,

Rachel Sommer

Water Resource Agent
Dept. of Water Resources
Western Regional Office
2735 Airport Way, Boise ID 83705
Phone 208-334-2190 | Fax 208-334-2348
Email: rachel.sommer@idwr.idaho.gov

From: Sommer, Rachel

Sent: Thursday, December 11, 2014 10:14 AM

To: 'Craig Davis'

Subject: RE: Water right Change of ownership (Split) Needed to be processed

Good Morning Craig,

Some clarification and documentation is needed before I can process this change.

Please have Janice Holton sign the attached notice and send the original back to me.

Do the Holton's have cattle? If so how many?

I need Exhibit "A" from the warranty deed.

As of now this right will be split leaving Walt and Janice Holton with 1.5 acres of irrigation.

Please let me know if you have any questions.

Sincerely,

Rachel Sommer

Administrative Assistant
Dept. of Water Resources
Western Regional Office
2735 Airport Way, Boise ID 83705
Phone 208-334-2190 | Fax 208-334-2348
Email: rachel.sommer@idwr.idaho.gov

From: Craig Davis [<mailto:codavis@post.harvard.edu>]
Sent: Tuesday, December 09, 2014 11:40 AM
To: Sommer, Rachel
Subject: Re: Water right Change of ownership (Split) Needed to be processed

Hi Rachel,

I just left you a voice mail, but wanted to see if you have an update regarding this ownership change we were hoping to expedite due to the house closing at the end of next month.

Thanks so much,

Craig

On Nov 12, 2014, at 2:49 PM, Craig Davis
<codavis@post.harvard.edu> wrote:

Hi Rachel,

We spoke briefly on the phone. We are closing on a home where the water rights need to be split before the close in January. The current land/home owner and person who submitted the form is Walt Holton. He submitted the form October 15th.

Transfer requestor: Walt Holton
Water right number: **63-10616**.
Home address: 14251 Frost Road Caldwell, ID 83607
Our close date is in January and so we are asking that this application be expedited so that the split can occur before then.

Can you please confirm I have your correct email address?

Your help is greatly appreciated.

Thank you,

Craig
Craig Davis



State of Idaho

DEPARTMENT OF WATER RESOURCES

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

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

August 5, 2015

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

THOMAS EDWIN DORSEY
THOMAS MATTHEW DORSEY
DANA L DORSEY
KRISTINA D DORSEY
20477 LOWELL RD
CALDWELL ID 83607

Re: Notice of Change in Water Right Ownership No: 63-10616

Original: Water Right No. **63-10616**

Split into: Water Right No. 63-34108

Dear Water Right Holders:

The Department has received and processed a Change of Ownership for a portion of your original Water Right as referenced above. This change of ownership resulted in a split of your original water right.

When a portion of the original water right has been conveyed to another and the original right has been split, a new water right number is created to represent the portion obtained by the new owners. For your records a poof report for **63-10616** and map depicting the place of use (POU) and the point of diversion (POD) are enclosed. Please refer to your new water right number when corresponding with our office.

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.

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

Sincerely,

Rachel Sommer
Water Resource Agent
Western Regional Office

Enclosures



State of Idaho

DEPARTMENT OF WATER RESOURCES

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

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

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

August 5, 2015

CRAIG DAVIS
14251 FROST RD
CALDWELL ID 83607

Re: Notice of Change in Water Right Ownership No: 63-10616

Original: Water Right No. 63-10616

Split into: Water Right No. **63-34108**

Dear Water Right Holder:

We have received and processed a Change of Ownership for a portion of the original Water Right as referenced above. This Change of Ownership required a split of the original water right.

When a portion of the original water right has been conveyed to another, a new water right number is created to represent the portion obtained by the new owners. For your records a proof report for **63-34108** and map depicting the place of use (POU) and the point of diversion (POD) are enclosed. Please refer to your new water right number when corresponding with our office.

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.

Your portion of this water right has a specified point of diversion, nature of use and place of use. If you plan on changing the nature of use, place of use, or point of diversion under this right, including adding a new point of diversion, then an Application for Transfer on your portion of this right is required. Please contact this office for further information on the Application for Transfer form or you can find the forms at www.idwr.idaho.gov. If you do not plan on changing any items on your water right, then no further action is required at this time.

Thank you for your patience, as we have had several water right changes to process. If you have any questions concerning the enclosed information or this letter, please feel free to contact this office at 208-334-2190.

Sincerely,

Rachel Sommer
Water Resource Agent
Western Regional Office

Enclosures