

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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WATER 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
63-31877	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Graham & Jordan Investors LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Willowtree Estates Homeowners' Association, Inc.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 5705 W. Willowtree Ct. Nampa 10 83687
Mailing address City State ZIP
- 208-965-5328 brad.j.day@yahoo.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: 3/20/14
6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
 - If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
 - New lessor(s) of record will receive payment after the following rental season.
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.

8. Signature: Brad Day PRESIDENT 4/7/14
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 Coyne Date 4/7/14 Receipt No. W041997 Receipt Amt. 25.00
 Approved by RS Processed by J. Strong Date 6-16-14

Re-record to fix grantee name
ACCOMMODATION

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 28.00 7
BOISE IDAHO 03/21/2014 11:52 AM
DEPUTY Bonnie Oberbillig
Simplifile Electronic Recording
RECORDED-REQUEST OF
PIONEER TITLE COMPANY OF ADA C 114020813

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 31.00 8
BOISE IDAHO 03/25/2014 02:09 PM
DEPUTY Che Fowler
Simplifile Electronic Recording
RECORDED-REQUEST OF
PIONEER TITLE COMPANY OF ADA C 114021651

**QUITCLAIM DEED
FOR THE TRANSFER OF WATER RIGHTS**

For Value Received, the receipt of which is hereby acknowledged, GRAHAM & JORDAN INVESTORS, LLC, an Idaho limited liability company, hereinafter referred to as the "Grantor", does hereby remise, release and forever **QUITCLAIM** unto ~~TRADITION CUSTOM HOMES, INC., an Idaho corporation~~ whose address is 8454 Brookhaven Place, Middleton, Idaho 83644, hereinafter referred to as "Grantee", all right, title and interest in the following described water rights affecting real property located in Ada County, Idaho and legally described as:

*** Willowtree Estates Homeowner's Association Inc., an Idaho corporation
See Attached Exhibit "A"

The specific purpose of this Quitclaim Deed for the Transfer of Water Rights is to convey that certain water right known as Water Right No. 63-31877, as found on file with the Idaho Department of Water Resources and as is more fully described on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the Grantee, its heirs and assigns forever.

DATED this 20th day of MARCH, 2014.

GRAHAM & JORDAN INVESTORS, LLC

By: Graham Investments Limited Partnership, Member

By: James N. Graham Trust, General Partner

By: James N. Graham, Trustee
James N. Graham, Trustee

Notary on following page

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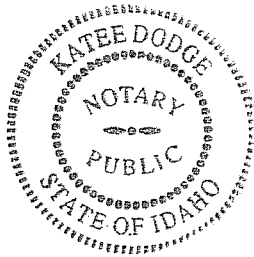
STATE OF IDAHO

)
) ss.
)

County of Ada

On this 20th day of March, 2014, before me, Katie Dodge,
a Notary Public in and for the State of Idaho, personally appeared James N. Graham, Trustee of
the James N. Graham Trust, General Partner of Graham Investments Limited Partnership,
Member of the limited liability company that executed the above instrument or the person who
executed the instrument on behalf of said limited liability company and acknowledged to me that
such limited liability company 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.



Katie Dodge
Notary Public for Idaho
Residing at RESIDING IN BOISE, IDAHO
My commission expires: COMMISSION EXPIRES 07/25/17

EXHIBIT A

PARCEL I

Lot 2 in Block 1 of Willowtree Subdivision, according to the plat thereof, filed in Book 95 of Plats at Pages 11728 through 11731, and as amended by Affidavit recorded June 27, 2006 as Instrument No. 106102992, records of Ada County, Idaho.

PARCEL II

Lots 4, 5, 9, 10, 11, 12, 13, 14, 15 and 16 in Block 1 of Willowtree Subdivision, according to the plat thereof, filed in Book 95 of Plats at Pages 11728 through 11731, and as amended by Affidavit recorded June 27, 2006 as Instrument No. 106102992, records of Ada County, Idaho.

PARCEL III

Lot 6 of Record of Survey No. 8536

A portion of Lots 6 and 7 in Block 1 of Willowtree Subdivision, according to the plat thereof, filed in Book 95 of Plats at Pages 11728 through 11731, and as amended by Affidavit recorded June 27, 2006 as Instrument No. 106102992, records of Ada County, Idaho, more particularly described as follows:

Commencing at the North Quarter corner of Section 28, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence

South 00°13'17" East 919.91 feet to the REAL POINT OF BEGINNING; said point being the Northeast corner of Willowtree Subdivision; thence

South 00°13'17" East 244.95 feet, along the East boundary of Lot 6, Willowtree Subdivision; thence

South 89°46'43" West 24.12 feet to a point on the South boundary of said Lot 6; thence

North 57°56'59" West 201.67 feet along the South boundary of said Lot 6; thence

North 74°59'28" West 41.16 feet to a point on the boundary of Lot 7, Willowtree Subdivision;

Thence 15.79 feet along a curve to the left (C19B as shown on "Record of Survey No. 8536 – Property Boundary Adjustment" for Willowtree Subdivision) with a radius of 50.00 feet through a central angle of

18°05'33" with a long chord bearing North 07°51'17" West a distance of 15.72 feet to the Southwest corner of said Lot 6 Willowtree Subdivision;

Thence 10.84 feet along a curve to the left (C19A as shown on "Record of Survey No. 8536 – Property Boundary Adjustment" for Willowtree Subdivision) with a radius of 50.00 feet through a central angle of 12°25'01" with a long chord bearing North 23°06'10" West a distance of 10.81 feet along the West boundary of said Lot 6 Willowtree Subdivision;

Thence 24.04 feet along a curve to the right (C18 as shown on "Record of Survey No. 8536 – Property Boundary Adjustment" for Willowtree Subdivision) with a radius of 25.00 feet through a central angle of 55°06'20" with a long chord bearing North 01°45'30" West a distance of 23.13 feet along the West boundary of said Lot 6 Willowtree Subdivision;

Thence 77.88 feet along a curve to the left (C17 as shown on "Record of Survey No. 8536 – Property Boundary Adjustment" for Willowtree Subdivision) with a radius of 125.00 feet through a central angle of 35°42'00" with a long chord bearing North 07°56'42" East a distance of 76.63 feet to the Northwest corner of said Lot 6 Willowtree Subdivision; thence

North 89°17'39" East 230.38 feet along the Northern boundary of said Lot 6, to the REAL POINT OF BEGINNING.

PARCEL IV

Lot 7 of Record of Survey No. 8536

A portion of Lots 6, 7 and 8 in Block 1 of Willowtree Subdivision, according to the plat thereof, filed in Book 95 of Plats at Pages 11728 through 11731, and as amended by Affidavit recorded June 27, 2006 as Instrument No. 106102992, records of Ada County, Idaho, described as follows:

Commencing at the North quarter corner of Section 28, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence

South 00°13'17" East 1,164.86 feet along the East boundary of Willowtree Subdivision to the REAL POINT OF BEGINNING; thence

South 00°13'17" East 162.23 feet along the East boundary of Willowtree Subdivision; thence

South 89°54'31" West 128.08 feet along the South boundary of Willowtree Subdivision; thence

North 00°05'29" West 18.66 feet to a point on the Southwest line of Lot 7, Willowtree Subdivision;
thence

North 35°21'05" West 238.65 feet along the Southwest line of said Lot 7; thence

North 15°50'24" West 20.43 feet to a point on the boundary of said Lot 7;

Thence 63.68 feet along a curve to the left (C20A as shown on "Record of Survey No. 8536 – Property Boundary Adjustment" for Willowtree Subdivision) with a radius of 50.00 feet through a central angle of 72°58'06" with a long chord bearing North 37°40'33" East a distance of 59.46 feet along the boundary of Lot 7 Willowtree Subdivision; thence

South 74°59'28" East 41.16 feet to a point on the Northeast line of said Lot 7; thence

South 57°56'59" East 201.67 feet along the Northeast line of said Lot 7; thence

North 89°46'43" East 24.12 feet to the REAL POINT OF BEGINNING.

PARCEL V:

Lot 8 of Record of Survey No. 8536

A portion of Lots 7 and 8 in Block 1 of Willowtree Subdivision, according to the plat thereof, filed in Book 95 of Plats at Pages 11728 through 11731, and as amended by Affidavit recorded June 27, 2006 as Instrument No. 106102992, records of Ada County, Idaho, more particularly described as follows:

Commencing at the North Quarter corner of Section 28, Township 3 North, Range 1 West Boise Meridian, Ada County, Idaho; thence

South 00°13'17" East 1,327.09 feet along the East boundary of Willowtree Subdivision; thence

South 89°54'31" West 128.08 feet along the South boundary of Willowtree Subdivision to the REAL POINT OF BEGINNING; thence

South 89°54'31" West 239.38 feet along the South boundary of Willowtree Subdivision; thence

North 04°34'05" West 258.83 feet along the West boundary of Lot 8 of Willowtree Subdivision; thence

North 89°17'39" East along the Northerly line of said Lot 8 a distance of 33.71 feet;

Thence 38.23 feet along a curve to the right (C22 as shown on "Record of Survey No. 8536 – Property Boundary Adjustment" for Willowtree Subdivision) with a radius of 50.00 feet, through a central angle of $43^{\circ}48'42''$, with a long chord bearing South $68^{\circ}48'00''$ East a distance of 37.31 feet;

Thence 51.44 feet along a curve to the left (C21A as shown on "Record of Survey No. 8536 – Property Boundary Adjustment" for Willowtree Subdivision) with a radius of 50.00 feet, through a central angle of $58^{\circ}56'46''$ with a long chord bearing South $76^{\circ}22'06''$ East a distance of 49.20 feet to a point on the Northern boundary of Lot 7, Willowtree Subdivision; thence

South $15^{\circ}50'24''$ East 20.43 feet to a point on the East boundary of said Lot 8; thence

South $35^{\circ}21'05''$ East 238.65 feet along the East boundary of said Lot 8; thence

South $00^{\circ}05'29''$ East 18.66 feet to the REAL POINT OF BEGINNING.

EXHIBIT B

State of Idaho
Department of Water Resources
Water Right License

WATER RIGHT NO. 65-31877

Priority: April 06, 2004

Maximum Diversion Rate: 0.19 CFS

Maximum Diversion Volume: 9.6 AF

It is hereby certified that GRAHAM & JORDAN INVESTORS LLC

McCall PO BOX ~~2900~~ *2810*
BOISE ID 83703 have complied with the terms and conditions of the
permit, issued pursuant to Application for Permit dated March 15, 2004; and have submitted Proof of
Beneficial Use on May 25, 2010. An examination confirms water is diverted from:

SOURCE

GROUND WATER

and a water right has been established as follows:

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>DIVERSION RATE</u>	<u>ANNUAL DIVERSION VOLUME</u>
DOMESTIC	01/01 to 12/31	0.19 CFS	9.6 AF

LOCATION OF POINT OF DIVERSION:

GROUND WATER NE1/4NW1/4 Sec. 28, Twp 03N, Rge 01W, B.M., ADA County

PLACE OF USE: DOMESTIC

Twp Rge Sec	NE				NW				SW				SE				
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
03N 01W 28					X												

CONDITIONS OF APPROVAL

1. Domestic use is for 16 homes and does not include lawn, garden, landscape, or other types of irrigation.
2. The domestic use authorized under this right shall not exceed 13,000 gallons per day per home.
3. Place of use is located within Lots 1-16, Blk. 1, Willowtree Estates Subdivision.
4. Point of diversion is located within Lot 1, Blk. 1, Willowtree Estates Subdivision.
5. Water bearing zone to be appropriated is from 350 to 550 feet.

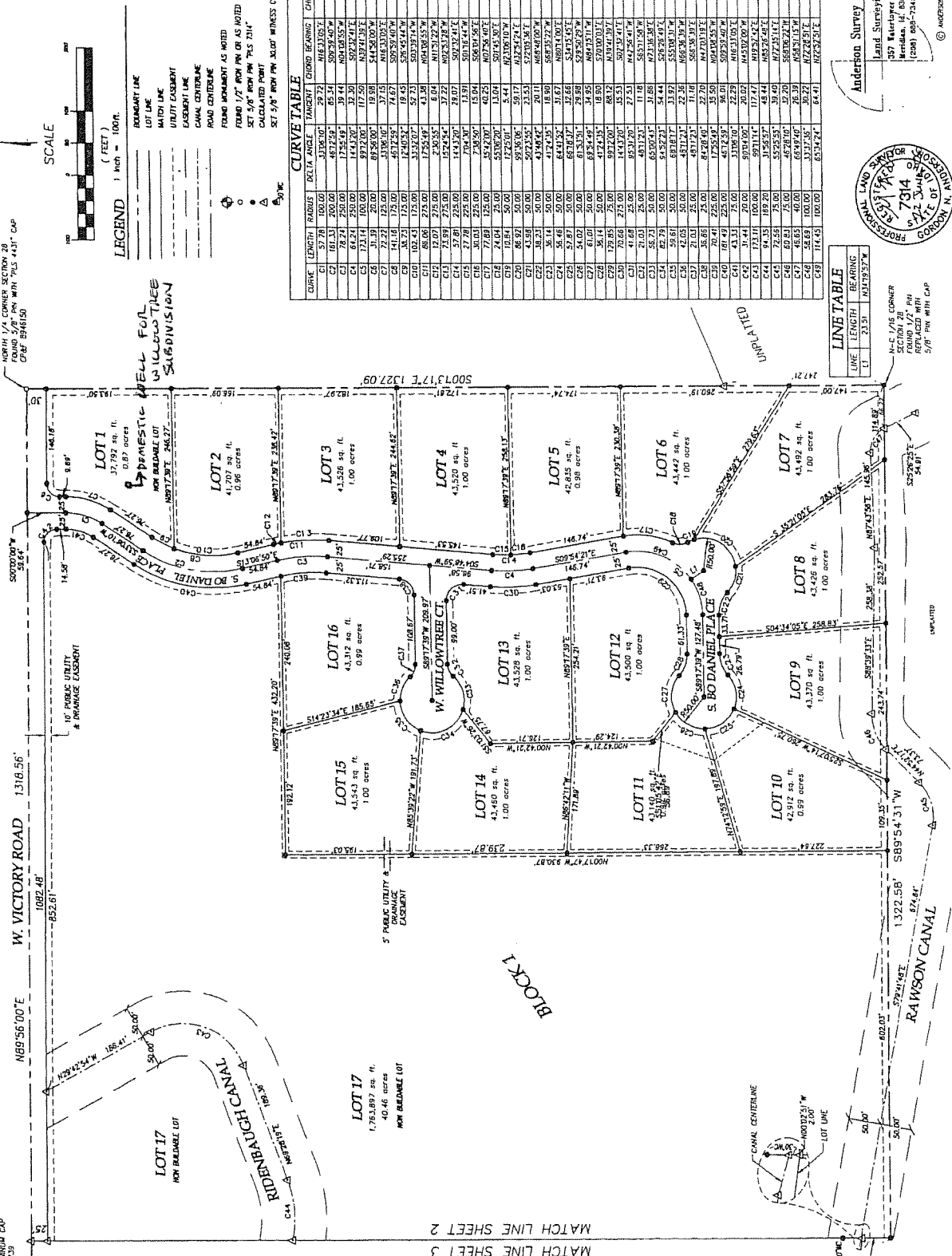
BK 95 PG-11929

WILLOWTREE SUBDIVISION

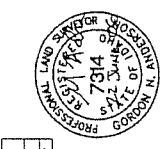
LOCATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4
OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO.

2006

NORTHWEST CORNER
SECTION 28
C&M 7932739



CURVE TABLE									
LINE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
C1	57.78	200.00	130.00°	29.73	130.00°	29.73	130.00°	29.73	130.00°
C2	181.33	200.00	48.22°	85.54	48.22°	85.54	48.22°	85.54	48.22°
C3	78.24	250.00	17.55°	39.44	17.55°	39.44	17.55°	39.44	17.55°
C4	64.24	250.00	14.53°	32.30	14.53°	32.30	14.53°	32.30	14.53°
C5	72.14	100.00	87.72°	19.98	87.72°	19.98	87.72°	19.98	87.72°
C6	71.23	125.00	110.06°	37.76	110.06°	37.76	110.06°	37.76	110.06°
C7	141.18	175.00	48.12°	74.67	48.12°	74.67	48.12°	74.67	48.12°
C8	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C9	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C10	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C11	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C12	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C13	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C14	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C15	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C16	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C17	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C18	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C19	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C20	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C21	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C22	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C23	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C24	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C25	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C26	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C27	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C28	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C29	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C30	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C31	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C32	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C33	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C34	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C35	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C36	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C37	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C38	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C39	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C40	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C41	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C42	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C43	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C44	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C45	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C46	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C47	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C48	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C49	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°
C50	102.43	175.00	17.40°	51.45	17.40°	51.45	17.40°	51.45	17.40°



Anderson Survey Group, Inc.
Land Surveying Services
357 Waterbury Ln. Ste P
Meridian, ID 83842
(208) 688-7246
© ANDERSON SURVEY GROUP, INC.

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WATER RESOURCES
REGION

Well Drillers' Locator

[IDWR Home](#)

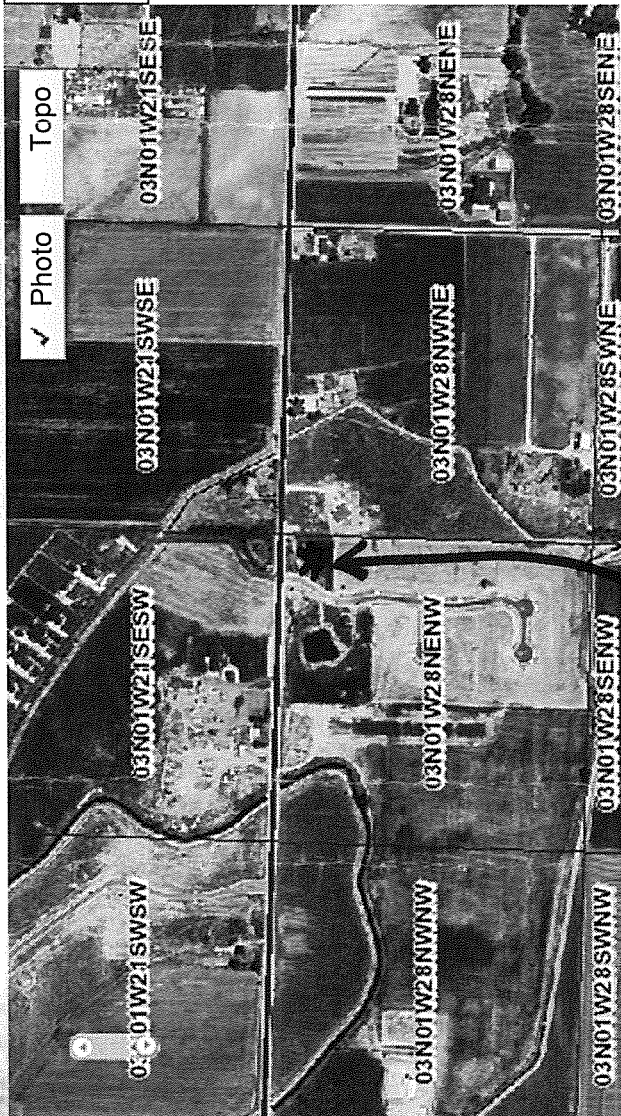
[GIS Home](#)

[Well Drillers' Help](#)

[Map Help](#)

[Hide Restriction Areas](#)

[Find Location](#)



The lat/long you provided was
43° 34.521' N; 116° 27.843' W
NE quarter of the NW quarter of Section 28,
Township 03N, Range 01W
IDTM NAD83 coordinates:
Easting=2301040; Northing=1377883

Layers

- None
- Wells
- Water Rights
- Water Rights Permits
- Adjudication Claims
- Adjudication Recommendations

* Positions of wells/headgates may be based upon the center of a quarter-quarter section.

Drilling restrictions may apply to the following areas:

- Areas Drilling Concern
- Contamination Areas
- Nitrate Priority Areas
- Critical Ground Water Areas
- Ground Water Management Areas

RECEIVED
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WATER RESOURCES
WESTERN REGION

0 250meters

2301730, 1377884

