

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 01 2024

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-2652A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-11252	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-21387	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Cold Steel Properties LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Lurre Ln LLC
New owner(s) as listed on the conveyance document

307 Badiola St Caldwell id 83605
Mailing address City State Zip
208-459-8624 mgreiner@Lurre.com, jbadiola@Lurre.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: April 5, 2023

6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
☐ If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

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

8. Signature: [Signature] member 3.1.2024
Signature of new owner/claimant Title, if applicable Date

Print name

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

Print name

For IDWR Office Use Only:

Received by CC Date 3-1-24 Receipt No. W051743 Receipt Amt. \$75.00

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 _____ Approved by _____ Processed by _____ Date _____

2023-010835

RECORDED

04/07/2023 08:40 AM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 JWINSLOW

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED



610 S. Kimball Avenue
Caldwell, ID 83605

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

File No. 828186 VH/HH

WARRANTY DEED

For Value Received Cold Steel Properties LLC, an Idaho limited liability company
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Lurre Ln, LLC, an Idaho Limited Liability Company
hereinafter referred to as Grantee, whose current address is 307 Badiola St Caldwell, ID 83605
The following described premises, 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(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 4, 2023

Cold Steel Properties, LLC

By: Michael F. Kane
Michael F. Kane, Manager

State of Idaho, County of Canyon

This record was acknowledged before me on April 5th, 2023 by Michael F. Kane, as Manager of Cold Steel Properties, LLC.

Vicki Hunsperger
Signature of notary public
Commission Expires: _____

VICKI HUNSPERGER
COMMISSION #31135
NOTARY PUBLIC
STATE OF IDAHO

Residing in: Caldwell, ID
Commission Expires: 12/02/2028

EXHIBIT A

All of the Southwest Quarter of the Northwest Quarter of Section 24, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM that part thereof contained in the following:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 24; thence
North along the Section Line 1,927 feet; thence
East 75 feet; thence
Southeasterly to a point on the South line of said Northwest Quarter 500 feet East of the POINT OF BEGINNING;
thence
West 500 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A parcel of land being on both sides of the centerline of State Highway No. 19, Project No. RS-3712 (8) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the Southwest Quarter of the Northwest Quarter, of Section 24, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

COMMENCING at the West Quarter corner of Section 24, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho; thence
Easterly (shown of record to be East) along the South line of the Southwest Quarter of the Northwest Quarter of said Section 24, a distance of 500.0 feet, more or less, (shown of record to be 500.0 feet) to the Southeast corner of the tract of land as described in that certain Quitclaim Deed dated January 26, 1960, recorded October 29, 1963, in Book 287 of Deeds at Page 248, as Instrument No. 540567, records of Canyon County, Idaho, and being the REAL PLACE OF BEGINNING; thence
North 12° 38' 58" West (shown of record to be Northwesterly) along the Easterly line of said tract of land 122.0 feet, more or less, to a point in a line parallel with and 60.0 feet Northerly from the centerline of said State Highway No. 19 Project No. RS-3712 (8) Highway Survey; thence
South 89° 09' 21" East along said parallel line 845.0 feet, more or less, to a point in the East line of said Southwest Quarter of the Northwest Quarter; thence
Southerly along said East line 120.0 feet, more or less, to the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence
Westerly along the South line of said Southwest Quarter of the Northwest Quarter, a distance of 820.0 feet, more or less, to the REAL PLACE BEGINNING.

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JAN 09 2023

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
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63-11252	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-21387	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Bonnie Winters
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Cold Steel Properties LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 19212 Gold Birch Way Caldwell ID 83605
Mailing address City State Zip
- 208 734 3165 mike of iron@gmail.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: November 10 2022
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:
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SUPPORT DATA
IN FILE # 63-2652A

MAR 21 2023

8. Signature: Mike Kane member 12-20-2022
Signature of new owner/claimant Title, if applicable Date
- Mike Michael Kane
Print name

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

Print name _____

For IDWR Office Use Only:

Received by AB Date 1/9/2023 Receipt No. W050961 Receipt Amt. \$75.00

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 _____ Approved by DM Processed by DM Date 3-20-23