

RECEIVED

SEP 07 2023

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 CHE FOWLER
TITLEONE BOISE

2021-031997
02/26/2021 01:51 PM
\$15.00

WATER RESOURCES
WESTERN REGION



Order Number: 21402839

Warranty Deed

For value received,

Flack Investments, LLC, an Idaho Limited Liability Company

the grantor, does hereby grant, bargain, sell, and convey unto

Dustin Crandall and Tawnya Crandall, husband and wife

whose current address is P.O. Box 787 Eagle, ID 83616

the grantee, the following described premises, in Ada County, Idaho, to wit:

Parcel 1

A part of the Northwest ¼ of the Southeast ¼ of Section 34, Township 5 North, Range 1 West of the Boise Meridian in Ada County, Idaho, more particularly described to wit;

Commencing at the Southwest corner of the said Northeast ¼ of the Southeast ¼, said corner being a found 5/8" Re-bar;

Thence North 0°01'53" West (formerly stated as North 0°16' East) 471.93 feet, along the East line of the said Northeast ¼ of the Southeast ¼ to a set 1/2" Re-bar which is the Initial Point of this description;

Thence North 89°45'45" West 358.03 feet, parallel with the South line of the said Northeast ¼ of the Southeast ¼, to a set 1/2" Re-bar which is a point on an existing fence line;

Thence meandering along, said fence line North 19°58'26" East (formerly stated as North 19°42' East) 62.55 feet, to a found 1/2" Re-bar; Thence North 31°53'49" East 77.69 feet (formerly stated as North 31°59' East 78.00 feet), to a found 1/2" Re-bar;

Thence North 87°20'25" East 295.85 feet, (formerly stated as North 86°39' East 319.20 feet) to a point on the said East line, said point being a set 1/2" Re-bar;

Order Number: 21402839

Warranty Deed - Page 1 of 3

Thence leaving said fence line South 0°01'53" East 139.96 feet, along the said East line to the Initial Point of this description.

Parcel 2

A parcel of land in the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section 34, Township 5 North, Range 1 West, Boise, Meridian, in Ada County, Idaho, and more particularly described as follows:

Beginning at the Southeast corner of said Section 34; thence West along the South line of Section 34 a distance of 1305.3 feet to a point on the center line of a County Road which road runs North from the Section line, this point is also 1312.7 feet East of the South Quarter Section corner of said Section 34; thence North 0°16' East along the center line of the County Road a distance of 1318.8

feet to a point in the center of the County Road which point is in line between, East-West fences on both sides of the road. This point is the real place of beginning and is the Northeast corner of the parcel. Thence North 89° 51' West 468.70 feet along a fence line to a point on the Easterly bank of the irrigation ditch; thence following the Easterly bank of the irrigation ditch by the following four courses and distances;

South 10° 43' East 116.48 feet

South 25° 48' West 77.50 feet

South 49° 04' West 199.84 feet

South 39° 26' West 264.70 feet

thence South 89° 53' East 797.33 feet to the center of the County Road

thence North 0° 16' East 520.00 feet along the Center Line of the County Road to the place of beginning.

Parcel 3

A part of the Northwest ¼ of the Southeast ¼ of Section 34, Township 5 North, Range 1 West of the Boise Meridian in Ada County, Idaho, more particularly described to wit:

Commencing at the Southeast corner of said Section 34, a found Brass Cap;

Thence North 89°42'43" West 1308.85 feet (formerly stated as West 1305.3) feet along the South line of said Section 34, to the East 1/16 corner on the said South line, said corner being a found P.K Nail;

Thence North 0°03'18" West 1319.45 feet (formerly stated as North 0°16' East 1318.8 feet), along the East line of the West ½ of the said Southeast ¼ to the Southeast corner of the said Northeast ¼ of the Southeast ¼, said corner being a found 5/8" Re-bar with a plastic cap, the initial point of this description;

Thence North 89°45'45" West 453.00 feet (formerly stated as North 89°51' West 468.7 feet), along the South line of the said Northeast¼ of the Southeast ¼, to a point on an existing fence line, said point being a set 1/2" Re-bar;

Thence meandering along said fence line North 18°15'23" West 173.50 feet (formerly stated as North 19°16' West 173.2 feet), to a found 1/2" Re-bar;

Thence North 12°38'05" East 126.03 feet (formerly stated as North 12°29' East 126.0 feet), to a found 1/2" Re-bar;

Thence North 37°45'15" East 168.33 feet (formerly stated as North 37°29' East 168.0 feet), to a found 1/2" Re-bar;

Thence North 19°58'26" East (formerly stated as North 19°42' East) 53.95 feet;

Thence leaving said fence line South 89°45'45" East 358.03 feet, parallel with the said South line, to a set 1/2" Re-bar on the East line of the said Northeast ¼ of the Southeast ¼;

Thence South 0°01'53" East (formerly stated as South 0°16' West) 471.93 feet, along the said East line, to the Initial Point of this description.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its 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 they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not

due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: February 23, 2021

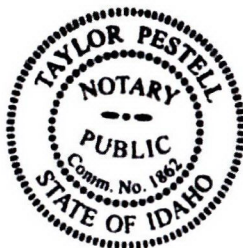
Flack Investments, LLC

Jim M. Flack, Manager by David P. McAnaney Attorney in Fact
Jim M. Flack, Manager, by David P. McAnaney, Attorney in Fact

State of Idaho, County of Ada, ss.

On this 23rd day of February in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared David P. McAnaney known or identified to me to be the person whose name is subscribed to the within instrument, as the attorney-in-fact of Jim M. Flack, Manager of Flack Investments, LLC and acknowledged to me that he subscribed the name of Jim M. Flack thereto as Principal, and his own name as Attorney-In-Fact.

Taylor Pestell
Notary Public
Residing in: Boise, ID
My Commission Expires: 09/12/2025
(seal)



ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 LINDSAY WHEELER
TITLEONE BOISE
2022-054102
06/09/2022 09:34 AM
\$15.00

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 ANGIE STEELE
TITLEONE BOISE
2022-051130
05/27/2022 03:50 PM
\$15.00

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 LINDSAY WHEELER
TITLEONE BOISE
2022-053139
06/06/2022 02:38 PM
\$15.00

*Rerecording to amend legal
*Rererecording to correct legal

ACCOMMODATION



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

Quitclaim Deed

For value received, Dustin Crandall and Tawyna Crandall, husband and wife

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

Dustin Crandall and Tawnya Crandall, husband and wife

whose current address is P.O. Box 787 Eagle ID 83616,

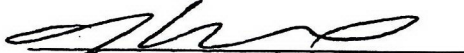
the following described premises:

See Exhibit A, attached hereto and incorporated herein.

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

Remainder of this page intentionally left blank.

Date: 05/26/2022


Dustin Crandall


Tawnya Crandall

State of Idaho, County of Ada, ss.

On this 24 day of May in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Dustin & Tawnya Crandall 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 the same.


Residing at: _____ Notary Public
My Commission Expires: _____
(seal)

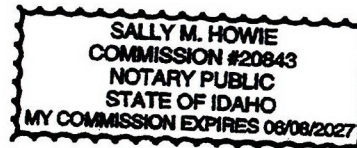


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

A parcel of land within the Southwest one-quarter of the Southeast one-quarter of Section 34, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Section 34 from which the Southwest corner of said Southeast one-quarter (the South one-quarter corner of said Section 34) bears North 89° 04' 52" West a distance of 2617.73 feet;

Thence North 89° 04' 52" West along the South line of said Southeast one-quarter a distance of 1308.61 feet to the Southeast corner of said Southwest one-quarter of said Southeast one-quarter (the East 1/16 corner);

Thence leaving said South line North 00° 33' 52" East along the East line of said Southwest one-quarter of said Southeast one-quarter a distance of 796.64 feet to the true POINT OF BEGINNING;

Thence continuing along said East line North 00° 33' 52" East a distance of 412.82 feet;

Thence leaving said East line North 89° 04' 39" West a distance of 432.75 feet;

Thence South 10° 00' 41" East a distance of 4.83 feet;

Thence South 27° 13' 24" West a distance of 77.40 feet;

Thence South 50° 29' 30" West a distance of 199.58 feet;

Thence South 39° 44' 30" West a distance of 264.44 feet;

Thence South 88° 36' 48" East a distance of 253.25 feet;

Thence South 88° 57' 10" East a distance of 533.15 feet to the Point of Beginning.

RECORD OF SURVEY No. 13430

LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34
T. 5 N., R. 1 W., B.M., ADA COUNTY, IDAHO

This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.

State of Idaho } ss
County of Ada }

Filed for record at the request of Dustin Crandall

35 Min. past 1 o'clock P M. this 2nd day of _____, 2022.

Phil McGrane, Ada County Clerk

By Jindray Wheeler Deputy

Instrument Number 2022-049340

Fee \$ 5

SURVEY NOTES:

- 1) The recording of this Record of Survey does not enable the owners of the property shown to convey ownership based solely on this map. A written conveyance of the new parcels must accompany such transfer in ownership. This Record of Survey does not serve as a legal description for the property shown hereon.
- 2) This drawing does not necessarily show all of the physical features of the property. Compass Land Surveying P.L.L.C. assumes no liability for present or future compliance or noncompliance with governing jurisdictional restrictions as pertaining to building permits, vehicle access permits, septic permits, etc.
- 3) The bold graphic lines shown hereon as "boundary lines" depict the field location of exterior lot lines as originally described by R12 below.
- 4) Lines of occupation related to long-standing fence issues might create matters of unwritten title.

REFERENCE DATA:

- R1) Record of Survey No. 602 recorded under Instrument No. 8422108
- R2) Record of Survey No. 1173 recorded under Instrument No. 8781861
- R3) Record of Survey No. 1203 recorded under Instrument No. 8805842
- R4) Unrecorded ALTA survey of Carlock parcel by Stanley Consultants dated 7/21/2008
- R5) Unrecorded ALTA survey of Flack parcel by Stanley Consultants dated 5/30/2007
- R6) Record of Survey No. 6331 recorded under Instrument No. 108065496
- R7) Record of Survey No. 8436 recorded under Instrument No. 108112802
- R8) Record of Survey No. 8765 recorded under Instrument No. 110033857
- R9) Record of Survey No. 10025 recorded under Instrument No. 2015-014137
- R10) Record of Survey No. 11427 recorded under Instrument No. 2018-058647
- R11) Record of Survey No. 12678 recorded under Instrument No. 2021-032207
- R12) Warranty Deed Inst. No. 2021-031997
- R13) Well Agreement Inst. No. 2021-060380
- R14) Pipeline Easement Inst. No. 282525 (circa 1945)
- R15) Pipeline Easement Inst. No. 292528 (circa 1945)
- R16) Correction Warranty Deed Inst. No. 8120313
- R17) Correction Warranty Deed Inst. No. 8120314
- R18) Warranty Deed Inst. No. 8124503

SURVEYOR'S NARRATIVE:

This Record of Survey is conducted at the request of Dustin Crandall for the purpose of a lot line adjustment. Surveys R1, R2, R4, R5, R8, R8, R11 and deed R12 determine the boundary shown hereon. R4, R5, R8 and R11 document the boundary along the West line for the future subdivision named Terra View and said boundary lies West of the same per R1 and R2 (we hold said Terra View boundary). We hold R1 for the North boundary and R2 and R8 for the South boundary. We hold R8 for the East boundary. Our line for the South line of the SE 1/4 of Section 34 are in harmony with Survey R11 which serves as our Basis of Bearings as shown.

CERTIFICATE OF SURVEYOR:

I, Kenneth Lane Thomason, do hereby certify that I am a Registered Professional Land Surveyor licensed by the State of Idaho under P.L.S. license number 14302, that this map was prepared from an actual survey made on the ground by me or under my direct supervision during April thru May of 2022 and is an accurate representation of said survey, and that I have complied with current Idaho law including Title 55, Chapter 18, Idaho Code.



INDEX NO. 514-34-3-0-0-00-000

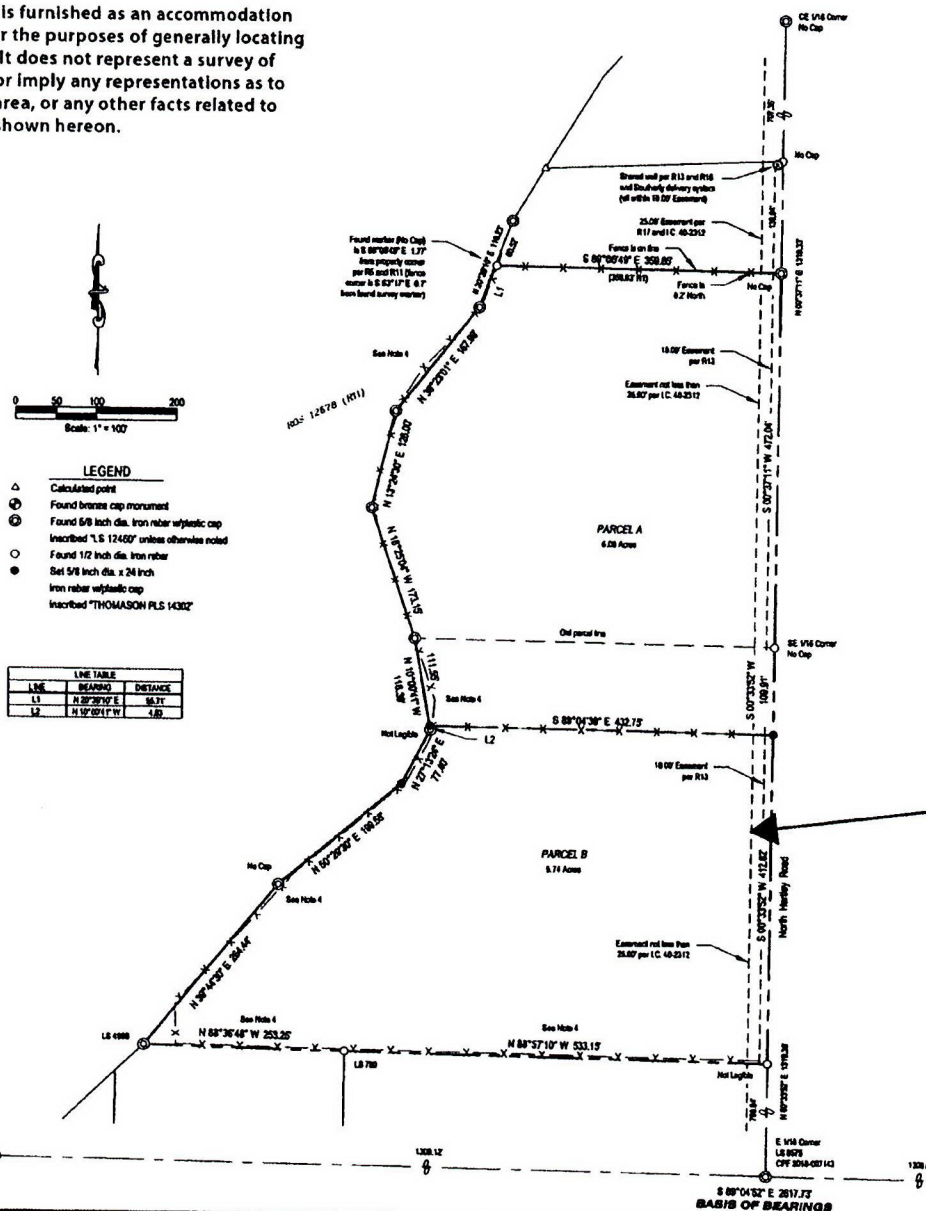
RECORD OF SURVEY FOR:

Dustin Crandall

COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2108

SHEET NO.	JOB NO.	DWG NO.	SCALE	DRAWN BY	DATE	REV.
1 OF 1	0322	0322LLA	1" = 80'	MLT	5/18/2022	△



ACCOMMODATION



Quitclaim Deed

For value received, **Dustin Crandall and Tawyna Crandall, husband and wife**

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

Dustin Crandall and Tawnya Crandall, husband and wife

whose current address is P.O. Box 787 Eagle ID 83616,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

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

Remainder of this page intentionally left blank.

due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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Dated: February 23, 2021

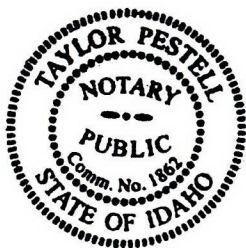
Flack Investments, LLC

Jim M. Flack, Manager by David P. McAnaney, Attorney in Fact
Jim M. Flack, Manager, by David P. McAnaney, Attorney in Fact

State of Idaho, County of Ada, ss.

On this 23rd day of February in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared David P. McAnaney known or identified to me to be the person whose name is subscribed to the within instrument, as the attorney-in-fact of Jim M. Flack, Manager of Flack Investments, LLC and acknowledged to me that he subscribed the name of Jim M. Flack thereto as Principal, and his own name as Attorney-In-Fact.

Taylor Pestell
Notary Public
Residing in: Boise, ID
My Commission Expires: 09/12/2025
(seal)



IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/30/2023

Water Right 63-33860

Owner Type **Name and Address**
Current Owner FLACK INVESTMENTS LLC
 3809 N HARTLEY RD
 EAGLE, ID 83616

Original Owner J C MC PHERSON
 , ID

Original Owner LINDA MC-PHERSON
 EAGLE, ID 83616

Previous Owner JUNE C FLACK
 4035 HARTLEY RD
 EAGLE, ID 83616
 (208) 286-7392

Previous Owner WILLIAM M FLACK
 4035 HARTLEY RD
 EAGLE, ID 83616
 (208) 286-7392

Priority Date: 5/20/1961

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.220 CFS	49.5 AF
	Total Diversion		0.220 CFS	49.5 AF

Source and Point(s) of Diversion:

GROUND WATER NWSE Sec. 34, Twp 05N, Rge 01W, ADA County

Place Of Use:

IRRIGATION within ADA County

			NE	NW		SW		SE							
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals

8/30/2023

[illegible]

Conditions of Approval:

- | | | |
|----|-----|--|
| 1. | C18 | This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code. |
| 2. | S39 | THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 1, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE MARCH 15 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT. |
| 3. | W49 | Use of this right is combined with water from Farmers Union Ditch Company Ltd. |

Dates and Other Information:

Decreed Date: 2/16/2007
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: And
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

Water Right Report : 63-33860(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	FLACK INVESTMENTS LLC	3809 N HARTLEY RD	EAGLE	ID	83616
Original Owner	MC PHERSON, J C			ID	
Original Owner	MC PHERSON, LINDA		EAGLE	ID	83616
Previous Owner	FLACK, JUNE C	4035 HARTLEY RD	EAGLE	ID	83616
Previous Owner	FLACK, WILLIAM M	4035 HARTLEY RD	EAGLE	ID	83616

Water Right Status

Priority Date : 5/20/1961
 Basis : Decreed
 Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	05N	01W	34	0				NW SE ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.22 CFS	49.50 AFA
TOTAL			0.22 CFS	49.50 CFS

Places of Use

[Printable View](#)
[Pageant View](#)

Place of Use Legal Description : IRRIGATION (ADA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
05N	01W	34			NW	SE	5
05N	01W	34			SW	SE	6

Irrigation Totals

Total Acres Acre Limit

15:00

Conditions

Code Conditions

- C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

S39 THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 1, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE MARCH 15 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT.

W49 Use of this right is combined with water from Farmers Union Ditch Company Ltd.

Dates

Licensed Date :
Decreed Date : 2/16/2007
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date:
Protest Deadline Date:

Other Information

State or Federal : S
Water District Number : TBD
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

8/9/2023

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 63-33860

10/13/2023

After Split

Owner Type **Name and Address**
 Current Owner FLACK INVESTMENTS LLC
 3809 N HARTLEY RD
 EAGLE, ID 83616

Original Owner J C MC PHERSON
 , ID

Original Owner LINDA MC PHERSON
 EAGLE, ID 83616

Previous Owner JUNE C FLACK
 4035 HARTLEY RD
 EAGLE, ID 83616
 (208) 286-7392

Previous Owner WILLIAM M FLACK
 4035 HARTLEY RD
 EAGLE, ID 83616
 (208) 286-7392

Priority Date: 5/20/1961

Basis: Decreed

Status: Active

Source
 GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/15	11/15	0.120 CFS	27.0 AF
	<u>Total Diversion</u>		0.120 CFS	27.0 AF

Source and Point(s) of Diversion:

GROUND WATER NWSE

Sec. 34, Twp 05N, Rge 01W, ADA County

Place Of Use:

IRRIGATION within ADA County

			NE				NW				SW				SE					
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals	
05N	01W	34																	5.0 1.0 6.0	
POU Total Acres: 6.0																				

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 63-33860

10/13/2023

Conditions of Approval:

- | | | |
|----|-----|--|
| 1. | W49 | Use of this right is combined with water from Farmers Union Ditch Company Ltd. |
| 2. | C18 | This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code. |
| 3. | S39 | THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 1, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE MARCH 15 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT. |

Comments:

- | | | | |
|---|----------|------------|-------------|
| 1 | rsommer | 10/15/2013 | Split Right |
| Parent Rt. 63-3234 Split into 63-33859 and 63-33860. | | | |
| 2 | kwalker | 10/23/2013 | POU |
| Updated Shape | | | |
| 3 | rsommer | 10/24/2013 | POD |
| Updated Shape | | | |
| 4 | jhersley | 10/13/2023 | POU |
| Updated Shape | | | |
| 5 | jhersley | 10/13/2023 | Split Right |
| Split into 63-33860 and 63-35494 due to change in ownership to Ravello Development LLC. | | | |

Dates and Other Information:

Decreed Date: 2/16/2007
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: AND
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

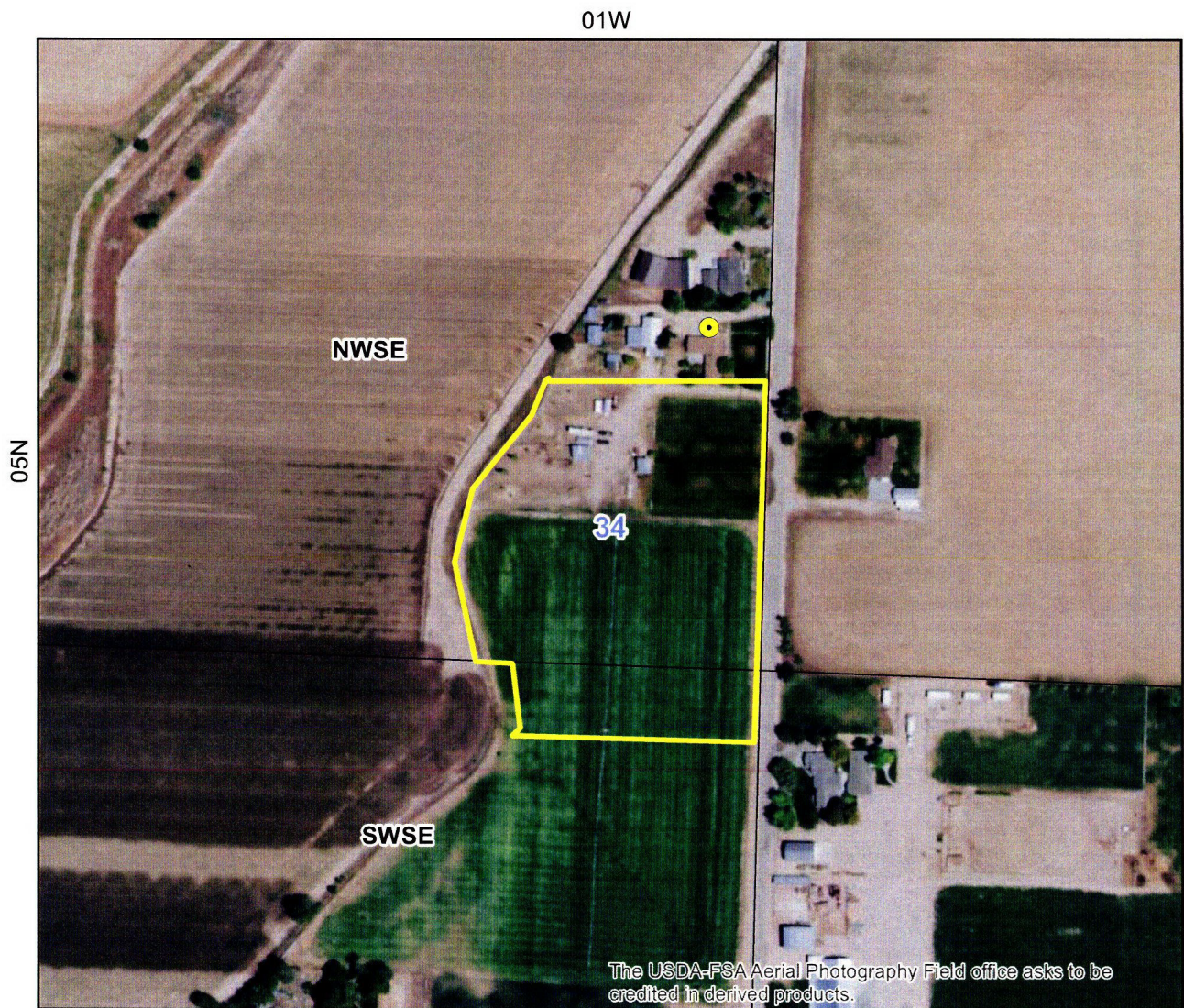
IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 63-33860

10/13/2023

Water Supply Bank:

N/A

State of Idaho
Department of Water Resources
Water Right
63-33860



0 0.035 0.07 0.14 Miles

-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters
-  Point of Diversion



IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 63-33860

10/13/2023

Before Split

Owner Type **Name and Address**
 Current Owner FLACK INVESTMENTS LLC
 3809 N HARTLEY RD
 EAGLE, ID 83616

Original Owner J C MC PHERSON
 , ID

Original Owner LINDA MC PHERSON
 EAGLE, ID 83616

Previous Owner JUNE C FLACK
 4035 HARTLEY RD
 EAGLE, ID 83616
 (208) 286-7392

Previous Owner WILLIAM M FLACK
 4035 HARTLEY RD
 EAGLE, ID 83616
 (208) 286-7392

Priority Date: 5/20/1961

Basis: Decreed

Status: Active

Source
 GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/15	11/15	0.220 CFS	49.5 AF
	<u>Total Diversion</u>		0.220 CFS	49.5 AF

Source and Point(s) of Diversion:

GROUND WATER NWSE

Sec. 34, Twp 05N, Rge 01W, ADA County

Place Of Use:

IRRIGATION within ADA County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
05N	01W	34															5.0	6.0	11.0
POU Total Acres: 11.0																			

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 63-33860

10/13/2023

Conditions of Approval:

1. W49 Use of this right is combined with water from Farmers Union Ditch Company Ltd.
2. S39 THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 1, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE MARCH 15 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT.
3. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

Comments:

- | | | | |
|--|---------|------------|-------------|
| 1 | rsommer | 10/15/2013 | Split Right |
| Parent Rt. 63-3234 Split into 63-33859 and 63-33860. | | | |
| 2 | kwalker | 10/23/2013 | POU |
| Updated Shape | | | |
| 3 | rsommer | 10/24/2013 | POD |
| Updated Shape | | | |

Dates and Other Information:

Decreed Date: 2/16/2007
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: And
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

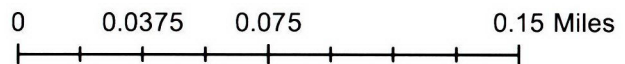
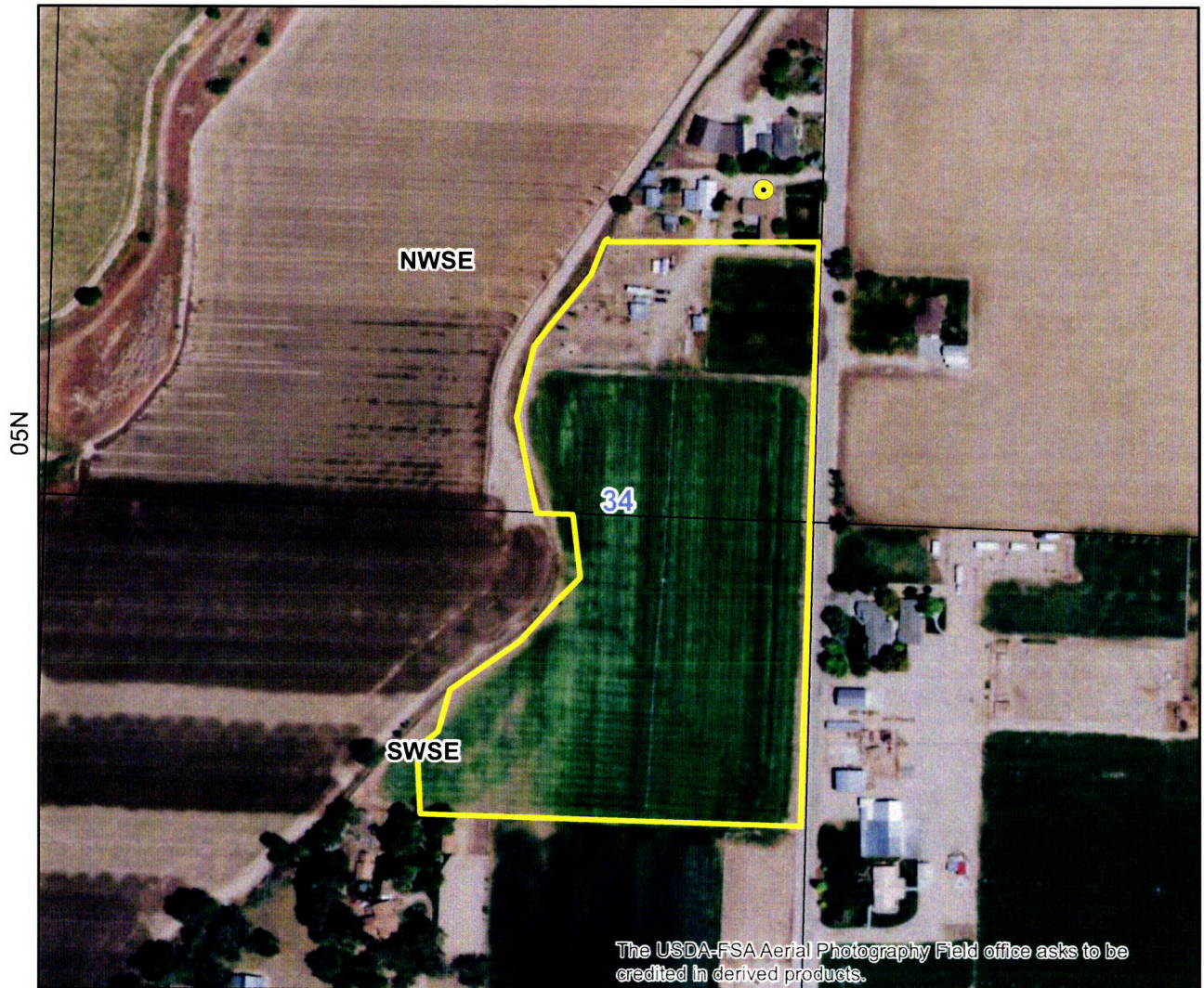
N/A

Water Supply Bank:

N/A

State of Idaho
Department of Water Resources
Water Right
63-33860

01W



-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters
-  Point of Diversion



Form 42-248/42-1409(6) Rev. 7/21

RECEIVED

SEP 22 2023

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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?
63-33860	Yes ☒	Yes ☐		Yes ☐	Yes ☐
63-33860 +	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-35494	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Flack Investments LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Ravello Development, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 2476 E La Grasse Cir Eagle St. George 4D 6T 84790
Mailing address 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: September 29, 2023
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
o 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):
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.

SUPPORT DATA
IN FILE # 63-33860

8. Signature: Brent Thompson President 9/14/2023
Signature of new owner/claimant Title, if applicable Date
by ReOxygen, Inc. by Brent Mark Thompson
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only:

Received by KM Date 9.22.23 Receipt No. C117077 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 _____ Approved by _____ Processed by Janh Date 10-13-23



Order Number: 23482963

Warranty Deed

For value received,

Dustin Crandall and Tawnya Crandall, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Ravello Development, LLC, a Utah limited liability company

whose current address is 2476 E La Grasse Cir Saint George, UT 84790

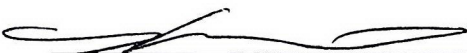
the grantee, the following described premises, in Ada County, Idaho, to wit:

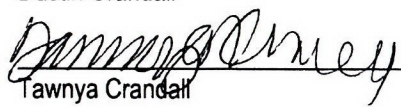
See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its 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 they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

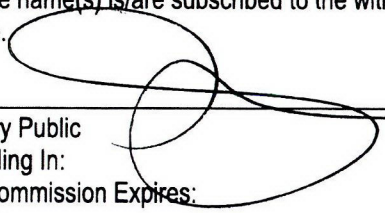
Dated: September 13, 2023


Dustin Crandall


Tawnya Crandall

State of Idaho, County of Ada, ss.

On this 14 day of September in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Dustin Crandall and Tawnya Crandall, 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 the same.


Notary Public

Residing In:

My Commission Expires:

(seal)

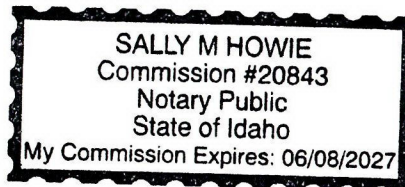
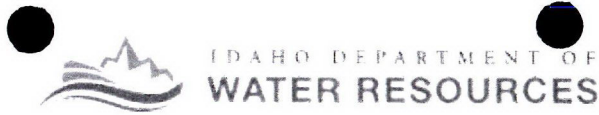


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

A parcel of land within the Southwest one-quarter of the Southeast one-quarter of Section 34, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Section 34 from which the Southwest corner of said Southeast one-quarter (the South one-quarter corner of said Section 34) bears N 89° 04'52" W, a distance of 2617.73 feet;
Thence N 89° 04'52" W, along the south line of said Southeast one-quarter a distance of 1308.61 feet to the Southeast corner of said Southwest one-quarter of said Southeast one-quarter (the East 1/16 corner);
Thence leaving said South line N 00° 33'52" E, along the East line of said Southwest one-quarter of said Southeast one-quarter a distance of 796.64 feet to the true POINT OF BEGINNING;
Thence continuing along said East line N 00° 33'52" E, a distance of 412.82 feet;
Thence leaving said East line N 89° 04'39" W, a distance of 432.75 feet;
Thence S 10° 00'41" E, a distance of 4.83 feet;
Thence S 27° 13'24" W, a distance of 77.40 feet;
Thence S 50° 29'30" W, a distance of 199.58 feet;
Thence S 39° 44'30" W, a distance of 264.44 feet;
Thence S 88° 36'48" E, a distance of 253.25 feet;
Thence S 88° 57'10" E, a distance of 533.15 feet to the POINT OF BEGINNING.



322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

October 13, 2023

RAVELLO DEVELOPMENT LLC
2476 E LA GRASSE CIR
ST GEORGE UT 84790-7388

Re: Change in Water Right Ownership: 63-33860 (Split into 63-33860 and **63-35494**)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned 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 Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: FLACK INVESTMENTS LLC