

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 28 2023

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. 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 <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Flack Investments  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Dustin Crandall  
New owner(s) as listed on the conveyance document      Name connector ☐ and ☐ or
- 3711 N Hartley Rd      Eagle      ID      83616  
Mailing address      City      State      Zip
- 208-616-4125      cftcapital81@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: 2/26/2021
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:       8/18/2023  
Signature of new owner/claimant      Title, if applicable      Date  
Dustin Crandall  
Print name

Signature: \_\_\_\_\_  
Signature of new owner/claimant      Title, if applicable      Date  
\_\_\_\_\_  
Print name

Received by cc      Date 8-28-23      **For IDWR Office Use Only:**      Receipt No. WD51503      Receipt Amt. 1100  
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 \_\_\_\_\_

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=4 LINDSAY WHEELER  
TITLEONE BOISE

2022-054102  
06/09/2022 09:34 AM  
\$15.00

RECEIVED

SEP 07 2023

WATER RESOURCES  
WESTERN REGION

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.

# 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.

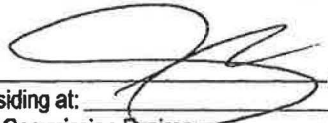
Date: 05/26/2022

  
Dustin Crandall

  
Tawnya Crandall  
Tawnya

State of Idaho, County of Ada, ss.

On this 26 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.

  
\_\_\_\_\_, Notary Public  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
(seal)

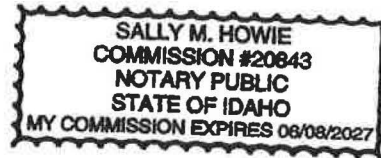


**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

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° 04' 39"~~ <sup>00° 33' 52"</sup> 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.

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  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  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  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , 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  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  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  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , 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

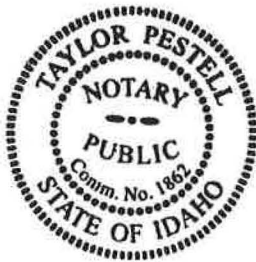
Flack Investments, LLC

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)





**WHEN RECORDED**

**RETURN TO:**

**McAnaney & Associates, PLLC  
1101 W. River Street, Suite 100  
Boise, Idaho 83702**

**QUITCLAIM DEED**

GRANTOR, **Flack Properties, L.P.**, an Idaho limited partnership, does hereby REMISE, RELEASE and forever QUITCLAIM, unto GRANTEE **Jim M. Flack**, an unmarried man, whose current address is 3809 N. Hartley Road, Eagle, Idaho 83616, and to Grantee's successors and assigns, a 99% tenants in common ownership interest in certain real property situated in Ada County, Idaho, more particularly described as follows:

Please see attached Exhibit A.

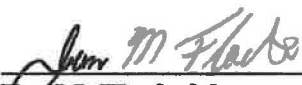
TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging.

In construing this deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument this 20<sup>th</sup> day of December 2012

**FLACK PROPERTIES, L.P.**

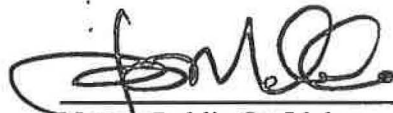
By its General Partner  
Flack Investments, LLC

By:   
**Jim M. Flack, Manager**

STATE OF IDAHO   )  
                                  : ss.  
County of Ada        )

On this 20 day of December, 2012, before me, the undersigned, a Notary Public, personally appeared **Jim M. Flack**, in his official capacity as the Manager of Flack Investments, LLC which is the General Partner of Flack Properties, L.P., known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at: Boise, Idaho  
My commission expires: 12/26/2015

QUITCLAIM DEED - 2

M:\Clients\Flack, William M & June C - 05145\05145.005 - Flack Properties, LP\QCD LP 99% to Jim dissolution.doc

## EXHIBIT A - LEGAL DESCRIPTION

### Parcel 1

A part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  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  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , said corner being a found  $\frac{5}{8}$ " Re-bar;

Thence North  $0^{\circ}01'53"$  West (formerly stated as North  $0^{\circ}16'$  East) 471.93 feet, along the East line of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  to a set  $\frac{1}{2}$ " Re-bar which is the Initial Point of this description;

Thence North  $89^{\circ}45'45"$  West 358.03 feet, parallel with the South line of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , to a set  $\frac{1}{2}$ " Re-bar which is a point on an existing fence line;

Thence meandering along said fence line North  $19^{\circ}58'26"$  East (formerly stated as North  $19^{\circ}42'$  East) 62.55 feet, to a found  $\frac{1}{2}$ " Re-bar;

Thence North  $31^{\circ}53'49"$  East 77.69 feet (formerly stated as North  $31^{\circ}59'$  East 78.00 feet), to a found  $\frac{1}{2}$ " Re-bar;

Thence North  $87^{\circ}20'25"$  East 295.85 feet, (formerly stated as North  $86^{\circ}39'$  East 319.20 feet) to a point on the said East line, said point being a set  $\frac{1}{2}$ " Re-bar;

Thence leaving said fence line South  $0^{\circ}01'53"$  East 139.96 feet, along the said East line to the Initial Point of this description.

This tract contains 1.000 acre, more or less, and is subject to a road right of way on the East 25 feet and to all other existing rights of way and easements.

### Parcel 2

A parcel of land in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) 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  $0^{\circ}16'$  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  $89^{\circ}51'$  West 468.70 feet along a fence line to a point on the easterly bank of an irrigation ditch; thence following the easterly bank of the irrigation ditch by the following four courses and distances;

South  $10^{\circ}43'$  East 116.48 feet

South  $25^{\circ}48'$  West 77.50 feet

South  $49^{\circ}04'$  West 199.84 feet

South  $39^{\circ}26'$  West 264.70 feet

thence South  $89^{\circ}53'$  East 797.33 feet to the center of the County Road  
thence North  $0^{\circ}16'$  East 520.00 feet along the Center Line of the County Road to the place of beginning. Said parcel contains 6.97 acres. Subject to easements, taxes and assessments.

### Parcel 3

A part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  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  $89^{\circ}42'43''$  West 1308.85 feet (formerly stated as West 1305.3) feet along the South line of said Section 34, to the East  $\frac{1}{16}$  corner on the said South line, said corner being a found P.K. Nail;

Thence North  $0^{\circ}03'18''$  West 1319.45 feet (formerly stated as North  $0^{\circ}16'$  East 1318.8 feet), along the East line of the West  $\frac{1}{4}$  of the said Southeast  $\frac{1}{4}$  to the Southeast corner of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , said corner being a found  $\frac{5}{8}$ " Re-bar with a plastic cap, the initial point of this description;

Thence North  $89^{\circ}45'45''$  West 453.00 feet (formerly stated as North  $89^{\circ}51'$  West 468.7 feet), along the South line of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , to a point on an existing fence line, said point being a set  $\frac{1}{2}$ " Re-bar;

Thence meandering along said fence line North  $18^{\circ}15'23''$  West 173.50 feet (formerly stated as North  $19^{\circ}16'$  West 173.2 feet), to a found  $\frac{1}{2}$ " Re-bar;

Thence North  $12^{\circ}38'05''$  East 126.03 feet (formerly stated as North  $12^{\circ}29'$  East 126.0 feet), to a found  $\frac{1}{2}$ " Re-bar;

Thence North  $37^{\circ}45'15''$  East 168.33 feet (formerly stated as North  $37^{\circ}29'$  East 168.0 feet), to a found  $\frac{1}{2}$ " Re-bar;

Thence North  $19^{\circ}58'26''$  East (formerly stated as North  $19^{\circ}42'$  East) 53.95 feet;

Thence leaving said fence line South  $89^{\circ}45'45''$  East 358.03 feet, parallel with the said South line to a set  $\frac{1}{2}$ " Re-Bar on the East line of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;

Thence South  $0^{\circ}01'53''$  East (formerly stated as South  $0^{\circ}16'$  West) 471.93 feet, along the said East line, to the Initial Point of this description.

This tract contains 4.984 acres, more or less, and is subject to a road right of way on the East 25 feet and to all other existing rights of way and easements.

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**WELL AGREEMENT**

by and between

DUSTIN CRANDALL

and

TAWNYA CRANDALL

and

NATHAN COHEN-

HADRIA

and

LISA COHEN-HADRIA

Dated:

3/29/2021

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## WELL AGREEMENT

THIS WELL AGREEMENT ("Agreement") is made and entered into this 29 day of MARCH 2021, by and between DUSTIN CRANDALL and TAWNYA CRANDALL, husband and wife (hereinafter referred to as "Crandall"), and NATHAN COHEN-HADRIA and LISA COHEN-HADRIA, husband and wife (hereinafter referred to as "Cohen-Hadria").

### WITNESSETH:

WHEREAS, Crandall was the owner of the three parcels of real property described in Exhibit "A" attached hereto and incorporated herein by reference, known as Parcels 1, 2, and 3; and

WHEREAS, it is desirable that the three parcels of property be served by a common well and water line system located on Parcel 1 as described hereto and the parties herein desire to make arrangements for themselves for the present and future use of the well for their IRRIGATION water needs, pursuant to the terms as herein set forth.

NOW, THEREFORE, for and in consideration of the covenants, terms, conditions, and restrictions set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both parties to this Agreement, it is hereby mutually agreed as follows:

1. Crandall as the Grantor does hereby reserve to his parcel and does hereby grant and convey an easement to Cohen-Hadria over, across, under and through the three parcels of real property as described in Exhibit "A" for the purpose of the construction and maintenance of a water distribution line system as shown in RED in Exhibit "B" attached hereto and incorporated herein for the benefit of the three parcels. The water line and the peripheral improvements necessary to service the line as well as the apparatus associated with the well shall be a perpetual easement and shall not be a public easement and shall be solely a private easement for the benefit of the three parcels of real property pursuant to the terms hereof. The parties hereto shall be allowed access to the well and water line running therefrom for the purpose of repairing and maintaining the well and the water line. In the event that access is needed for the repair of the well and water line, then reasonable prior notice shall be given to the owner of the particular parcel prior to accessing the line and well on that property. Easement is described as follows: Starting at the furthest NE corner of parcel No. 1 extending the width of 10' to the West and following the Easterly property line along Hartley Rd to the furthest Southern property line of each lot.

2. Parcel No. 1 being the real property located at 3809 North Hartley shall pay eight percent (8%) of the cost of the maintenance and repair of the entire water system, the owner of Parcel No. 2 at 3711 North Hartley shall pay thirty-nine percent (39%) of all such costs, and the owner of Parcel No. 3 shall pay fifty-three percent (53%) of all such costs. Notwithstanding the foregoing, the then existing owner of Parcel No. 1 may at any time upon written notice to the other parcel owners then making use of the shared system that such owner is opting out of the shared well agreement but such owner shall continue to honor the terms of this Well Agreement by allowing access to the well for its repair and maintenance and for access to the lines to ensure

45%

its continued usage by the other owners. The owner of Parcel No. 1 shall make use of the well and line system while in use by the other two parcels and shall notify the other two parcel owners if the owner of Parcel No. 1 intends to use it while the other two parcels are not using the line and water system, as it is the intent of the parties that the cost allocation is based on a primary usage of the other two lots. If owner of Parcel No. 1 fails to inform the other owners of use of the line and water system and as a result causes damages to the line or system due to over pressurizing the lines, then owner of Parcel No. 1 is fully responsible for costs to repair damages.

3. The rights herein shall vest upon the recording of this instrument with the Ada County Recorder in the water well and its pump apparatus, pipes, power lines, water rights, permits, easements, and any pertinent rights thereto.

4. As the third parcel is sold by Crandall, then such parcel shall have the rights, benefits and burdens as herein set forth which shall run with the land as to that parcel.

5. No party hereto may install landscaping or improvements that impair the aforesaid easement. Removal and replacement of pre-existing improvements, as necessary to effect operation, maintenance, replacement, improvement, inspection or testing of the well and water line system, will be at the cost of the owner party; provided, that in case of common fencing or walls, costs of removal and replacement will be shared equally by the owner parties.

6. No party hereto, whether or not that party uses or needs the system, shall do or suffer anything to impair or interfere with an adequate and continuous supply of water to each parcel served by the well and water line system. Subject to the foregoing limitation, livestock may be watered, provided that the party in question provides a watering tank and shut-off valve. No additional parcels shall be added to the well and water line system without the consent of all parties and an appropriate amendment of this Agreement.

7. In the case of shared costs, any party or parties may make written demand for payment of the share upon the nonpaying party, reasonably describing the nature and amount of the debt, and advising that, if the debt is not paid within ten (10) days, the demanding party or parties, may commence an action for the debt.

8. In the case of individual costs incurred by a nonpaying party, and in the event that any other party faces actual or threatened liability or lien or loss of use of the system as a result, that other party, or parties as the case may be, may make written demand on the nonpaying party, advising that, to the extent that nonpaying party fails to indemnify and hold harmless, the demanding party will have the rights as set forth in paragraph 7 above.

9. This Agreement will benefit and bind the heirs, successors and assigns of the parties hereto, and will be recorded in the real estate records of Ada County, Idaho. The covenants contained herein run with the land, and are binding on all who have or acquire any right, title or interest in the land described herein, or any part thereof, and will inure to the benefit of each owner thereof.

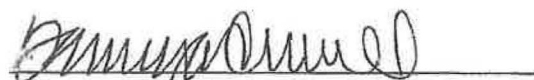
10. This Agreement will be construed according to the laws of the State of Idaho. The invalidity of any portion shall not affect the validity of the remainder, which will be enforced to the fullest extent possible to achieve the intentions expressed herein.

11. It is understood that this Agreement shall bind the heirs, personal representatives, successors and assigns of the respective parties hereto.

DATED this 29 day of March, 2021.

CRANDALL

  
Dustin Crandall

  
Tawnya Crandall

~~COHEN-HADRIA:~~

  
Nathan Cohen

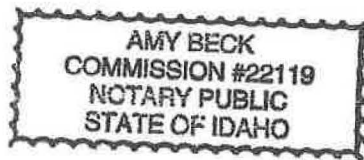
  
Lisa Cohen-Hadria

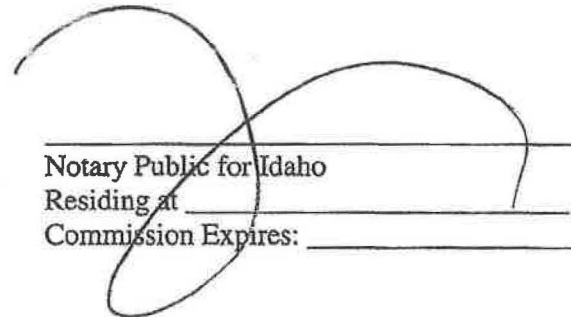
STATE OF IDAHO )

) SS.

County of Ada

On the 29 day of March, 2021, before me, the undersigned Notary Public, personally appeared Dustin Crandall and Tawnya Crandall, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.



  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

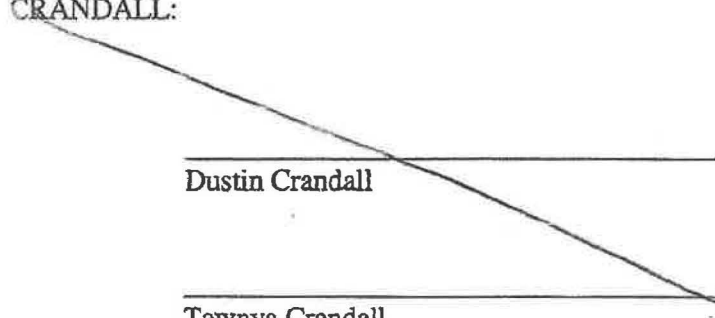
Residing in Nampa, ID  
My Commission Expires 4/21/2024

10. This Agreement will be construed according to the laws of the State of Idaho. The invalidity of any portion shall not affect the validity of the remainder, which will be enforced to the fullest extent possible to achieve the intentions expressed herein.

11. It is understood that this Agreement shall bind the heirs, personal representatives, successors and assigns of the respective parties hereto.

DATED this 29 day of MARCH, 2021.

CRANDALL:



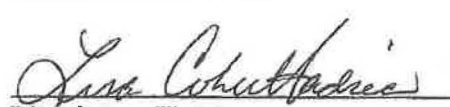
\_\_\_\_\_  
Dustin Crandall

\_\_\_\_\_  
Tawnya Crandall

COHEN-HADRIA:



\_\_\_\_\_  
Nathan Cohen-Hadria



\_\_\_\_\_  
Lisa Cohen-Hadria

State of California County of Santa Clara, ss.

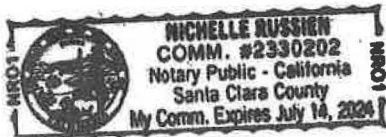
On this 29<sup>th</sup> day of MARCH in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Nathan Cohen-Hadria and Lisa Cohen-Hadria known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public

Residing In:

My Commission Expires:

(seal)



If notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, add not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

On March 29, 2021

before me, Michelle Russian, Notary Public, personally appeared Nathan Cohen-Hadria

and Lisa Cohen-Hadria who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

A handwritten signature in dark ink, appearing to be "MR", enclosed within a circular notary seal.

EXHIBIT "A"

Property Description

Parcel 1

A part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  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 the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , said corner being a found  $\frac{5}{8}$ " Re-bar;  
Thence North  $0^{\circ}01'53"$  West (formerly stated as North  $0^{\circ}16'$  East) 471.93 feet, along the East line of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  to a set  $\frac{1}{2}$ " Re-bar which is the Initial Point of this description;  
Thence North  $89^{\circ}45'45"$  West 358.03 feet, parallel with the South line of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , to a set  $\frac{1}{2}$ " Re-bar which is a point on an existing fence line;  
Thence meandering along said fence line North  $19^{\circ}56'26"$  East (formerly stated as North  $19^{\circ}42'$  East) 62.55 feet, to a found  $\frac{1}{2}$ " Re-bar;  
Thence North  $31^{\circ}53'49"$  East 77.69 feet (formerly stated as North  $31^{\circ}59'$  East 78.00 feet) to a found  $\frac{1}{2}$ " Re-bar;  
Thence North  $87^{\circ}20'25"$  East 295.85 feet, (formerly stated as North  $86^{\circ}39'$  East 319.20 feet) to a point on the said East line, said point being a set  $\frac{1}{2}$ " Re-bar;  
Thence leaving said fence line South  $0^{\circ}01'53"$  East 139.96 feet, along the said East line to the Initial Point of this description.  
This tract contains 1.000 acre, more or less, and is subject to a road right of way on the East 25 feet and to all other existing rights of way and easements.

Parcel 2

A parcel of land in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) 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  $0^{\circ}16'$  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  $89^{\circ}51'$  West 468.70 feet along a fence line to a point on the easterly bank of an irrigation ditch; thence following the easterly bank of the irrigation ditch by the following four courses and distances:  
South  $10^{\circ}43'$  East 116.48 feet  
South  $25^{\circ}48'$  West 77.50 feet  
South  $49^{\circ}04'$  West 199.84 feet  
South  $39^{\circ}26'$  West 264.70 feet  
thence South  $89^{\circ}53'$  East 797.33 feet to the center of the County Road  
thence North  $0^{\circ}16'$  East 520.00 feet along the Center Line of the County Road to the place of beginning. Said parcel contains 6.97 acres. Subject to easements, taxes and assessments.

SEE NEW  
Exhibit "A"

Parcel 3

A part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  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  $89^{\circ}42'43''$  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  $0^{\circ}03'18''$  West 1319.45 feet (formerly stated as North  $0^{\circ}16'$  East 1318.8 feet), along the East line of the West  $\frac{1}{4}$  of the said Southeast  $\frac{1}{4}$  to the Southeast corner of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , said corner being a found  $5/8''$  Re-bar with a plastic cap, the initial point of this description;

Thence North  $89^{\circ}45'45''$  West 453.00 feet (formerly stated as North  $89^{\circ}51'$  West 468.7 feet), along the South line of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , to a point on an existing fence line, said point being a set  $1/2''$  Re-bar;

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

Thence North  $12^{\circ}38'05''$  East 126.03 feet (formerly stated as North  $12^{\circ}29'$  East 126.0 feet), to a found  $1/2''$  Re-bar;

Thence North  $37^{\circ}45'15''$  East 168.33 feet (formerly stated as North  $37^{\circ}29'$  East 168.0 feet), to a found  $1/2''$  Re-bar;

Thence North  $19^{\circ}58'26''$  East (formerly stated as North  $19^{\circ}42'$  East) 53.95 feet;

Thence leaving said fence line South  $89^{\circ}45'45''$  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  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;

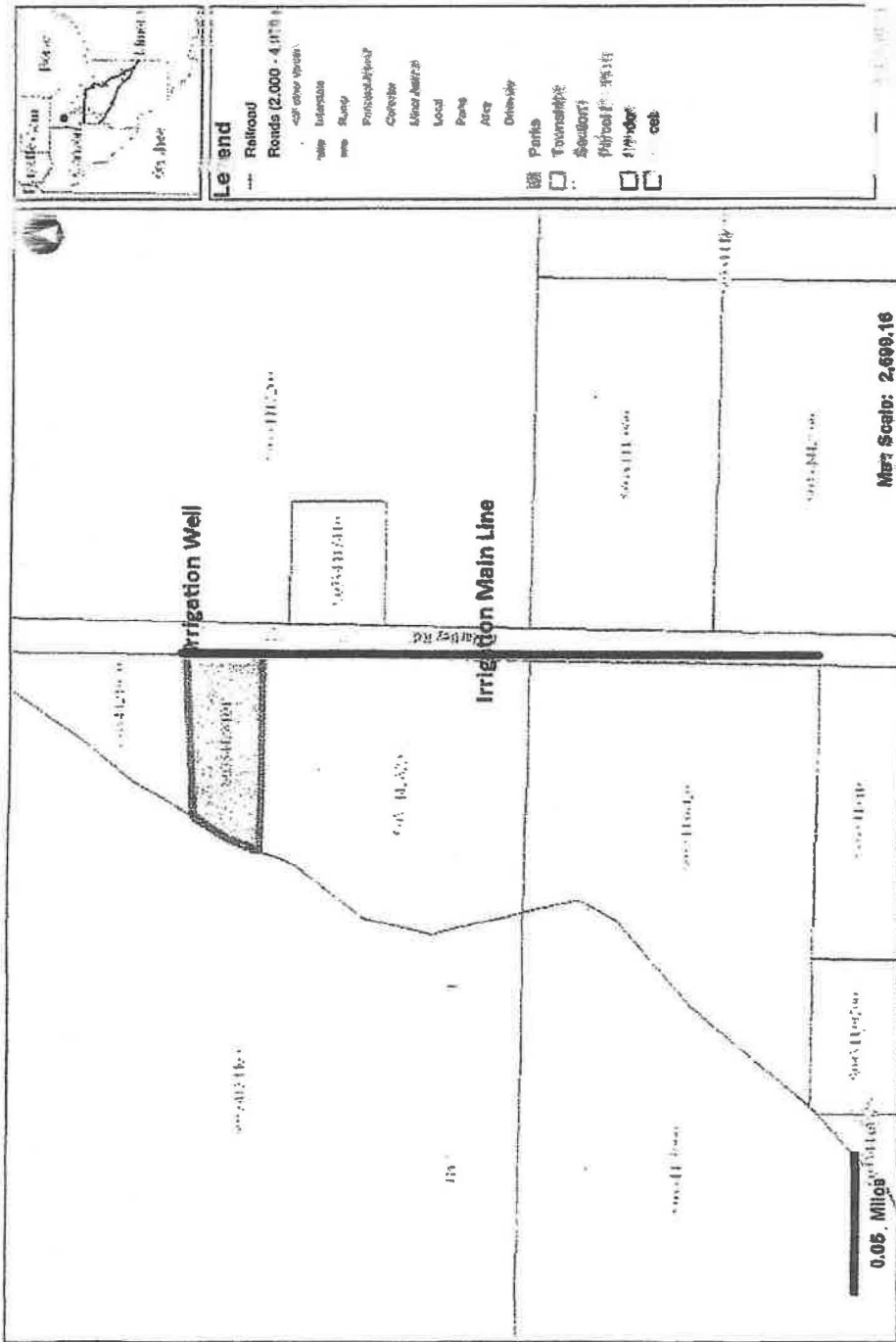
Thence South  $0^{\circ}01'53''$  East (formerly stated as South  $0^{\circ}16'$  West) 471.93 feet, along the said East line, to the Initial Point of this description.

This tract contains 4.984 acres, more or less, and is subject to a road right of way on the East 25 feet and to all other existing rights of way and easements.

SEE NEW EXHIBIT "A"

## Water Well Line System

This map is a user generated static map from an Internet mapping site and is for general reference only. Data may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES. It appears on this map as a watermark.



# 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

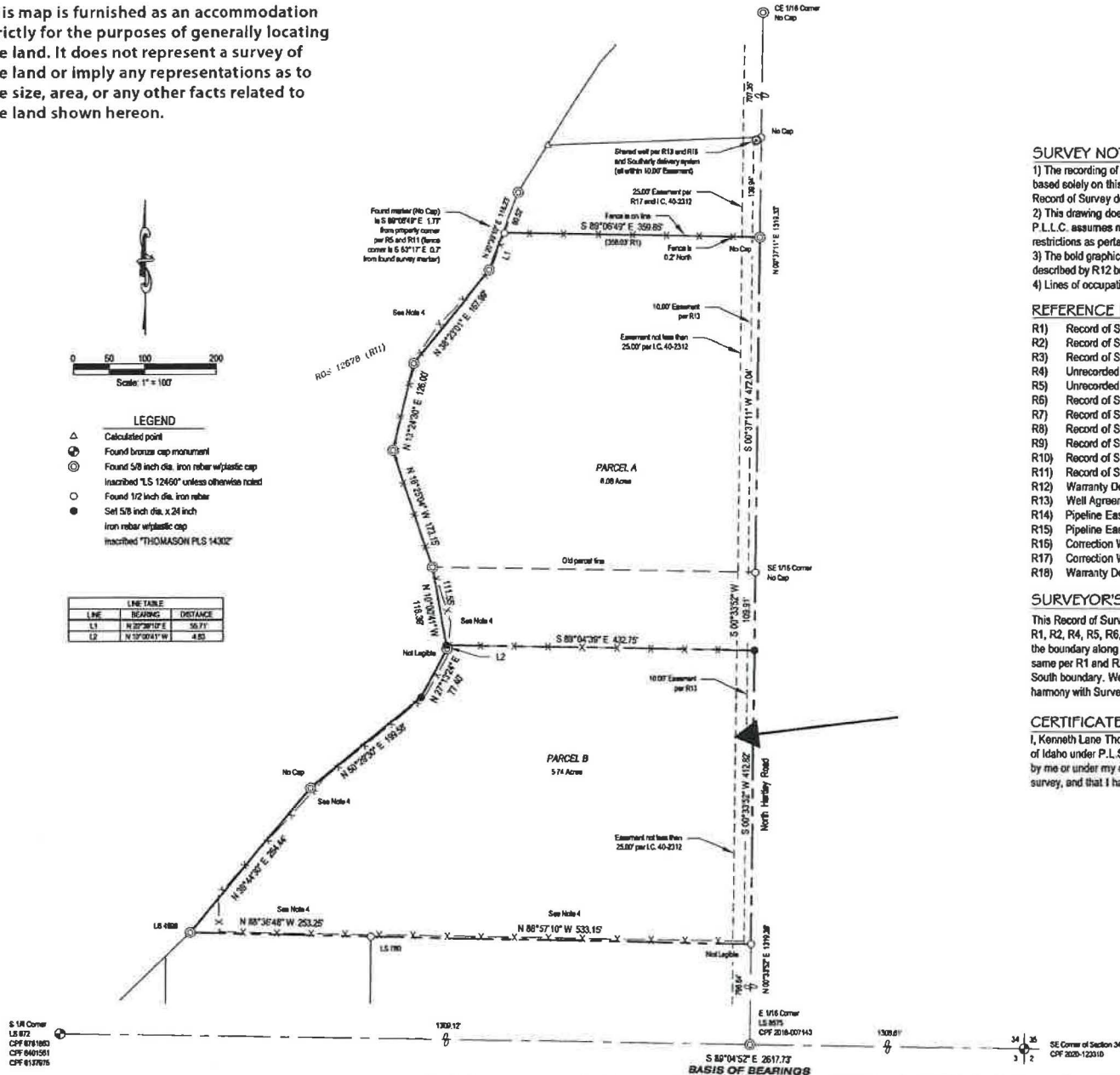
This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.



## LEGEND

- △ Calculated point
- Found bronze cap monument
- ⊙ Found 5/8 inch dia. iron rebar w/plastic cap inscribed "LS 12460" unless otherwise noted
- Found 1/2 inch dia. iron rebar
- Set 5/8 inch dia. x 24 inch iron rebar w/plastic cap inscribed "THOMASON PLS 14302"

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 02°30'12" E | 56.71    |
| L2   | N 17°00'41" W | 4.85     |



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 23rd day of 2022

Phil McGrane, Ada County Clerk

By Jindray Wheeler Deputy

Instrument Number 2022-049390

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. 8422106
- R2) Record of Survey No. 1173 recorded under Instrument No. 8761861
- R3) Record of Survey No. 1203 recorded under Instrument No. 8605842
- R4) Unrecorded ALTA survey of Carlock parcel by Stanley Consultants dated 7/21/2006
- R5) Unrecorded ALTA survey of Flick parcel by Stanley Consultants last revised 5/30/2007
- R6) Record of Survey No. 8331 recorded under Instrument No. 108065496
- R7) Record of Survey No. 8436 recorded under Instrument No. 108112302
- R8) Record of Survey No. 8755 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. 2021-002207
- R12) Warranty Deed Inst. No. 2021-031997
- R13) Well Agreement Inst. No. 2021-050380
- R14) Pipeline Easement Inst. No. 292525 (circa 1949)
- R15) Pipeline Easement Inst. No. 292526 (circa 1949)
- 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, R6, 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 R6 for the South boundary. We hold R8 for the East boundary. Our ties 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 18 May of 2022 and is an accurate representation of said survey, and that I have complied with current Idaho law including Title 55, Chapter 16, Idaho Code.



INDEX NO. 814-34-2-0-0-00-000

|                              |         |                        |          |
|------------------------------|---------|------------------------|----------|
|                              |         | RECORD OF SURVEY FOR:  |          |
|                              |         | Dustin Crandall        |          |
| COMPASS LAND SURVEYING, PLLC |         | Nampa, ID 83651        |          |
| 623 11th Avenue South        |         | Office: (208) 442-0115 |          |
| Fax: (208) 327-2106          |         |                        |          |
| SHEET NO.                    | JOB NO. | DWG NO.                | SCALE:   |
| 1 OF 1                       | 0322    | 0322.LLA               | 1" = 60' |
| DATE:                        |         | REV:                   |          |
| 5/19/2022                    |         | △                      |          |



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: [westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Mathew Weaver**

October 17, 2023

DUSTIN CRANDALL  
3711 N HARTLEY RD  
EAGLE ID 83616-1547

RE: Change in Ownership for Water Right No(s): **63-33860**

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on August 28, 2023 for the above referenced water rights. The Notice was not processed because we received a second Notice of Change in Ownership for this same water right from a new owner. Since these two notices were received so closely together and the other notice shows evidence of the most current ownership there is no need to process your notice.

The Department is returning your Notice and the attachments. A refund of \$100 has been requested and will be mailed to CRANDALL FAMILY TRUST under separate cover from the Idaho State Controller's Office.

If you have any questions regarding this matter, please contact me at (208)605-4620.

Sincerely,

Debra Mansfield  
Office Specialist II

Enclosure(s)

## Mansfield, Debra

---

**From:** Mansfield, Debra  
**Sent:** Tuesday, October 17, 2023 9:54 AM  
**To:** IdwrPayable  
**Subject:** Refund - CRANDALL FAMILY TRUST

TO: Sascha Marston, Susan Steed

FROM: Debra Mansfield

DATE: October 17, 2023

**RE: Refund: Notice Of Change In Water Right Ownership**

Dustin Crandall submitted a Notice Of Change In Water Right Ownership but it was a duplicate. There was a notice submitted for the same water right number that provided more recent ownership evidence. After speaking with TitleOne about the two submitted notices, they asked that IDWR refund Crandall and process the Notice submitted for Ravello Development LLC. The state office processed the other notice for the same water right on 10/13/2023.

**Please issue a refund of \$100.00 to:**

CRANDALL FAMILY TRUST  
3711 N HARTLEY RD  
EAGLE ID 83616-1547

RECEIPT #

W051503

Thank you,

**Debra Mansfield** | Office Specialist II  
IDWR - Western Region  
2735 W Airport Way, Boise ID 83705  
(208) 334-2190 | [Debra.Mansfield@idwr.idaho.gov](mailto:Debra.Mansfield@idwr.idaho.gov)

## Mansfield, Debra

---

**From:** Mansfield, Debra  
**Sent:** Friday, September 8, 2023 8:47 AM  
**To:** Becky Shubert  
**Subject:** RE: 23482963-FW: Scanned from a Xerox Multifunction Printer  
**Attachments:** 20230908084921.pdf

Becky,

I will not be accepting this secondary Notice of Change in Water Right Ownership via email. Please note the Notice form you included for Thomson Investment Properties is not signed and has none of their contact information filled out. Please send in all the intended supporting documentation, including the completed Notice and the fee together. We will work on processing the change for Dustin Crandall as we have what we need for that Notice.

Thank you,

**Debra Mansfield** | Office Specialist II  
IDWR - Western Region  
2735 W Airport Way, Boise ID 83705  
(208) 334-2190 | [Debra.Mansfield@idwr.idaho.gov](mailto:Debra.Mansfield@idwr.idaho.gov)

---

**From:** Becky Shubert <bshubert@TitleOneCorp.com>  
**Sent:** Thursday, September 7, 2023 1:18 PM  
**To:** IDWR File <file@idwr.idaho.gov>  
**Cc:** Becky Shubert <bshubert@TitleOneCorp.com>; Sally Howie <showie@TitleOneCorp.com>  
**Subject:** 23482963-FW: Scanned from a Xerox Multifunction Printer

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good afternoon,

We are working on a new change of ownership on this property and have enclosed the chain of title and will have one more deed to add to new buyer plus the 100.00 split fee

Please review and let us know if you will need anything further for this change of ownership besides the new deed and \$100.00 check please and thanks!

Becky Shubert  
Escrow Officer  
TitleOne  
Direct: 208-614-6509  
Fax: 866-456-7661  
[www.TitleOneCorp.com](http://www.TitleOneCorp.com)

-----Original Message-----

From: Becky Shubert <[bshubert@TitleOneCorp.com](mailto:bshubert@TitleOneCorp.com)>  
Sent: Thursday, September 7, 2023 1:12 PM  
To: Becky Shubert <[bshubert@TitleOneCorp.com](mailto:bshubert@TitleOneCorp.com)>

Subject: Scanned from a Xerox Multifunction Printer

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: machine location not set

Multifunction Printer Name: Xerox AltaLink C8170 (9E:85:FB)

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

**BEWARE OF CYBER-FRAUD!** Before wiring any funds, call the intended recipient at a number you know is valid to confirm the instructions and be wary of any request to change wire instructions you already received.

This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.

In our ongoing focus on your security, we have changed our encryption provider to Mimecast encryption. This may require you to create a new account.

**Mansfield, Debra**

---

**From:** Becky Shubert <bshubert@TitleOneCorp.com>  
**Sent:** Thursday, September 7, 2023 1:18 PM  
**To:** IDWR File  
**Cc:** Becky Shubert; Sally Howie  
**Subject:** 23482963-FW: Scanned from a Xerox Multifunction Printer  
**Attachments:** DOC13\_11\_50.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good afternoon,

We are working on a new change of ownership on this property and have enclosed the chain of title and will have one more deed to add to new buyer plus the 100.00 split fee

Please review and let us know if you will need anything further for this change of ownership besides the new deed and \$100.00 check please and thanks!

Becky Shubert  
Escrow Officer  
TitleOne  
Direct: 208-614-6509  
Fax: 866-456-7661  
[www.TitleOneCorp.com](http://www.TitleOneCorp.com)

-----Original Message-----

From: Becky Shubert <bshubert@TitleOneCorp.com>  
Sent: Thursday, September 7, 2023 1:12 PM  
To: Becky Shubert <bshubert@TitleOneCorp.com>  
Subject: Scanned from a Xerox Multifunction Printer

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: machine location not set  
Multifunction Printer Name: Xerox AltaLink C8170 (9E:85:FB)

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

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This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.

In our ongoing focus on your security, we have changed our encryption provider to Mimecast encryption. This may require you to create a new account.

SEP 07 2023

WATER RESOURCES  
WESTERN REGION**Becky Shubert**

**From:** Luvaas, Scott <Scott.Luvaas@idwr.idaho.gov>  
**Sent:** Wednesday, August 9, 2023 12:24 PM  
**To:** Becky Shubert  
**Subject:** [External] RE: 23482963-FW: Scanned from a Xerox Multifunction Printer  
**Attachments:** Notice of Change of Water Right Ownership.pdf

Becky,

You were on the right track. Water right 63-33860 does cover the two parcels currently owned by Dustin and Tawnya Crandall (parcel numbers S0334428225 & S0334438425). Since the water right is still in the name of Flack Investments LLC, you will need to provide a chain of title from Flack Investments to the newest owner. The split will be proportionate based on the number of acres split off from the original 11. The total fees for the split will be \$100. Item no. 7 on the change of ownership form lists the required documents. If you could submit the first three items, that should be sufficient for the paperwork to be processed. Forms and fee payment can be mailed to the address below. Let me know if you have any other questions or concerns.

IDWR  
ATTN: WATER RIGHTS  
PO BOX 83720  
BOISE ID 83720-0098

Best,

Scott Luvaas  
Water Resource Agent  
322 E Front St  
Boise, ID 83720-0098  
[Scott.Luvaas@idwr.idaho.gov](mailto:Scott.Luvaas@idwr.idaho.gov)



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

**From:** Becky Shubert <bshubert@TitleOneCorp.com>  
**Sent:** Wednesday, August 9, 2023 11:53 AM  
**To:** Luvaas, Scott <Scott.Luvaas@idwr.idaho.gov>  
**Cc:** Becky Shubert <bshubert@TitleOneCorp.com>; Sally Howie <showie@TitleOneCorp.com>  
**Subject:** 23482963-FW: Scanned from a Xerox Multifunction Printer

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Scott,

Can you please verify this is the correct water right for the transfer of the property in the quitclaim deed(parcel B on survey plat)

Also, let me know fees involved and what you need to complete the transfer.

Thanks so much!



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: [westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

August 30, 2023

DUSTIN CRANDALL  
3711 N HARTLEY RD  
EAGLE ID 83616-1547

RE: Change in Ownership for Water Right No(s): **63-33860**

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

During our review of the documentation you submitted we found that we will need further Evidence of Water Right Ownership in order to proceed. The Quitclaim deed that was submitted shows the conveyance of property from FLACK PROPERTIES LLC to JIM M FLACK. We will also need a deed showing the conveyance of the property from the previous owner to you, DUSTIN CRANDALL. Unfortunately, the Well Agreement that was submitted is not a legal conveyance document and cannot be used for his process.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208)605-4620.

Sincerely,

Debra Mansfield  
Office Specialist II

Enclosure(s)

## 8/30/2023

**Water Right 63-33860**

| <u>Owner Type</u> | <u>Name and Address</u>                                       |
|-------------------|---------------------------------------------------------------|
| Current Owner     | FLACK INVESTMENTS LLC<br>3809 N HARTLEY RD<br>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       |
|                       | <b>Total Diversion</b> |           | 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 |

## 8/30/2023

|     |     |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |     |     |                       |      |  |
|-----|-----|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-----|-----|-----------------------|------|--|
| 05N | 01W | 34 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 5.0 | 6.0 |                       | 11.0 |  |
|     |     |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |     |     | POU Total Acres: 11.0 |      |  |

**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