

COPY RECEIVED

SEP 23 2024

Incomplete
WATER RESOURCES
WESTERN REGION

RECEIVED

NOV 21 2024

Complete
WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
63-33800	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name:

Dustin Crandall

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Tim McCool

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

Mailing address

(714) 315-4989

Telephone

City

State

Zip

tim.mccool@cobra.usa.com

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: 9/20/2024
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.

9/19/2024

8. Signature:

Tim McCool

Signature of new owner/claimant

Tim McCool

Print name

Title, if applicable

Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by: SH

Date

9/23/24

Receipt No.

W 052208

Receipt Amt.

\$25-

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: SH

Processed by: OH

Date 11/25/2024

RECEIVED

NOV 21 2024



2020 South Johns Avenue Suite A
Emmett, ID 83617

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=2 VICTORIA BAILEY
PIONEER TITLE COMPANY OF ADA COUNTY

WATER RESOURCES
WESTERN REGION
2024-052461
09/20/2024 11:48 AM
\$15.00

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

File No. 860605 PG/LS

WARRANTY DEED

For Value Received Dustin Crandall and Tawnya Crandall, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Tim McCool, an unmarried man

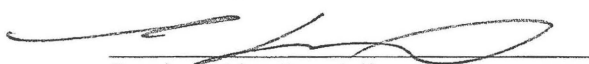
hereinafter referred to as Grantee, whose current address is 5455 Avenida Del Tren Yorba Linda, CA
92887

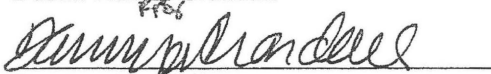
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises
are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and
those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

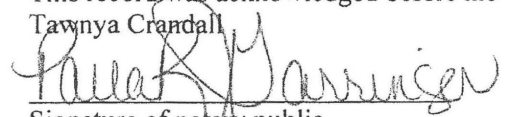
Dated: September 16, 2024


Dustin ~~Archie~~ Crandall

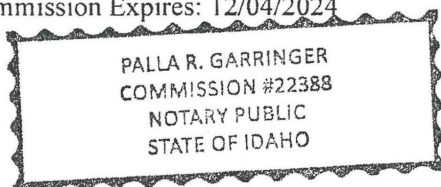

Tawnya Crandall

State of ID, County of ADA

This record was acknowledged before me on SEPTEMBER 19, 2024 by Dustin ~~Archie~~ Crandall and
Tawnya Crandall


Signature of notary public

Commission Expires: 12/04/2024



PALLA R GARRINGER

Residing in: Emmett, ID

Commission Expires: 12/04/2028

NOV 21 2024

WATER RESOURCES
WESTERN REGION

EXHIBIT A

A parcel of land within the West one-half 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 West one-half (the East 1/16 corner);

THENCE leaving said South line North 00°33'52" East along the East line of said West one-half a distance of 1209.45 feet to the true POINT OF BEGINNING;

THENCE continuing along said East line North 00°33'52" East a distance of 109.91 feet to the Southeast corner of the Northwest one-quarter of said Southeast one-quarter of said Section 34 (the SE 1/16 corner);

THENCE continuing along said East line North 00°37'11" East a distance of 472.04 feet to the Southeast corner of that certain tract of land conveyed to Nathan Cohen-Hadria and Lisa Cohen-Hadria, husband and wife, per Instrument No. 2021-050378, records of Ada County, Idaho;

THENCE leaving said East line North 89°06'49" West along the South line of said Cohen-Hadria tract and along the Westerly prolongation of said South line of said Cohen Hadria tract a distance of 359.85 feet to the East line of Parcel A as shown on that certain Record of Survey number 12678 filed under Instrument No. 2021-002207, records of Ada County, Idaho;

THENCE leaving said Westerly prolongation of said South line of said Cohen-Hadria tract South 20°39'10" West a distance of 55.71 feet;

THENCE South 38°23'01" West a distance of 167.99 feet;

THENCE South 13°24'30" West a distance of 126.00 feet;

THENCE South 18°25'04" East a distance of 173.15 feet;

THENCE South 10°00'41" East a distance of 111.55 feet;

THENCE South 89°04'39" East a distance of 432.75 feet to the POINT OF BEGINNING.

APN: S0334428225



PioneerTitleCo.
GOING BEYOND

2020 South Johns Avenue Suite A
Emmett, ID 83617

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

File No. 860605 PG/LS

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=2 VICTORIA BAILEY
PIONEER TITLE COMPANY OF ADA COUNTY

2024-052461
09/20/2024 11:48 AM
\$15.00

WARRANTY DEED

For Value Received Dustin Crandall and Tawnya Crandall, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Tim McCool, an unmarried man

hereinafter referred to as Grantee, whose current address is 5455 Avenida Del Tren Yorba Linda, CA
92887

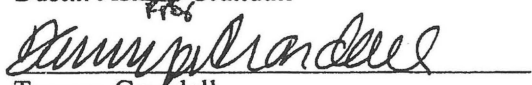
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

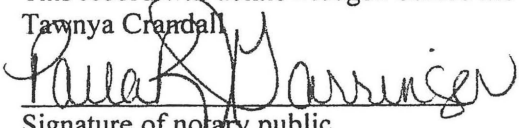
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises
are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and
those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 16, 2024


Dustin ~~Anders~~ Crandall


Tawnya Crandall
State of ID, County of ADA

This record was acknowledged before me on SEPTEMBER 19, 2024 by Dustin ~~Anders~~^{PPX} Crandall and
Tawnya Crandall


Signature of notary public

Commission Expires: 12/04/2024

PALLA R GARRINGER
Residing in: Emmett, ID
Commission Expires: 12/04/2028

PALLA R. GARRINGER
COMMISSION #22388
NOTARY PUBLIC
STATE OF IDAHO

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

State of Idaho }
County of Ada } ss

Filed for record at the request of Dustin Crandall

35 Min. past 1 o'clock P M. this 3rd day of 2022

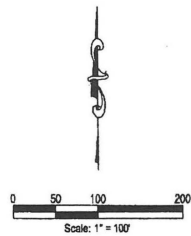
Phil McGrane, Ada County Clerk

By Jindsay Wheeler Deputy

Instrument Number 2022-049390

Fee \$ 5

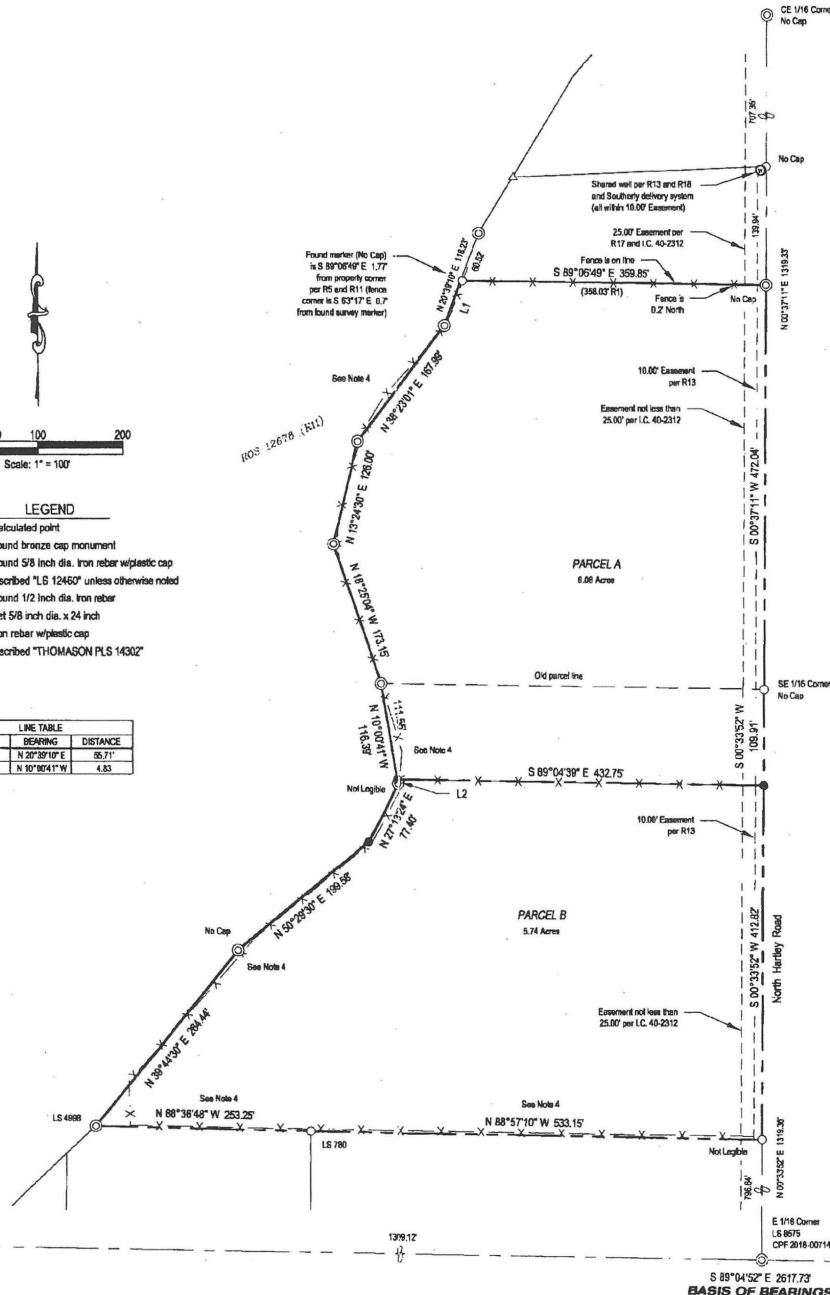
Page 1 of 1
08/28/2024 4:14 PM



LEGEND

- △ Calculated point
- ⊕ Found bronze cap monument
- ⊙ Found 5/8 inch dia. iron rebar w/plastic cap
- Inscribed "L.B. 12450" 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 TABLE		
LINE	BEARING	DISTANCE
L1	N 20°32'10"E	55.71'
L2	N 80°35'41"W	4.83'



SURVEY NOTES:

- 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.
- 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.
- The bold graphic lines shown hereon as "boundary lines" depict the field location of exterior lot lines as originally described by R12 below.
- Lines of occupation related to long-standing fence issues might create matters of unwritten title.

REFERENCE DATA:

- Record of Survey No. 602 recorded under Instrument No. 8422106
- Record of Survey No. 1173 recorded under Instrument No. 8761881
- Record of Survey No. 1203 recorded under Instrument No. 8805842
- Unrecorded ALTA survey of Carlock parcel by Stanley Consultants dated 7/21/2006
- Unrecorded ALTA survey of Flack parcel by Stanley Consultants last revised 5/30/2007
- Record of Survey No. 8331 recorded under Instrument No. 108065496
- Record of Survey No. 8436 recorded under Instrument No. 108112902
- Record of Survey No. 8755 recorded under Instrument No. 110033857
- Record of Survey No. 10025 recorded under Instrument No. 2015-014137
- Record of Survey No. 11427 recorded under Instrument No. 2018-056847
- Record of Survey No. 12678 recorded under Instrument No. 2021-002207
- Warranty Deed Inst. No. 2021-031997
- Well Agreement Inst. No. 2021-050380
- Pipeline Easement Inst. No. 292525 (circa 1949)
- Pipeline Easement Inst. No. 292526 (circa 1949)
- Correction Warranty Deed Inst. No. 8120313
- Correction Warranty Deed Inst. No. 8120314
- 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, R6 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. 614-34-2-0-0-00-000

RECORD OF SURVEY FOR:

Dustin Crandall



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106

SHEET NO.	JOB NO.	DWG NO.	SCALE	DRAWN BY	DATE	REV.
1 OF 1	0322	0322.LLA	1" = 60'	KLT	5/19/2022	△

S 1/4 Corner
LS 972
CPF 8761863
CPF 8401961
CPF 8131976

S 89°04'52" E 2617.73'
BASIS OF BEARINGS



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 • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

November 25, 2024

TIM MC COOL
5455 AVENIDA DEL TREN
YORBA LINDA CA 92887-4902

Re: Change in Ownership for Water Right No: 63-33860

Dear Water Right Holder:

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

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 208-605-4631.

Sincerely,

Susy Hobson
Technical Records Specialist 1

Enclosure

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/25/2024

Water Right 63-33860

Owner Type **Name and Address**
Current Owner TIM MC COOL
5455 AVENIDA DEL TREN
YORBA LINDA, CA 92887-4902
(717) 315-4189

Original Owner J C MC PHERSON
EAGLE, ID 83616

Original Owner LINDA MC PHERSON
EAGLE, ID 83616

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

POU Total Acres: 6.0

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.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/25/2024

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.

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



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 • Web: idwr.idaho.gov

Governor Brad Little

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5455 AVENIDA DEL TREN
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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 208-605-4631.

Sincerely,

Susy Hobson
Technical Records Specialist 1

Enclosure

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/25/2024

Water Right 63-33860

Owner Type **Name and Address**
Current Owner TIM MC COOL
5455 AVENIDA DEL TREN
YORBA LINDA, CA 92887-4902
(717) 315-4189

Original Owner J C MC PHERSON
EAGLE, ID 83616

Original Owner LINDA MC PHERSON
EAGLE, ID 83616

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

POU Total Acres: 6.0

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IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

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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

NOV 21 2024

WATER RESOURCES
WESTERN REGION**Hobson, Susy**

From: Palla Garringer <PGarringer@pioneertitleco.com>
Sent: Thursday, November 21, 2024 1:32 PM
To: Hobson, Susy
Subject: FW: FW: 63-33860- Notice of Change in Water Right Ownership
Attachments: RECORDED WD.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.

From: Palla Garringer <pgarringer@pioneertitleco.com>
Sent: Friday, October 11, 2024 2:33 PM
To: susy.hobson@idwr.idaho.com
Cc: tim.mccool@cobrausa.com
Subject: FW: FW: 63-33860- Notice of Change in Water Right Ownership

Susy

In regards to, the below email sent to Mr. McCool I'm attaching a copy of the recorded Warranty Deed with the legal description attached.

Tim McCool's mailing address is 5455 Avenida Del Tren, Yorba Linda, CA 92887, this address is also reflected on the recorded Warranty Deed attached.

If you have further questions, please let me know as I was the Closing Officer who handled the closing of the transaction and provided the documentation to IDWR.

Thank you

*Receipt of
address approved by
Scott Storms*

Be Safe – Stay Healthy – Be Happy

Palla Garringer

Mobile Escrow Officer

Pioneer Title Co.

Direct: (208) 898-3970 • Mobile: (208) 365-8234

Fax: (208) 955-3333

Email: pgarringer@pioneertitleco.com

1872 S. Eagle Rd., Meridian, ID 83642

2020 S. Johns, Emmett, ID 83617

www.pioneertitleco.com



[Open an Order](#)

[Request Customer Service](#)

[iProfile](#)

[Netsheet](#)



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Governor Brad Little

Director Mathew Weaver

November 14, 2024

TIM MC COOL
5455 AVENIDA DEL TREN
YORBA LINDA CA 92887- 4902

RE: Water Right Change in Ownership for WR: 63-33860

Dear Mr. McCool:

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.

Your Notice and attachments are being returned to you for amendment. Please complete the mailing address on the application and return to the Department with the additional information below.

Please enclose attachment A mentioned in the warranty deed you supplied with your original application.

Because the Department cannot process the Notice without a completed Notice and 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 request a refund from the State Office to be sent to the payor, Pioneer Title Co, Gem County.

This is our second attempt at reaching you. On Monday, September 23, 2024 we sent you an email requesting the above information.

If you have any questions regarding this matter, please contact the Department, (208) 344-2190.

Sincerely,

Susy Hobson
Technical Records Specialist 1

Enclosure(s)

Hobson, Susan

From: Hobson, Susan
Sent: Monday, September 23, 2024 3:56 PM
To: tim.mccool@cobrausa.com
Subject: 63-33860- Notice of Change in Water Right Ownership

Hi Tim,

We received your Notice of Change in Water Rights Ownership. There are a few items that need to be cleaned up in order to process your Notice.

Provide a mailing address for your record.

Provide the legal description, Exhibit A, referenced in the Warranty Deed. The Depart of Water Resources requires the full Warranty Deed which includes the attachment.

Best Regards,

Susy



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