

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 29 2023

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. DE ✓

| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 63-32619              | 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"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: St. Lukes Regional Medical Center LTD  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Falcon Realty, LLC  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 607 Boise ID 83701  
Mailing address City State Zip  
208-275-8630 mefalconbuilding@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: 11/17/2023
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.

8. Signature: [Signature] 11/29/2023  
Signature of new owner/claimant Title, if applicable Date

Print name

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

Print name

### For IDWR Office Use Only:

Received by RS Date 11-29-23 Receipt No. C117424 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 \_\_\_\_\_ Processed by [Signature] Date 12-5-23



*When recorded return to:*

Falcon Realty LLC  
PO Box 607  
Boise, Idaho 83701  
23484356

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**SPECIAL WARRANTY DEED**

FOR VALUE RECEIVED, St. Luke's Regional Medical Center, Ltd, an Idaho non-profit corporation ("Grantor"), does hereby bargain, sell, and convey unto Falcon Realty LLC, an Idaho limited liability company ("Grantee") whose address is PO Box 607, Boise, Idaho 83701, all of Grantor's right, title, and interest in and to the real property located in Ada County, Idaho, more specifically described on Schedule I attached hereto and incorporated herein ("Property").

TOGETHER WITH all of Grantor's right, title and interest in and to all streets, alleys and rights of way adjacent thereto, all subsurface rights, mineral rights, water and water rights, ditch rights and water stock, appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the Property, as well in law as in equity.

TO HAVE AND TO HOLD the Property with its appurtenances unto Grantee, its successors and assigns, forever.

AND Grantor for itself, its successors, heirs, and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Property in fee simple and that the Property is free from all liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, except (a) matters of record, (b) real property taxes and assessments for the current year that are not yet due and payable, and (c) any matters arising from the acts or omissions of Grantee or Grantee's agents. Grantor hereby covenants to and with Grantee and its successors, heirs, and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, but none other.

*[Remainder of page intentionally left blank; signature page follows.]*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of November 15, 2023.

**GRANTOR:**

St. Luke's Regional Medical Center, Ltd., an Idaho non-profit corporation

By: St. Luke's Health System, Ltd., an Idaho non-profit corporation, Its Sole Member

By:   
Kate Fowler  
Senior Vice President & Chief Financial Officer

State of Idaho     )

) ss:

County of Ada         )

On this 15<sup>th</sup> day of November, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Kate Fowler, known or identified to me to be the person whose name is subscribed to the within instrument, as Senior Vice President & Chief Financial Officer of St. Luke's Health System, Ltd said corporation known to me to be the Sole Member of St. Luke's Regional Medical Center Ltd, said company that executed the within instrument and acknowledged to me that she executed the same.

  
Notary Public  
Commission Expires 7/3/29



## **SCHEDULE I**

### **Legal Description of Property**

A portion of Lots 31, 32, and 39, Broadway Park Subdivision in the Northwest quarter of the Northwest quarter of Section 14, Township 3 North, Range 2 East, Boise Meridian, according to the plat thereof, filed in Book 7, Page 318 of the records of Ada County, Idaho.

Commencing at a chiseled "X" in concrete curb being the Northwest corner of Lot 31 of Broadway Park Subdivision, in accordance with Record of Survey No. 1510, Instrument No. 8954985; thence

South 32°48'21" West 183.53 feet along the East line of Ferguson Street to a chiseled "X" and drill hole in concrete curb and being the Point of Beginning; thence

South 57°09'19" East, 280.78 feet to a found chiseled "X" and drill hole; thence

South 32°47'01" West, 126.82 feet to a found 1/2 inch rebar; thence

North 57°27'03" West, 30.32 feet to a found 1/2 inch rebar; thence

South 32°29'31" West, 137.44 feet to a found 1/2 inch rebar; thence

North 41°12'58" West, 261.39 feet to a found iron pin; thence

North 32°48'21" East, 192.63 feet to a chiseled "X" and drill hole and the Point of Beginning.



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

December 05, 2023

FALCON REALTY LLC  
PO BOX 607  
BOISE ID 83701-0607

Re: Change in Ownership for Water Right No(s): 63-32619

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) 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) 287-4942.

Sincerely,

Jean Hersley  
Technical Records Specialist 2

Enclosure(s)



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

November 24, 2023

BRIAN K AND LORI M VEERKAMP FAMILY TRUST  
1707 KAREN WAY  
PLACERVILLE CA 95667-3609

RE: Change in Ownership for Water Right No(s): **75-10236**

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*

IDWR cannot process this change without documentation of ownership. The documentation may be in the form of a deed, court decree or other conveyance document. If you are submitting a quitclaim deed and the grantor's name does not match the water right holder of record, you will need to provide a chain of title that goes back to the water right holder/claimant of record. You may obtain this information from the assessor's office in the county where the property is located. Items that are not conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.

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)287-4921.

Sincerely,

Debra Mansfield  
Technical Records Specialist 1

Enclosure(s)