

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 05 2024

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?
63-35123	Yes ☒	Yes ☒		Yes ☐	Yes ☐
SPLIT INTO	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-35582	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: William and Keriell Humphries
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Steve and Kayleen Baker
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

Mailing address 2154 E Hyper Dr.City Meridian State ID Zip 83642Telephone 541-212-9047Email Kayleen.baker@idwr.com

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: 3/15/2024
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.

SUPPORT DATA

IN FILE # 63-35123

8. Signature: Steve Baker Title, if applicable _____ Date 6/3/2024
Signature of new owner/claimant
- Steve Baker
Print name
- Signature: Kayleen Baker Title, if applicable _____ Date 6/3/2024
Signature of new owner/claimant
- Kayleen Baker
Print name

Received by KM Date 6.5.24 For IDWR Office Use Only: Receipt No. C118424 Receipt Amt. \$100-

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 Steve Baker Approved by _____ Processed by DM Date 6-11-24



File Number: V2412315

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

Warranty Deed

For value received,

William Humphries and Koriel Stark-Humphries, husband and wife

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

Steven Lane Baker and Kayleen Baker, husband and wife

whose current address is 2156 E. Hyper Drive, Meridian, ID 83642

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

See Attached Exhibit A

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: March 15, 2024

William Humphries
William Humphries

Koriel Stark-Humphries
Koriel Stark-Humphries

State of Idaho,
County of Ada, ss:

This record was signed or acknowledged before me on this 15th day of March 2024, by
William Humphries and Koriel Stark-Humphries.

Justin Robertson
Notary Public
Residing In: Meridian, ID
My Commission Expires: 10/28/29
(seal)

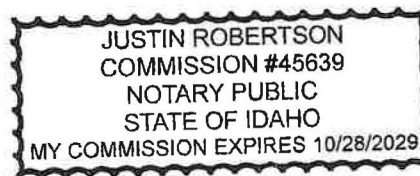


Exhibit A

Legal Description of the Premises

Lot 2 in Block 1 of Idahome Estates Subdivision, according to the official plat thereof, filed in Book 126 of Plats at Page(s) 20294 through 20296, records of Ada County, Idaho.

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries, and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Scale: 1" = 120'

Plat Showing Idahome Estates Subdivision

Located in the Southeast 1/4 of the Northwest 1/4 of Section 9,
Township 2 North, Range 1 East, Boise Meridian,
Ada County, Idaho.
2023

Legend

- Found 1/2" Iron Pin, as Noted
 - ⊙ Found 5/8" No Cap, Reset Plastic Cap "SG PLS 11779", unless otherwise noted.
 - Found 5/8" Iron Pin, as Noted
 - ⊙ Found Brass Cap Monument
 - ⊙ Found Aluminum Cap Monument
 - Set 1/2" x 24" Iron Pin with Plastic Cap, "SG PLS 11779"
 - Set 5/8" x 24" Iron Pin with Plastic Cap, "SG PLS 11779"
 - △ Calculated Point, Nothing Found or Set
 - ① Lot Number
 - W.C. Witness Corner
- Subdivision Boundary Line
 - Lot Line
 - Section Line
 - Centerline
 - Easement Line (Note 5)
 - Easement Line, as Noted
 - Private Road & Utility Easement Line (Note 7)
 - Tie Line
 - Easement Dimensions

Notes

- Any re-subdivision of this plot shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
- Lots shall not be reduced in size without prior approval from the Health Authority. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction releases.
- The lots in this subdivision are to be served by individual wells and septic systems.
- In compliance with Idaho Code Section 31-3805 (1)(b), irrigation water will be provided by the owner through a pressurized and/or gravity irrigation system, to be owned and maintained by the Idahome Estates Owners Association, Inc. All lots within this subdivision will be entitled to irrigation water rights and will be obligated for assessments from the New York Irrigation District.
- A utility and property drainage easement is hereby reserved as delineated and referenced on this plot.
- See the Declaration of Irrigation Pump Sharing and Easement Agreement. See instrument No. 2023-023398.
- See the Private Road and Utility Easement and Maintenance Agreement. See instrument No. 2023-010780.
- Roscoe Canal easement per Boise Project Board of Control Letter dated April 25, 2022.
- Fair Lateral easement per Boise Project Board of Control Letter dated April 26, 2022.
- This property is subject to an existing Idaho Power Company power line easement—See instrument No. 731078.
- Minimum building setback lines shall be in accordance with the zoning ordinance at the time of issuance of any building permit. All lot, parcel and tract sizes shall meet dimensional standards established in the zoning ordinance.
- This development recognizes Idaho Code Section 22-4503, Right to Farm Act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of any agricultural operation, agricultural facility or expansion thereof."
- All lots in this subdivision are subject to the Covenants, Conditions, and Restrictions to be recorded in conjunction with this plat.

Reference Documents:

Deeds: 2021-129378 & 2021-129380
ROS No.: 2732 & 12924

Surveyors Narrative:

The purpose of this survey is to subdivide the boundary of the parcels conveyed in Warranty Deeds recorded as instrument No. 2021-129378 and instrument No. 2021-129380, records of Ada County, Idaho, at the request of the owner. The property is a portion of the parcels depicted on Record of Survey No. 2732 recorded as instrument No. 94003159 and Record of Survey No. 12924 recorded as instrument No. 2021-080519, records of Ada County, Idaho. The monuments found and shown per said Record of Survey are in substantial agreement and were held as controlling corners of this subdivision.

The Basis of Bearings used for this survey is taken to be North 00°25'41" East between found monuments at the North 1/4 corner and the Center 1/4 corner of Section 9, T.2N, R.1E, S.4E, and as shown on said Record of Survey No. 12924.



Book Page

ISG
IDAHO
SURVEY
GROUP, LLC

8955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 944-9570
WWW.IDAHOSURVEY.COM

Job No. 21-436
Sheet 1 of 3



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 • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 11, 2024

STEVEN LANE BAKER
KAYLEEN BAKER
2156 E HYPER DR
MERIDIAN ID 83642-9234

Re: Change in Water Right Ownership: 63-35123 (Split into 63-35123 and **63-35582**)

Dear Water Right Holder(s):

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

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

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

*Please note, water right **63-35123** was leased to the Water Supply Bank (bank) in **2024**. In accordance with the bank lease acceptance, the lessor/current right holder (right holder) may not use the right(s) while it is in the bank, even if the right(s) is not rented from the bank. Because water right **63-35582** was split from **63-35123** it is considered a part of the lease agreement already in place. The right(s) will remain in the bank until **December 31, 2024**, unless released earlier by the Water Resource Board or upon request by the right holder. To reduce the term of the lease, the right holder must submit a written request to the department. The department will verify if the right is rented or available for release and notify the right holder of the release date.*

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)287-4800.

Sincerely,



Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

c: PATRICIA A LEWIS
WILLIAM HUMPHRIES
KORIEL STARK HUMPHRIES