

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

\$25

RECEIVED

MAR 18 2024

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

WATER RESOURCES
WESTERN REGION

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?
✓ 65-982	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: Hasbrouck's (who purchased from Charters Family Trust; who received from Charters)

Name of current water right holder/claimant

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

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or1840 N Lakes PlMeridianID83646

Mailing address

City

State

Zip

208-884-2002charlieh@hoffc.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: 2/1/24
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: CU HIA Representative 3/12/24
- Signature of new owner/claimant Title, if applicable Date
- Charlie Hoff
- Print name

Signature: _____ Title, if applicable _____ Date _____

Signature of new owner/claimant

Print name

For IDWR Office Use Only:

Received by CC Date 3-18-24 Receipt No. W051823 Receipt Amt. \$25.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing

Name on W-9 _____ Approved by _____ Processed by DM Date 6-13-24

W-9 received? Yes ☐ No ☐



PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

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

File No. 837358 CB/JO

Instrument # 348341

EMMETT, GEM, IDAHO
2024-02-01 11:21:22 AM No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY OF GEM C
SHELLY TILTON Fee: \$15.00
Ex-Officio Recorder Deputy SWright
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received Blake A. Hasbrouck and Debra S. Hasbrouck, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

HLB, LLC., an Idaho limited liability company
hereinafter referred to as Grantee, whose current address is 1840 N. Lakes Place Meridian, ID 83646
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: January 25, 2024

Blake A. Hasbrouck
Blake A. Hasbrouck

Debra S. Hasbrouck
Debra S. Hasbrouck

State of Idaho, County of Ada

CB
February 1, 2024
am This record was acknowledged before me on January, 2024 by Blake A. Hasbrouck and Debra S. Hasbrouck

Camille A. Baldwin
Signature of notary public
Commission Expires: 7-21-2027

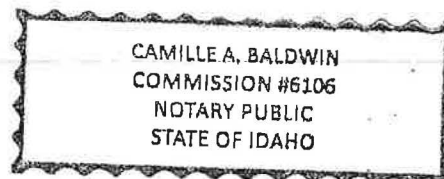


EXHIBIT A

Government Lot 1 in Section 33, Township 7 North, Range 1 West, Boise-Meridian, Gem County, Idaho.

Together with and subject to access easements for ingress and egress described as follows:

A 16 foot wide ingress/egress easement being 8.00 feet left and 8.00 feet right of the following described center line, and located in the W 1/2 of Government Lot 2 in Section 4, Township 6 North, Range 1 West, Boise-Meridian, Gem County Idaho, more particularly described as follows:

Commencing at Southwest corner of said Government Lot 2, from which a 1/2" rebar PLS 14221 witness corner bears North 1°37'54" East, 35.00 feet;
Thence North 1°37'54" East coincident with the West line of said Government Lot 2, a distance of 43.00 feet to the Point of Beginning;
Thence South 89°34'11" East, 660.40 feet to the East line of the W 1/2 of said Government Lot 2, and the Point of Beginning.

An existing ingress/egress easement located in the E 1/2 of Government Lot 2, in Section 4, Township 6 North, Range 1 West, Boise-Meridian, Gem County, Idaho, more particularly described as follows:

Beginning at a found 5/8" rebar/cap PLS 7729 marking the Southeast corner of said Government Lot 2;
Thence North 33°01'28" West, 38.30 feet;
Thence South 88°10'59" West, 59.96 feet;
Thence South 89°37'44" West, 43.18 feet;
Thence North 88°11'36" West, 81.05 feet;
Thence North 86°56'40" West, 83.89 feet;
Thence North 87°49'21" West, 118.41 feet;
Thence North 88°29'39" West, 113.61 feet;
Thence South 88°09'19" West, 138.88 feet to a found 1/2" rebar/cap PLS 14221 on the West line of the E 1/2 of said Government Lot 2;
Thence North 1°34'04" East, coincident with said West line of the E 1/2 of Government Lot 2, a distance of 16.46 feet;
Thence North 88°28'17" East, 66.68 feet;
Thence North 89°40'17" East, 61.55 feet;
Thence North 89°57'49" East, 41.84 feet;
Thence South 88°06'41" East, 81.26 feet;
Thence South 87°24'13" East, 85.88 feet;
Thence South 86°49'54" East, 56.14 feet;
Thence South 88°00'29" East, 80.70 feet;
Thence South 89°42'10" East, 103.06 feet;
Thence North 80°33'32" East 64.85 feet;
Thence North 87°31'01" East, 19.75 feet to the East line of said Government Lot 2;
Thence South 1°30'20" West, coincident with said East line of Government Lot 2, a distance of 57.08 feet to the Point of Beginning.

Instrument # 289325

EMMETT, GEM, IDAHO

2012-11-15 03:55:12 PM No. of Pages: 3

Recorded for: STEWART TITLE - EMERALD OFFICE

SHELLY TILTON Fee: \$16.00

Ex-Officio Recorder Deputy EPitcairn

Index To: WARRANTY DEED

Electronically Recorded by Simplifile

388
stewart title

01096-1929 PP

WARRANTY DEED

For Value Received **Gail A. Byers, trustee for Charters Family Trust and Holly Hoff, trustee for Charters Family Trust**, the Grantor, hereby grants bargains, sells, conveys and warrants unto **Blake A. Hasbrouck and Debra S. Hasbrouck, husband and wife**, the Grantee, whose current address is 49 Rancho Del Sol, Camino, CA 95709, the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Parcel Number: RP00445700

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record and assessments, if any.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said Grantee and to its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises, that said premises are free from all encumbrances and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated this 13th day of November, 2012

X Gail A. Byers
Gail A. Byers, Co-Trustee

X Holly Hoff
Holly Hoff, Co-Trustee

State of Idaho

) ss.

County of LATAH

On this 13th day of November, 2012, before me the undersigned, a Notary Public, in and for said State, personally appeared Gail A. Byers, known to me, to be the Co-Trustee of the Charters Family Trust u/d July 28, 2004 Trust, and the Trustee(s) who subscribed the said Trust name to the foregoing instrument, acknowledged to me that he/she/they executed the same in said Trust name, and that said Trust executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Heidi Zumhofe
Notary Public:
Residing at: Moscow
My commission expires 2/21/2013



File Number: 01096-1929
Warranty Deed ID

Page 1 of 2

State of Idaho

) ss.

County of Ada

On this 15 day of November, 2012, before me the undersigned, a Notary Public, in and for said State, personally appeared Holly Hoff, known to me, to be the Co-Trustee of the Charters Family Trust u/ t/d July 28, 2004 Trust, and the Trustee(s) who subscribed the said Trust name to the foregoing instrument, acknowledged to me that he/she/they executed the same in said Trust name, and that said Trust executed the same.

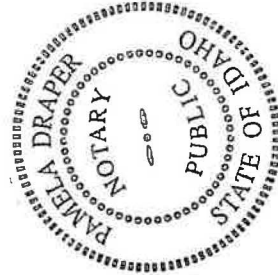
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public:

Residing at:

My commission expires

Pamela A. Draper, Id.
4/16/15



LEGAL DESCRIPTION

Parcel I:

Government Lot 1 in Section 33, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho.

Parcel II:

Government Lot 3 in Section 4, Township 6 North, Range 1 West, Boise Meridian and that portion of Government Lot 4 in Section 4, Township 6 North, Range 1 West, Boise Meridian which lies North and East of U.S.R.S. Drainage Ditch, Gem County, Idaho. Except ditch, road and canal rights of way.

Together with access easements for ingress and egress described as follows:

A 16 foot wide ingress/egress easement being 8.00 feet left and 8.00 feet right of the following described center line, and located in the W 1/2 of Government Lot 2 in Section 4, T. 6 N., R. 1 W., Gem County Idaho, more particularly described as follows;

Commencing at southwest corner of said Government Lot 2, from which a 1/2" rebar PLS 14221 witness corner bears North 1°37'54" East, 35.00 feet;
Thence North 1°37'54" East coincident with the west line of said Government Lot 2, a distance of 43.00 feet to the Point of Beginning;
Thence South 89°34'11" East, 660.40 feet to the east line of the W 1/2 of said Government lot 2, and the Point of Beginning.

An existing ingress/egress easement located in the E 1/2 of Government Lot 2, in Section 4, T. 6 N., R. 1 W., B.M., Gem County, Idaho, more particularly described as follows;

Beginning at a found 5/8" rebar/cap PLS 7729 marking the southeast corner of said Government Lot 2;
Thence North 33°01'28" West, 38.30 feet;
Thence South 88°10'59" West, 59.96 feet;
Thence South 89°37'44" West, 43.18 feet;
Thence North 88°11'36" West, 81.05 feet;
Thence North 86°56'40" West, 83.89 feet;
Thence North 87°49'21" West, 118.41 feet;
Thence North 88°29'39" West, 113.61 feet;
Thence South 88°09'19" West, 138.88 feet to a found 1/2" rebar/cap PLS 14221 on the west line of the E 1/2 of said Government Lot 2;
Thence North 1°34'04" East, coincident with said west line of the E 1/2 of Government Lot 2, a distance of 16.46 feet;
Thence North 88°28'17" East, 66.68 feet;
Thence North 89°40'17" East, 61.55 feet;
Thence North 89°57'49" East, 41.84 feet;
Thence South 88°06'41" East, 81.26 feet;
Thence South 87°24'13" East, 85.88 feet;
Thence South 86°49'54" East, 56.14 feet;
Thence South 88°00'29" East, 80.70 feet;
Thence South 89°42'10" East, 103.06 feet;
Thence North 80°33'32" East 64.85 feet;
Thence North 87°31'01" East, 19.75 feet to the east line of said Government Lot 2;
Thence South 1°30'20" West, coincident with said east line of Government Lot 2, a distance of 57.08 feet to the Point of Beginning.

INSTRU. NO. 238248
PAGES 1 OF 3

Prepared by:
YTURRI ROSE LLP
P.O. Box S
Ontario, OR 97914

RECORDER'S INFORMATION:

Instrument # 238248

EMMETT, GEM, IDAHO

2004-08-03

12:55:00 No. of Pages: 3

Recorded for : YTURRI ROSE LLP

SUSAN K. HOWARD

Fee \$9.00

Ex-Officio Recorder Deputy

Index to: DEED

Until a change is requested, all
tax statements shall be sent to:
William & Florence Charters, Trustees
1525 Jordan Lane
Emmett, ID 83617

After recording return to:
Yturri Rose LLP
P.O. Box S
Ontario, OR 97914

BARGAIN AND SALE DEED

GRANTORS, W.L. Charters and Florence A. Charters, of 1525 Jordan Lane, Emmett, County of Gem, State of Idaho, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto William L. Charters, Florence A. Charters, and Holly Hoff, Trustees of the Charters Family Trust, u/t/d July 28, 2004, whose current address is 1525 Jordan Lane, Emmett, County of Gem, State of Idaho, as GRANTEES, and to Grantees' heirs and assigns forever, all of the following described real estate located in the County of Gem, Idaho:

See Exhibit "A" Attached hereto and by this reference incorporated herein.

Grantor, for themselves, their heirs and assigns do hereby covenant, warranty and shall defend the quiet and peaceable possession of said premises by the Grantees, its heirs and assigns forever against the lawful claims of all persons.

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

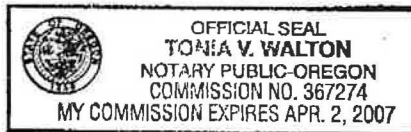
IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 28 day of July, 2004.

W.L. Charters
W.L. Charters

Florence A. Charters
Florence A. Charters

State of Oregon)
) ss.
County of Malheur)

The foregoing instrument was acknowledged before me this 28 day of July, 2004,
by W.L. Charters and Florence A. Charters.



Tonia V. Walton
Notary Public for Oregon.
My Commission expires: Apr. 2, 2007

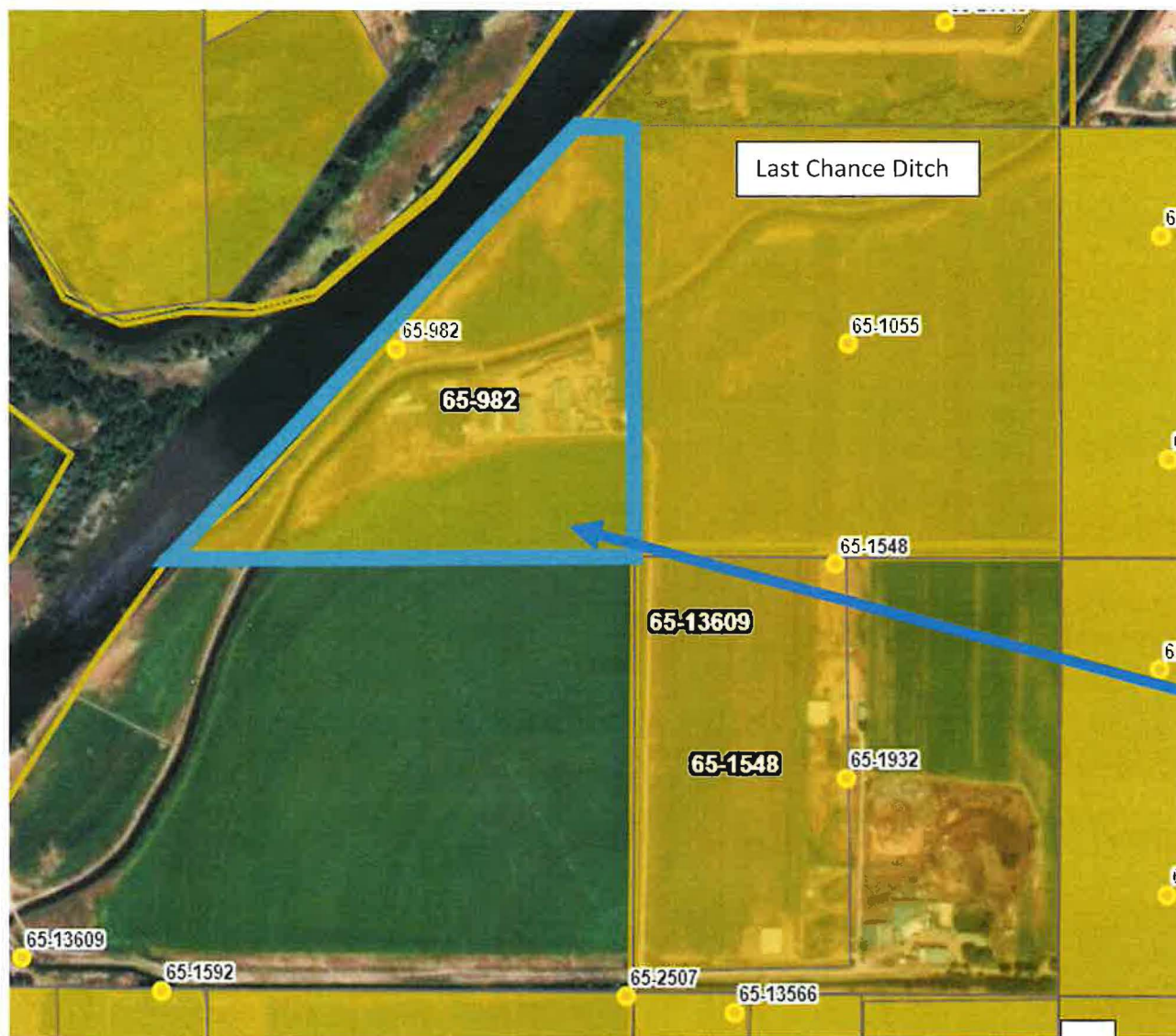
Exhibit "A"

Government Lot 1 in Section 33, Township 7 North, Range 1 West, B.M., Gem County, Idaho.

and

Government Lot 3, in Section 4, Township 6 North, Range 1 West, B.M., and that portion of Government Lot 4, in Section 4, Township 6 North, Range 1 West, B.M., which lies North and East of U.S.R.S. Drainage Ditch, Gem County, Idaho. EXCEPT ditch, road and canal rights of way.

and one-half interest in the South 35 feet of the East $\frac{1}{2}$ of Government Lot 2, Section 4, Township 6 North, Range 1 West, B.M. Gem County, Idaho.



Last Chance Ditch

65-982

65-982

65-1055

65-1548

65-13609

65-1548

65-1932

65-13609

65-1592

65-2507

65-13566

65-982 place of use

Jordan Ln

IDAHO DEPARTMENT OF WATER RESOURCES

WATER RIGHT REPORT

3/12/2024
IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report
WATER RIGHT NO. 65-982

Owner Type	Name and Address
Current Owner	FLORENCE A CHARTERS
Current Owner	W L CHARTERS
	1525 JORDAN LN
	EMMETT, ID 83617

Priority Date: 03/01/1937
Basis: Decreed
Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
STOCKWATER	1/01	12/31	0.02 CFS	7.9 AFA
DOMESTIC	1/01	12/31	0.04 CFS	1.2 AFA
Total Diversion			0.04 CFS	8.1 AFA

Location of Point(s) of Diversion:

GROUND WATER|SESW Lt 1|Sec. 33|Township 07N|Range 01W|GEM County

Place(s) of use:

Place of Use Legal Description: STOCKWATER GEM County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
07N	01W	33	1	SESW										

Place of Use Legal Description: DOMESTIC GEM County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
07N	01W	33	1	SESW										

Conditions of Approval:

1.

N13

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2.

N11

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3.

PARCEL NO. 4457.00 2

Dates:

Licensed Date:

Decreed Date: 08/21/1998

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: OR

Water District Number: EXC

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False



IDAHO DEPARTMENT OF
WATER RESOURCES

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 14, 2024

HLB LLC
1840 N LAKES PL
MERIDIAN ID 83646-1921

Re: Change in Ownership for Water Right No(s): **65-982**

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)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/13/2024

Water Right 65-982

Owner Type **Name and Address**
Current Owner HLB LLC
 1840 N LAKES PL
 MERIDIAN, ID 83646-1921
 (208) 884-2002

Previous Owner FLORENCE A CHARTERS
 1525 JORDAN LN
 EMMETT, ID 83617

Previous Owner W L CHARTERS
 1525 JORDAN LN
 EMMETT, ID 83617

Priority Date: 3/1/1937

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>
STOCKWATER	1/01	12/31	0.020 CFS	7.9 AF
DOMESTIC	1/01	12/31	0.040 CFS	1.2 AF
	<u>Total Diversion</u>		0.040 CFS	8.1 AF

Source and Point(s) of Diversion:

GROUND WATER L1(SESW) Sec. 33, Twp 07N, Rge 01W, GEM County

Place Of Use:

DOMESTIC within GEM 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	
07N	01W	33												X L1					

STOCKWATER within GEM 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	
07N	01W	33												X L1					

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/13/2024

Conditions of Approval:

- | | | |
|----|-----|---|
| 1. | N13 | THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY. |
| 2. | N11 | THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE. |
| 3. | | PARCEL NO. 4457.00 2 |

Dates and Other Information:

Decreed Date: 8/21/1998
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: EXC
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A