

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

\$100
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?
63-10437 ✓	Yes ☒	Yes ☐		Yes ☐	Yes ☐
SPLIT INTO	Yes ☐	Yes ☐		Yes ☐	Yes ☐
→ 63-35587	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: The Naugle's
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 ☐ or
- 1840 N Lakes Pl Meridian ID 83646
Mailing address City State Zip
- 208-884-2002 charlieh@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: 8/31/23
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.

SUPPORT DATA

IN FILE # 63-10437

8. Signature: Charlie Hoff Representative 3/12/24
Signature of new owner/claimant Title, if applicable Date
Charlie Hoff
Print name

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

Print name

Received by CC Date 3-18-24 For IDWR Office Use Only: Receipt No. W051823 Receipt Amt. \$100.00
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 DM Date 6-14-24



Pioneer Title Co.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

2023-028498

RECORDED

08/31/2023 03:50 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=4 TYOUREN

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 768878 CH/HH

WARRANTY DEED

For Value Received Linda A. Naugle Personal Representative of the Estate of Kenneth W. Naugle,
Probate Case No. CV08-06963 and Linda Ann Naugle, a single woman as to the remainder

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 Lake Place Meridian, ID 83646

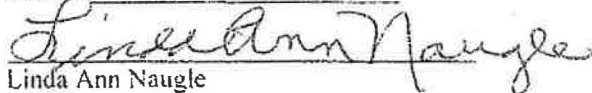
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

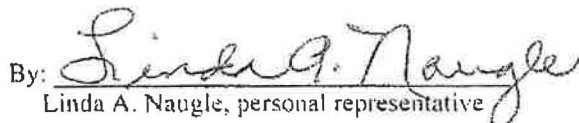
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises 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:

8/31/2023


Linda Ann Naugle

Estate of Kenneth W. Naugle

By: 
Linda A. Naugle, personal representative

CH

EXHIBIT A

PARCEL 1: Parcel 1 of Record of Survey recorded August 9, 2019 as Instrument No. 2109-036545 being a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest Corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, (W $\frac{1}{4}$ Corner, Section 26), a found 5/8 inch diameter rebar;

thence North 00°01'46" West along the West boundary of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 1217.16 feet to the TRUE POINT OF BEGINNING, a point witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 31°32'42" East a distance of 60.05 feet

thence continuing North 00°01'46" West along said West boundary a distance of 109.34 feet the Northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, a found 5/8 inch diameter rebar;

thence South 89°52'45" East along the North boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 1338.36 feet to the Northeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, witnessed by a found 5/8 inch diameter rebar bearing South 89°52'45" East a distance of 10.00 feet;

thence South 00°02'17" East along the East boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 1324.97 feet to the Southeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, a found 5/8 inch diameter rebar;

thence North 89°56'40" West along the South boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 965.13 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°01'46" West, parallel with the West boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, a distance of 870.94 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°21'59" West a distance of 161.96 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 31°32'42" West a distance of 404.57 feet to the TRUE POINT OF BEGINNING.

PARCEL 3: Parcel 3 of Record of Survey recorded August 9, 2019 as Instrument No. 2109-036545 being a portion of the Southwest Quarter of the Northwest Quarter of Section 26 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest Corner of said Southwest Quarter of the Northwest Quarter (W $\frac{1}{4}$ Corner, Section 26) a found 5/8-inch diameter rebar;

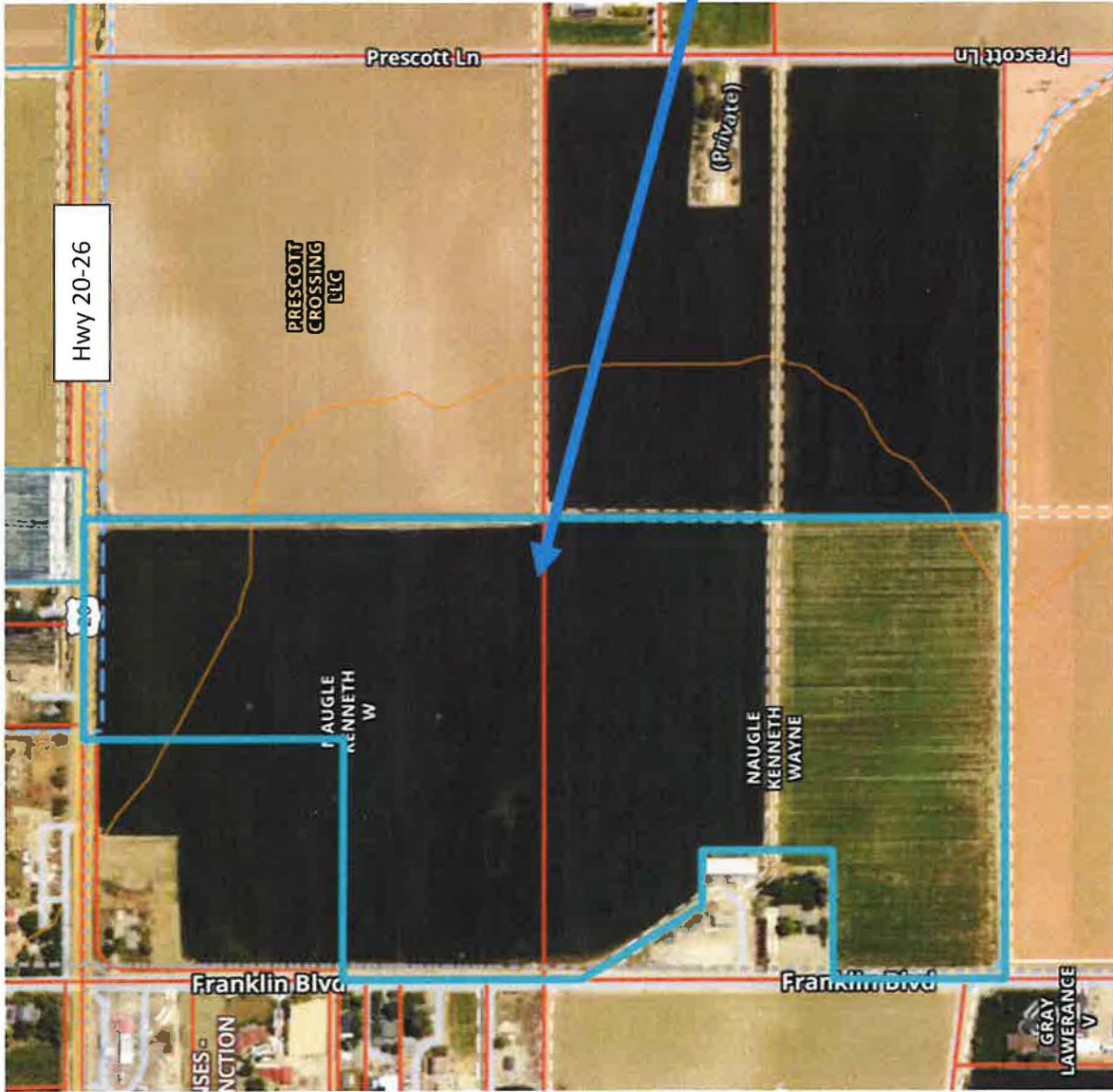
thence North 00°01'46" West along the West boundary of said Southwest Quarter of the Northwest Quarter a distance of 492.94 feet to a point witnessed by a 5/8 X 24-inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89°56'40" East a distance of 30.00 feet;

thence South 89°56'40" East, parallel with the South boundary of the Southwest Quarter of the Northwest Quarter, a distance of 373.43 feet to a 5/8 X 24-inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°01'46" East, parallel with the West boundary of the Southwest Quarter of the Northwest Quarter, a distance of 492.94 feet to a point on the South boundary of the Southwest Quarter of the Northwest Quarter, a 5/8 X 24-inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°56'40" West along said South boundary a distance of 373.43 feet to the POINT OF BEGINNING.

PARCEL 3A: TOGETHER WITH AND SUBJECT TO A 30 x 30 foot Joint Access Easement and RESERVING unto the grantor for the benefit of Parcel 2 as shown on Record of Survey recorded August 9, 2019 as Instrument No. 2109-036545, records of Canyon County, Idaho, more particularly described as follows:



63-10437 place of use
property that was
transferred to HLB LLC
(approx. 66.55 acres)

IDAHO DEPARTMENT OF WATER RESOURCES

WATER RIGHT REPORT

3/12/2024
IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report
WATER RIGHT NO. 63-10437

Owner Type	Name and Address
Current Owner	WAYNE NAUGLE RT 2 7027 HWY 20 NAMPA, ID 83651 2084669075

Priority Date: 04/22/1987
Basis: Decreed
Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	3/15	11/15	0.73 CFS	288 AFA
Total Diversion			0.73 CFS	288 AFA

Location of Point(s) of Diversion:

GROUND WATER	NENE	Sec. 26	Township 04N	Range 02W	CANYON County
GROUND WATER	NWNE	Sec. 26	Township 04N	Range 02W	CANYON County

Place(s) of use:
Place of Use Legal Description: IRRIGATION CANYON County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
04N	02W	26		SWNE 14										
				NWNW 34			SWNW 16							

Total Acres: 64
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. E62

This right when combined with Right No. 63-2614 shall provide no more than .02 cfs per acre.
4.

Use of this right is combined with water from Pioneer Irrigation District.
5. C05

Right includes accomplished change in place of use pursuant to Section 42-1425, Idaho Code.

Dates:



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 17, 2024

HLB LLC
1840 N LAKES PL
MERIDIAN ID 83646-1921

Re: Change in Water Right Ownership: 63-10437 (Split into 63-10437 and **63-35587**),

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.

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)

c: WAYNE NAUGLE