

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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RECEIVED

APR 02 2025

WATER RESOURCES
WESTERN REGION

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?
63-7534	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-10596	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Robert W Steele
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Willow Creek Crossing, LLC
New owner(s) as listed on the conveyance document

PO Box 95

Mailing address

208-866-1100

Telephone

Meridian

City

markcjd@gmail.com

Email

Name connector ☐ and ☐ or

ID

State

83680

Zip

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: February 28, 2025
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] MANAGER 3.28.25
Signature of new owner/claimant Title, if applicable Date
Mark C Canfield
Print name

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

For IDWR Office Use Only:

Received by CC Date 4-2-25 Receipt No. W052453/W052454 Receipt Amt. 25.00/25.00

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 SA Processed by SA Date 4/07/2025



- ☐ Taxlot
- ☐ County Boundary

3/4/2025

Notes



1,504.7 0 752.33 1,504.7 Feet

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COPY

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=2 CHE FOWLER
FIRST AMERICAN TITLE AND ESCROW COMPANY

2025-018785
03/28/2025 11:43 AM
\$15.00



AFTER RECORDING MAIL TO:

Willow Creek Crossing, LLC
PO Box 95
Meridian, ID 83680

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

WARRANTY DEED

File No.: 4125-4245730 (TD)

Date: **March 28, 2025**

For Value Received, **Robert Steele, a single man**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Willow Creek Crossing, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 95, Meridian, ID 83680**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

The Northeast Quarter of the Northeast Quarter of Section 17, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho.

APN: **S0317110010**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: S0317110010

Warranty Deed
- continued

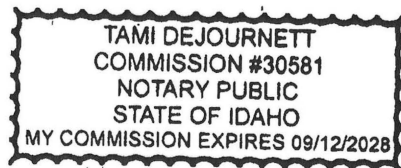
File No.: 4125-4245730 (TD)
Date: 03/10/2025

Robert Steele
Robert Steele

STATE OF Idaho)
COUNTY OF Ada)
ss.

This record was acknowledged before me on March 25, 2025 by Robert Steele.

Tami DeJournett
Signature of Notary Public
My Commission Expires: 9-12-2028



Water Right Report : 63-7534(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	STEELE, MARLA K	5575 ROUNDUP	BOISE	ID	83709
Current Owner	STEELE, ROBERT W	5575 ROUNDUP	BOISE	ID	83709
Original Owner	KEZAR, BERTHA E	17482	FONTANA	CA	92335

Water Right Status

Priority Date : 12/21/1971
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	05N	01W	17	0				NE NE ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
DOMESTIC	1/01	12/31	0.02 CFS	1.20 AFA
TOTAL			0.02 CFS	1.20 AFA

Places of Use

[Printable View](#)
[Paged View](#)

Place of Use Legal Description : DOMESTIC (ADA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
05N	01W	17				NE NE	

Conditions

Code Conditions

- 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.
- N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
- N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
- STOCKWATER, 13 RANGE CATTLE PARCEL NO. RP S0317110010

Dates

Licensed Date :
Decreed Date : 12/29/1999
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date:
Protest Deadline Date:

Other Information

State or Federal : S
Water District Number : TBD
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Combined Acre Limit :
Combined Volume Limit:
Combined Rate Limit: 0.04
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :

Water Right Report : 63-10596(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	STEELE, ROBERT W	10805 CHAPARRAL RD	EAGLE	ID	83616

Water Right Status

Priority Date : 3/9/1988
Basis : License
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	05N	01W	17	0				NE NE ADA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	3/15	11/15	0.04 CFS	11.30 AFA
TOTAL			0.04 CFS	11.30 AFA

Places of Use

[Printable View](#)
[Paged View](#)

Place of Use Legal Description : IRRIGATION (ADA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
05N	01W	17					NE NE 2.5

Irrigation Totals

Total Acres Acre Limit
2.50

Conditions

Code Conditions

R32 This right when combined with all other rights shall provide no more than .02 cfs per acre nor more than 4.5 afa per acre for irrigation of the lands above.

Right 63-07534 is also diverted at the point of diversion described above. Use of this right with Right 63-07534 is limited to a total combined diversion rate of .04 cfs.

Dates

Licensed Date : 3/13/1996
Decreed Date :
Permit Proof Due Date : 6/1/1995
Permit Proof Made Date : 5/24/1993
Permit Approved Date : 5/16/1988
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date : 3/9/1988
Protest Deadline Date :

Other Information

State or Federal :
Water District Number : TBD
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Combined Acre Limit :
Combined Volume Limit:
Combined Rate Limit: 0.04
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :



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

April 7, 2025

WILLOW CREEK CROSSING, LLC
ATTN MARK CANFIELD
PO BOX 95
MERIDIAN ID 83680-0095

Re: Change in Ownership for Water Right Nos: 63-7534, 63-10596

Dear Water Right Holder:

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 208-605-4631.

Sincerely,

Susy Hobson
Technical Records Specialist 1

Enclosures