

RECEIVED

Form 42-248/42-1409(6) Rev. 6/22

APR 11 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPT. 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?
6818923 63-18923	Yes ☐	Yes ☐	NA	Yes ☐	Yes ☐
6317744 - not updated	Yes ☐	Yes ☐	NA	Yes ☐	Yes ☐
NA	Yes ☐	Yes ☐	NA	Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name:

Keith R. Cooley and Mignon Cooley

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

Sterling Homes, Inc.

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or1159 E. Iron Eagle Dr #170-5
Mailing address
2083084465

Eagle

City jz@sterlinghomes.us

ID

State

83616

Zip

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.

3/24/25

5. Date you acquired the water rights and/or claims listed above:

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:

Signed by:

IRS Form W-9

Signature of new owner/claimant
Jim Zubillaga

Print name

ceo

Title, if applicable

3/21/2025

Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

Print name

Received by

KM

Date

4.11.25

For IDWR Office Use Only:

Receipt No.

C1207K1

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

Date

4.11.25

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

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
FIRST AMERICAN TITLE INSURANCE COMPANY

2025-017700
03/24/2025 01:22 PM
\$15.00

Recording Requested By and
When Recorded Return to:

Hawley Troxell Ennis & Hawley LLP
Attn.: Amy Knight
877 Main Street, Suite 200
Boise, Idaho 83702

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

THIS WARRANTY DEED, dated 3-24, 2025, is between Sandra Nicholson, as Successor Trustee of The Swanson Family Living Trust u/a/d May 4, 2005 ("Grantor"), and Sterling Homes, Inc., an Idaho corporation ("Grantee"), whose address is 1159 East Iron Eagle Drive, #170-H, Eagle, Idaho 83616-6871.

FOR VALUE RECEIVED, Grantor has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to Grantee and Grantee's successors and assigns forever, that certain real property situated in Ada County, State of Idaho, more particularly described as:

LOT 3 OF BLOCK 1 OF RAY'S ACRES, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 30 OF PLATS AT PAGE 1870, RECORDS OF ADA COUNTY, IDAHO;

TOGETHER with all building(s), structures, and improvements thereon, if any, water and water rights thereto, if any, and the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, the remainder and remainders, and the rents, issues and profits thereof (collectively the "Premises");

Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by Grantee, Grantor covenants to Grantee and Grantee's successors and assigns that Grantee shall enjoy the quiet and peaceful possession of the above described Premises, and Grantor warrants to Grantee and Grantee's successors and assigns that Grantor is the owner of the Premises in fee simple and has the right and authority to convey the same to Grantee, and Grantor will defend the same from all lawful claims whatsoever.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned Grantor has duly executed this Warranty Deed as of the day and year herein first above written.

GRANTOR:

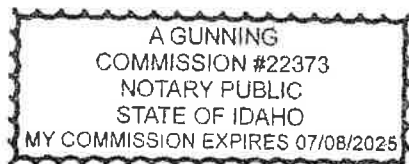
The Swanson Family Living Trust u/a/d May 4, 2005

By: Sandra J. Nicholson, Successor Trustee
Sandra Nicholson, Successor Trustee
J. 5 ml

STATE OF IDAHO)
) ss.
County of Ada)

On this 21 day of March, 2025, before me, A. Gunning, a Notary Public in and for said State, personally appeared Sandra Nicholson, known or identified to me to be the person whose name is subscribed to the within instrument as Successor Trustee of The Swanson Family Living Trust u/a/d May 4, 2005 and acknowledged to me that she executed the same as such Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]

Notary Public for Idaho
Residing at [Signature]
My commission expires _____

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 05/17/05 02:34 PM
DEPUTY Vicki Allen
RECORDED - REQUEST OF
Hawley Troxell Ennis

AMOUNT 6.00 2



Recording Requested By and
When Recorded Return to:

HAWLEY TROXELL ENNIS & HAWLEY LLP
Attn: Robert F. Thomas
P.O. Box 1617
Boise, Idaho 83701-1617

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**QUITCLAIM DEED
(INCLUDING AFTER-ACQUIRED PROPERTY)**

FOR VALUE RECEIVED, Stanley R. Swanson and June C. Swanson, husband and wife, (hereinafter collectively referred to as "**Grantor**"), does by these presents convey, remise, release and forever quitclaim unto Stanley R. Swanson and June C. Swanson, or their duly qualified successor as trustee of The Swanson Family Living Trust, u/a/d May 4, 2005, as may be amended from time to time (hereinafter "**Grantee**"), whose address is 1010 Park Lane, Eagle, Idaho 83616, all right, title and interest which Grantor now has or may hereafter acquire in the real property situated in the County of Ada, State of Idaho, more particularly described as follows:

LOT 3 IN BLOCK 1 OF RAY'S ACRES, ACCORDING TO THE
PLAT THEREOF FILED IN BOOK 30 OF PLATS AT PAGE 1870,
RECORDS OF ADA COUNTY, IDAHO.

TOGETHER WITH all right, title and interest which Grantor now has or may hereafter acquire in the rights of way, easements, tenements, hereditaments, water rights and appurtenances thereunto belonging, reversion and reversions, remainder and remainders, rents, issues and profits thereof.

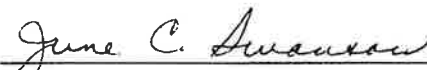
QUITCLAIM DEED - 1
Swanson/1010 Park Lane, Eagle, Idaho

06377.0001.811096.1

TO HAVE AND TO HOLD the same unto the Grantee and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, this Quitclaim Deed has been duly executed by and on behalf of Grantor this 4 day of May, 2005.

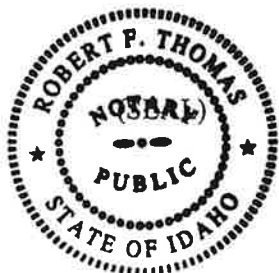

Stanley R. Swanson


June C. Swanson

STATE OF IDAHO)
) ss.
County of Ada)

On this 4th day of May, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Stanley R. Swanson and June C. Swanson, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument as grantor, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for the State of Idaho
Residing at Mendota, ID
My commission expires: 12/14/06



A Pioneer Company

PIONEER TITLE COMPANY
OF ADA COUNTY

888 North Cole Road / Boise, Idaho 83704 / Telephone (208) 377-2700

94056461

PIONEER TITLE

BOISE

1742001240

94 JUN 15 PM 11:00
JCF 3.00
HEC 7.00
J. Cooper
D. ST. L.

SQS JCS P130942 SA/SR
READ AND APPROVED (INITIALS)

WARRANTY DEED
(INDIVIDUAL)

FOR VALUE RECEIVED KEITH R. COOLEY AND MIGNON COOLEY, HUSBAND AND WIFE

Grantor s , do hereby grant, bargain, sell and convey unto STANLEY R. SWANSON AND JUNE SWANSON, HUSBAND AND WIFE

the Grantee s , whose current address is: 3809 W. FLOATING FEATHER RD., EAGLE, ID 83616
the following described real property in ADA County, State of Idaho, more particularly described as follows, to-wit:
LOT 3 IN BLOCK 1 OF RAY'S ACRES, ACCORDING TO THE PLAT THEREOF FILED IN BOOK 30 OF PLATS AT PAGE 1870, RECORDS OF ADA COUNTY, IDAHO.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s , and Grantee s heirs and assigns forever. And the said Grantor s do hereby covenant to and with the said Grantees , the Grantors 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (includes irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantors will warrant and defend the same from all lawful claims whatsoever.

Dated: June 13, 1994

Keith R. Cooley
KEITH R. COOLEY

Mignon Cooley
MIGNON COOLEY

STATE OF IDAHO , County of ADA , ss.

On this 15th day of June , in the year of 1994 , before me SHELLIE M ALLEN , a notary public, personally appeared KEITH R. COOLEY AND MIGNON COOLEY known or identified to me to be the person s whose name s are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public: Shelley M Allen
Residing at: BOISE, IDAHO
My Commission Expires: 8/31/99



First American Title

R7352150055,R7352150050,R7352150055

1010 N Park Ln

Eagle, ID 83616



Taxlot



Subject



Taxlot



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 548, 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

April 11, 2025

STERLING HOMES INC
1159 E IRON EAGLE DR STE 170-H
EAGLE ID 83616-6871

Re: Change in Ownership for Water Right No(s): 63-18923 & 63-17744 (not updated)

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.

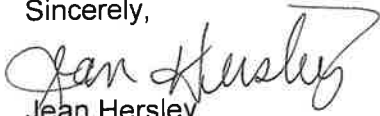
Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years 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.

Also note, the Department did not update the ownership of water right 63-17744. The place of use for this right is Lot 6, Block 1, Ray's Acres. I have enclosed a computer-generated report for your benefit.

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)