

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

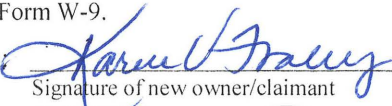
RECEIVED
DE **MAR 19 2025**
WATER RESOURCES
WESTERN REGION

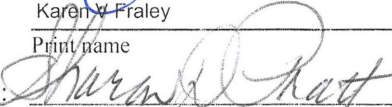
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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?
65-1138	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: Phyllis M. Houtz
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Houtz Investments, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1023 Lincoln Ave Emmett ID 83617
Mailing address City State Zip
- 208-861-7173 kfraley1@msn.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: 3/8/2002
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:  Manager, Personal Representative 2/23/2025
Signature of new owner/claimant Title, if applicable Date
Karen X Fraley
Print name

Signature:  Manager, Personal Representative 3/5/2025
Signature of new owner/claimant Title, if applicable Date
Sharon Church-Pratt
Print name

For IDWR Office Use Only:

Received by MB Date 3/19/2025 Receipt No. W052429 Receipt Amt. \$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 4/15/2025

Instrument # 221261

EMMETT, GEM, IDAHO

2002-03-08

12:57:48 No. of Pages: 2

Recorded for : PHYLLIS HOUTZ

SUSAN K. HOWARD

Fee 6.00

Ex-Officio Recorder Deputy

Index to: DEED

WHEN RECORDED, RETURN TO:

Perkins Coie LLP

251 E. Front Street, Suite 400

Boise, Idaho 83702

QUITCLAIM DEED

GRANTOR, Phyllis M. Houtz, a single woman, of 844 E. Idaho Blvd., Emmett, Gem County, Idaho 83617 does hereby REMISE, RELEASE and forever QUITCLAIM, unto Houtz Investments, LLC, an Idaho limited liability company, whose current address is, 844 E. Idaho Blvd; Emmett, Gem County, Idaho 83617, as GRANTEE and to Grantee's successors and assigns, all of Grantor's right, title and interest in and to the real property situated in Gem County, Idaho, more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging.

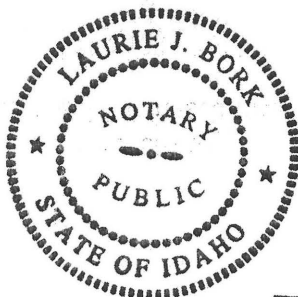
In construing this deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantor has hereunto subscribed her name to this instrument this 8 day of March, 2002.

Phyllis M. Houtz
Phyllis M. Houtz

STATE OF IDAHO)
County of Gem) ss.

On this 8th day of March, in the year of 2002, before me personally appeared Phyllis M. Houtz, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



Laurie J. Bork
Notary Public for Idaho
Residing at Emmett
My commission expires: 1/18/02

QUITCLAIM DEED

[37275-0001/SB020460.149]

INSTRU. NO 221261
PAGES 1 OF 2

2/19/02

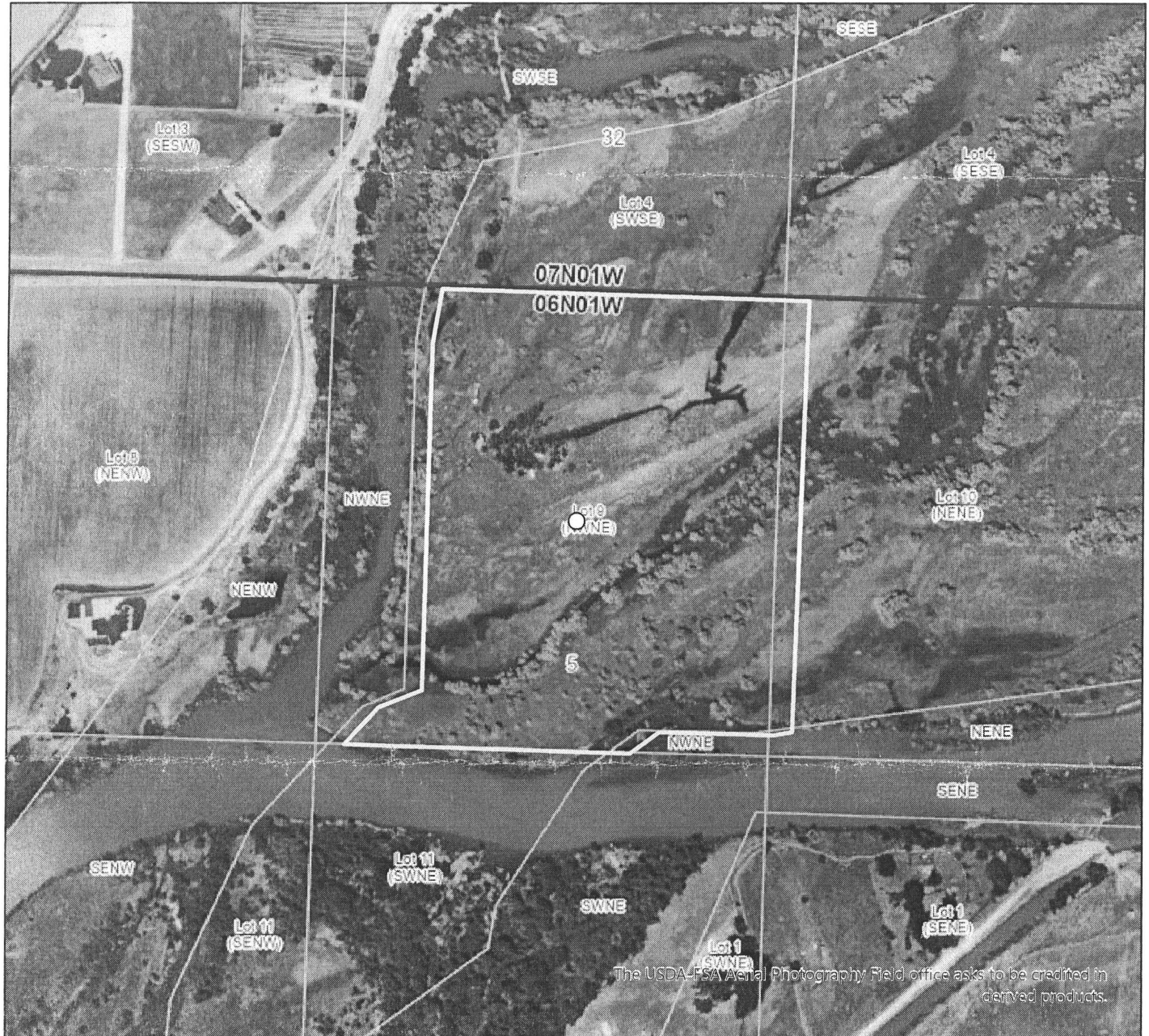
State of Idaho
Department of Water Resources

Water Right

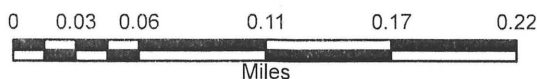
65-1138

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



The USDA-FSA Aerial Photography Field office asks to be credited in derived products.



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



Date created: 2/23/2025





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 15, 2025

HOUTZ INVESTMENTS LLC
1023 LINCOLN AVE
EMMETT ID 83617-3844

Re: Change in Ownership for Water Right No: 65-1138

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right 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.

Thank you for your assistance in correcting the record for Water Right 65-8333.

If you have any questions concerning the enclosed information, please contact me at 208-605-4631.

Sincerely,

Susy Hobson
Technical Records Specialist 1

Enclosure

c: KAREN V FRALEY
SHARON D CHURCH-PRATT

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APR 14 2025

WATER RESOURCES
WESTERN REGION

EXHIBIT A

Lot 6 of Section 4, and Lots 9 and 10 of Section 5, in Township 6 North, of Range 1 West of the Boise Meridian.

Also Lot 4 of Section 32, and Lot 9 of Section 33, in Township 7 North, Range 1 West of the Boise Meridian, and known as the Fuller Island in the Payette River.

Also a right-of-way, over and along a strip of land thirty feet in width, along the North Bank of the Payette River from ordinary highwater mark, and extending over and across Lots 1 and 2 of Section 32, and Lots 7 and 8 of Section 33, Township 7 North, Range 1 West of Boise Meridian.

Also, a right-of-way thirty feet in width, over and across said described premises and on the South half of the Northwest quarter of said Section 33, or any portion that shall be most convenient for use in connection with the above described Fuller Island and that shall not interfere with the buildings or orchard of W.L. Fuller, to connect said first mentioned right-of-way with the highway now in a northwesterly direction therefrom, so that there shall at all times be ingress and egress to and from the highway most convenient and adjacent thereto and from and to Lots 9, 10, and 11 of Section 5, and Lot 6 of Section 4, Township 6 North, Range 1 West of the Boise Meridian, and Lot 4 of Section 32, and Lot 9 of Section 33, Township 7 North, Range 1 West of the Boise Meridian, from and to the said highway.

Together with all ditch and water rights of every nature, however evidenced, belonging to said land, and 146 shares of capital stock of the Last Chance Ditch Company.

INSTRU. NO. 221261
PAGES 2 OF 2

QUITCLAIM DEED

[37275-0001/SB020460.149]

RECEIVED

APR 14 2025

**WATER RESOURCES
WESTERN REGION**

FLEMING LAW OFFICES, PLLC
KENT W. DAY – ISB No. 4273
TIMOTHY L. FLEMING – ISB No. 5692
P.O. Box 814
1312 S. Washington Avenue, Ste. E
Emmett, Idaho 83617
Telephone: (208) 365-9400
Facsimile: (208) 365-0690
timfleminglaw@gmail.com
Attorney for Personal Representative

**IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF GEM**

IN THE MATTER OF THE ESTATE OF

PHYLLIS MAY HOUTZ,
DOB: 02/15/1924
Deceased.

Case No. CV 2016-750

**VERIFIED STATEMENT
OF PERSONAL
REPRESENTATIVE
CLOSING ESTATE**

STATE OF IDAHO)
) ss.
County of GEM)

The undersigned, KAREN V. FRALEY and SHARON D. PRATT, Co-Personal Representatives of said Decedent's estate, being first duly sworn upon oath and having read this Statement, states that the facts set forth hereinafter are accurate and complete to the best of their knowledge and belief:

1. The undersigned has published a Notice to Creditors announcing their appointment as Co-Personal Representatives of the Decedent, and stating that any claims against the estate must be filed within the statutory period or be barred. Such notice was given for the time and in the manner required by law, and the first publication of such notice occurred more than six (6) months prior to the date of this Statement, and the time limitation for presentation of creditor's claims has expired.

VERIFIED STATEMENT OF PERSONAL REPRESENTATIVE CLOSING ESTATE
PURSUANT TO IDAHO CODE §15-3-1003 -1

2. The undersigned have fully administered the estate of the Decedent by making payment, settlement or other disposition of all claims which were presented, expenses of administration, estate, inheritance and other death taxes, and the assets of the estate have been distributed to the persons entitled to receive said assets and in the amount and manner to which they were entitled;

3. The undersigned have sent a copy of this Verified Statement to all distributees of the estate and the undersigned are not aware of any creditors or other claimants whose claims are neither paid nor barred;

4. Any accounting required under Idaho Code Section 15-3-1003 has been waived by all of the distributees, as evidenced by the written Consents of the distributees and beneficiaries filed herein;

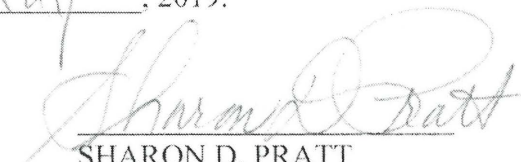
5. There is no Order of the Court prohibiting the closing of the estate and the estate is not being administered by a supervised personal representative; and

6. The distributees have consented to the closing of the estate by the filing of this Statement as evidenced by the written Consents submitted herewith;

The Statement is filed for the purpose of closing this estate and terminating the appointment of the undersigned as Co-Personal Representative.

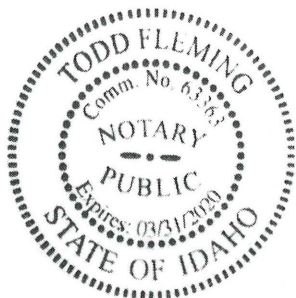
DATED this 23rd day of May, 2019.

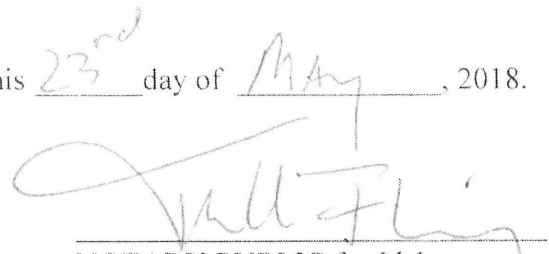

KAREN V. FRALEY
Co-Personal Representative


SHARON D. PRATT
Co-Personal Representative

SUBSCRIBED AND SWORN to before me this 23rd day of May, 2018.

(SEAL)




NOTARY PUBLIC for Idaho
Residing at Emmett
My commission expires: 3-31-20



0005951197

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

RECEIVED**APR 14 2025****WATER RESOURCES
WESTERN REGION***For Office Use Only***-FILED-**

File #: 0005951197

Date Filed: 10/27/2024 7:51:30 AM

Entity Name and Mailing Address:

Entity Name:

HOUTZ INVESTMENTS, LLC

The file number of this entity on the records of the Idaho
Secretary of State is:

0000065071

Address

KAREN V FRALEY
1023 LINCOLN AVE
EMMETT, ID 83617-3844

Entity Details:

Entity Status

Active-Existing

This entity is organized under the laws of:

IDAHO

If applicable, the old file number of this entity on the records of
the Idaho Secretary of State was:

W17054

The registered agent on record is:

Registered Agent

DAVID P MCANANEY
Registered Agent

Physical Address

1101 RIVER STREET STE 100
BOISE, ID 83702

Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
Karen V Fraley	Member	1023 LINCOLN AVENUE EMMETT, ID 83617
Suzan Houtz Belzer	Member	4080 LADYBUG LN BOISE, ID 83704
Sharon D Church Pratt	Member	10900 LIBERTY RD SWEET, ID 83670
Gary L Houtz	Member	950 S PROSPECT WAY EMMETT, ID 83617

The annual report must be signed by an authorized signer of the entity.

Job Title: Member

Karen V Fraley

Sign Here

10/27/2024

Date

B0957-2322 10/27/2024 7:51 AM Received by Office of the Idaho Secretary of State



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

March 20, 2025

HOUTZ INVESTMENTS LLC
1023 LINCOLN AVE
EMMETT ID 83617-3844

RE: Change in Ownership for Water Right No: 65-1138

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Exhibit A as referenced in the submitted Quitclaim Deed
- Documentation that the signers of the Notice are the Managers, Personal Representatives of Houtz Investments, LLC

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Additionally, in our review of your claim it appears that Water Right (WR) 65-8333, for domestic and stockwater use, owned by Robert W. Callender is also located within the boundaries of the WR depiction map you provided. If you wanted to take ownership of WR 65-8333 you will need to provide conveyance documentation of the WR from Robert W. Callender to you and pay an additional \$25.

Please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at 208-605-4631.

Sincerely,

A handwritten signature in blue ink that reads "Susy Hobson".

Susy Hobson
Technical Records Specialist