

JAN 13 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESWATER RESOURCES
WESTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DE

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?
63-4219B	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-8028	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Elzada Stepp
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): DKG Hwy 55 Ventures LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 925 W. Callegghen Lane Eagle ID 83616
Mailing address City State Zip
- 208-724-8142 Kgardner2756@gmail.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: January 9, 2025
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: David P. Gardner, Jr. 1/8/2025
Signature of new owner/claimant Title, if applicable Date
David P. Gardner, Jr.
- Print name Signed by: Kristen Rochelle Gardner 1/8/2025
Signature of new owner/claimant Title, if applicable Date
Kristen Rochelle Gardner
- Print name

Received by MB Date 1/13/2025 For IDWR Office Use Only: Receipt No. W052323/W052324 Receipt Amt. \$25/\$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 MB Date 4/18/2025

Copy

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=3 CHE FOWLER
FIRST AMERICAN TITLE AND ESCROW COMPANY

2025-001254
01/09/2025 08:17 AM
\$15.00

When recorded return to:

DKG Hwy 55 Ventures, LLC
925 W. Calleghen Lane
Eagle, ID 83616

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

422A050-TD/MC

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, John Wreggelsworth as Personal Representative of the Estate of Elzada L Stepp also shown of record as Elzada Lee Stepp ("**Grantor**"), does hereby bargain, sell, and convey unto DKG Hwy 55 Ventures LLC an Idaho limited liability company ("**Grantee**") whose mailing address is 925 W. Calleghen Lane, Eagle ID, 83616, all of Grantor's right, title, and interest in and to the real property located in Ada County, Idaho, more specifically described on Schedule I attached hereto and incorporated herein by this reference ("**Property**").

TOGETHER WITH all of Grantor's right, title and interest in and to all streets, alleys and rights of way adjacent thereto, all mineral and water rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the Property, as well in law as in equity.

TO HAVE AND TO HOLD the Property with its appurtenances unto Grantee, its successors and assigns, forever.

AND Grantor for itself, its successors, heirs, and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Property in fee simple and that the Property is free from all liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, except (a) matters of record, (b) real property taxes and assessments for the current year that are not yet due and payable; and (c) any matters arising from the acts or omissions of Grantee or Grantee's agents. Grantor hereby covenants to and with Grantee and its successors, heirs, and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, but none other.

[Remainder of page intentionally left blank; signature page follows.]

7th IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of this
day of January 2025

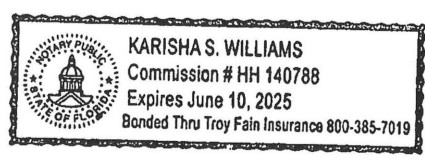
GRANTOR:

Estate of Elzada L Stepp

John Wreggelsworth Personal Representative
By: John Wreggelsworth
Title: Personal Representative

Florida (KSW)
STATE OF ~~IDAHO~~)
Leon) ss.
County of ~~Ada~~)

On this 7th day of January 2025, before me, a Notary Public in and for said State, personally appeared John Wreggelsworth, known or identified to me to be the Personal Representative of the Estate of Elzada L Stepp. Driver license produced by means of physical (KSW) presence. The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged.
Karisha S. Williams
Notary Public for the State of ~~Idaho~~ - Florida (KSW)
Residing at N/A
My Commission expires: 06-10-2025

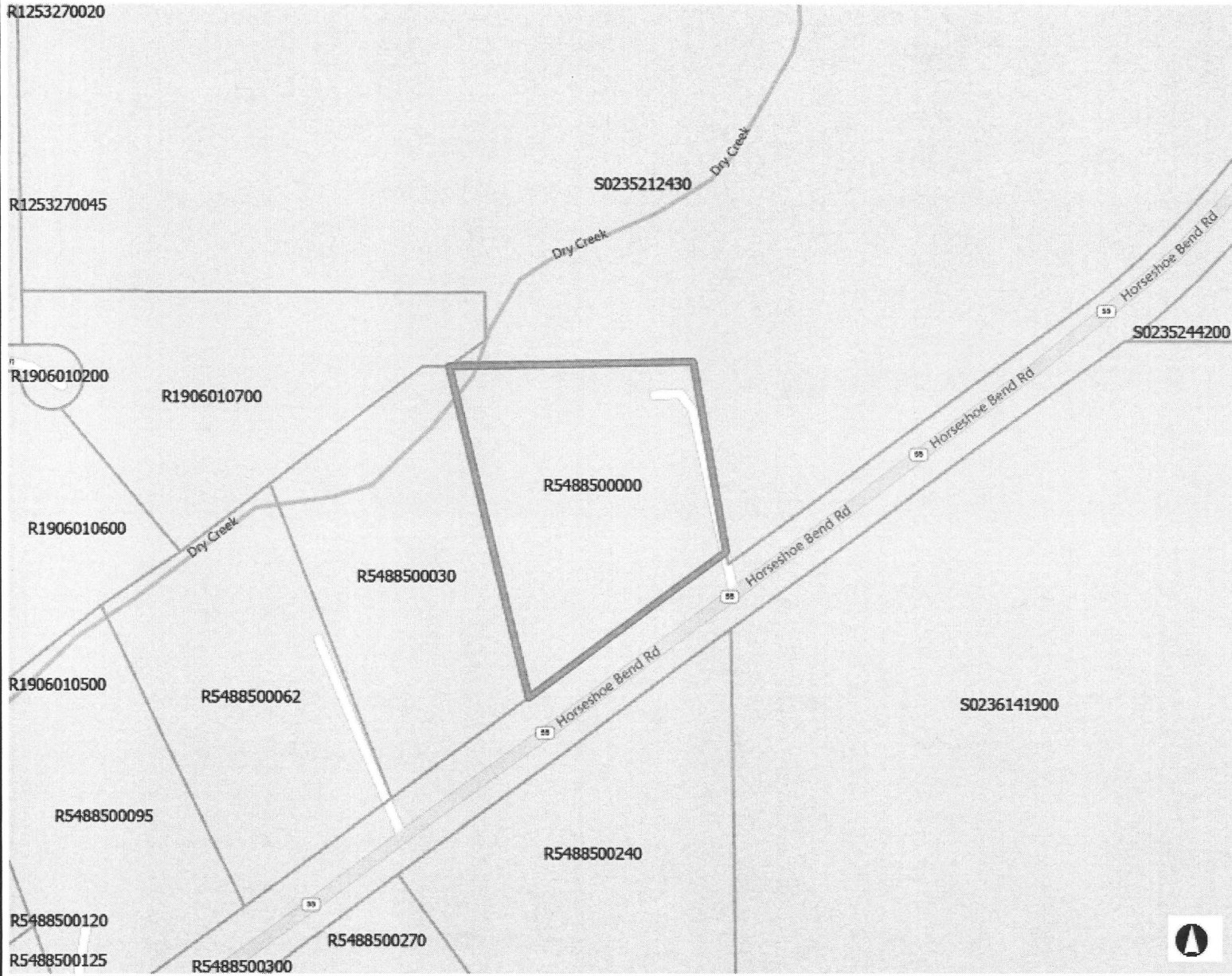


SCHEDULE I

Legal Description of Property

Lot 1 in Block 1 of Maryglen Subdivision No. 1 according to the plat thereof, filed in Book 29 of Plats at Page 1781, records of Ada County, Idaho.

Except that portion deeded to the State of Idaho by Warranty Deed recorded March 25, 1974, as Instrument No. 897001, and Quitclaim Deed recorded April 17, 1974, as Instrument No. 881893, records of Ada County, Idaho.



- ☐ Taxlot
- ☐ County Boundary

12/2/2024

Notes

752.3 0 376.17 752.3 Feet
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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 18, 2025

DKG HWY 55 VENTURES LLC
925 W CALLEGHEN LN
EAGLE ID 83616-7180

Re: Change in Ownership for Water Right No(s): 63-4219B; 63-8028

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 the water right computer-generated reports for you.

Updating the ownership record for a water right does not reconfirm the validity of the rights. 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 1 (208) 605-4633.

Sincerely,

Marina Bozdog
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

4/18/2025

Water Right 63-4219B

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	DKG HWY 55 VENTURES LLC 925 W CALLEGHEN LN EAGLE, ID 83616-7180 (208) 724-8142
Original Owner	SIDNEY W COY 13361 HS BEND RD BOISE, ID 83703 (208) 939-0310
Original Owner	DOROTHY E COY 13361 HORSESHOE BEND RD BOISE, ID 83703 (208) 939-0310
Previous Owner	JAMES L ARNETT 13343 HORSESHOE BEND RD BOISE, ID 83703 (208) 939-0310
Previous Owner	ELZADA STEPP 13361 HORSESHOE BEND RD BOISE, ID 83703 (208) 939-6405
Previous Owner	THOMAS W SCHAPER 13343 HORSESHOE BEND RD BOISE, ID 83703 (208) 939-1469
Previous Owner	ROXANN C SCHAPER 13343 HORSESHOE BEND RD BOISE, ID 83703 (208) 939-1469
Previous Owner	NANCY C ARNETT 13343 HORSESHOE BEND RD BOISE, ID 83703 (208) 939-0310
Previous Owner	DR FRANK D WREGGLESWORTH 13361 HORSESHOE BEND RD BOISE, ID 83703 (208) 939-6405

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

4/18/2025

Priority Date: 1/1/1910

Basis: Decreed

Status: Active

Source

DRY CREEK

Tributary

BOISE RIVER

Beneficial Use

IRRIGATION

From

03/01

To

11/15

Diversion Rate

0.090 CFS

Volume

Total Diversion

0.090 CFS

Source and Point(s) of Diversion:

DRY CREEK

NWSW

Sec. 35, Twp 05N, Rge 01E, ADA County

Place Of Use:

IRRIGATION within ADA 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	
05N	01E	35										4.5							4.5

Right Acre Limit: 4.50
POU Total Acres: 4.5

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. Parcel No. R5488500000.
3. E55 Right Nos. 63-4219B and 63-8028 are limited to the irrigation of a combined total of 5 acres in a single irrigation season.
4. E51 Right Nos. 63-4219B and 63-8028 are limited to a total combined diversion rate of .10 cfs.
5. F05 Right No. 63-16781 is also diverted through point of diversion described above.
6. J01 Property is also known as Lot 1, Blk 1, Maryglen Sub #1.

Dates and Other Information:

Decreed Date: 2/16/2007

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Owner Name Connector: And

Water District Number: 63

Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

4/18/2025

Combined Use Limits:

Rate
0.100

Volume

Acres
5.0

Water Rights
63-4219B ,63-8028

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

4/18/2025

Water Right 63-8028

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	DKG HWY 55 VENTURES LLC 925 W CALLEGHEN LN EAGLE, ID 83616-7180 (208) 724-8142
Original Owner	DOROTHY E COY 13361 HORSESHOE BEND RD BOISE, ID 83703 (208) 939-0310
Original Owner	SIDNEY W COY 13361 HS BEND RD BOISE, ID 83703 (208) 939-0310
Previous Owner	ELZADA STEPP 13361 HORSESHOE BEND RD BOISE, ID 83703 (208) 939-6405
Previous Owner	DR FRANK D WREGGLESWORTH 13361 HORSESHOE BEND RD BOISE, ID 83703 (208) 939-6405

Priority Date: 9/5/1974

Basis: Decreed

Status: Active

Source

GROUND WATER

Tributary

Beneficial Use

IRRIGATION

DOMESTIC

From

03/15

01/01

To

11/15

12/31

Diversion Rate

0.100 CFS

0.040 CFS

Total Diversion

0.140 CFS

Volume

22.5 AF

1.2 AF

23.7 AF

Source and Point(s) of Diversion:

GROUND WATER

GROUND WATER

NWSW

NWSW

Sec. 35, Twp 05N, Rge 01E, ADA County

Sec. 35, Twp 05N, Rge 01E, ADA County

IDAHO DEPARTMENT OF WATER RESOURCES

4/18/2025

Proof Report

Place Of Use:

DOMESTIC within ADA 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	
05N	01E	35										X							

IRRIGATION within ADA 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	
05N	01E	35										5.0							5.0

Right Acre Limit: 5.00
POU Total Acres: 5.0

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 or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.
3. Parcel No. R5488500000.
4. J01 Property is also known as Lot 1, Blk 1, Maryglen Sub #1.
5. E55 Right Nos. 63-4219B and 63-8028 are limited to the irrigation of a combined total of 5 acres in a single irrigation season.
6. X01 Domestic use is for 1 home.
7. E51 Right Nos. 63-4219B and 63-8028 are limited to a total combined diversion rate of .10 cfs for irrigation.
8. F02 Two points of diversion located in T5N, R1E, S35, NWSW.

Dates and Other Information:

Decreed Date: 2/16/2007

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Owner Name Connector: AND

Water District Number: TBD

Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
0.100		5.0	63-4219B ,63-8028

SubCase:

N/A

Water Supply Bank:

N/A