

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
APR 22 2025
DE
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?
65-23007	Yes ☒	Yes ☐		Yes ☐	Yes ☐
split into	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-24363	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Jug 78 LLC, Alan Pearson (deceased)
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Thomas G. and Loriso Ronay Family Trust
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- Mailing address: 17507 N. Gaffney Ave. City: Nampa State: ID Zip: 83687
Telephone: (208) 805-0024 Email: ljronay@gmail.com
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: 9/24/2019
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.

SUPPORT DATA

IN FILE # 65-23007

8. Signature: [Signature] Title, if applicable: Trustee Date: 04/22/2025
 Signature of new owner/claimant
 Print name: Thomas G. Ronay
- Signature: [Signature] Title, if applicable: Trustee Date: 04/22/2025
 Signature of new owner/claimant
 Print name: Loriso Ronay

For IDWR Office Use Only:

Received by: SA Date: 4/22/2025 Receipt No.: W052490 Receipt Amt.: 100-

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: SK Processed by: SK Date: 5/6/2025

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
616 North 3rd Street Suite 101
McCall, ID 83638



Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **851314-MC (sk)**

Date: **September 04, 2019**

For Value Received, **Mitchell D. Williams and Debra Lynn Williams, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Thomas G. Ronay and Lori Jo Ronay, Trustees of the Thomas G. and Lori Jo Ronay Family Trust**, hereinafter called the Grantee, whose current address is **1342 San Marcos Court, San Luis Obispo, CA 93401**, the following described premises, situated in **Valley County, Idaho**, to-wit:

Parcel 1:

A parcel of land situate in the Southeast Quarter of the Southwest Quarter, and Government Lot 4 of Section 7, Township 17 North, Range 4 East of the Boise Meridian, Valley County, State of Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the Section Corner common to Sections 12 and 13, Township 17 North, Range 3 East of the Boise Meridian, and Sections 7 and 18, Township 17 North, Range 4 East of the Boise Meridian, Valley County, Idaho as shown on that particular Record of Survey on file as Instrument No. 211493, in Book 5, on Page 321 of Records of Survey in the Office of the Recorder of Valley County, Idaho;

Thence North 00°31'50" East a distance of 520.00 feet along the line common to said Sections 7 and 12, to a 1/2" rebar, the Real Point of Beginning;

Thence continuing North 00°31'50" East a distance of 803.30 feet along the line common to said Sections 7 and 12, to a 5/8" rebar marking the South 1/16 corner common to said Sections 7 and 12, as shown on the official plat of Jughandle Estates No. 2, on file in Book 4, on Page 3 of Plats in the Office of the Recorder of Valley County, Idaho;

Thence South 89°04'11" East a distance of 1,267.08 feet along the line common to Government Lots 3 and 4 of said Section 7, to a 5/8" rebar;

Thence continuing South 89°04'11" East a distance of 384.54 feet along said common line, to a 1/2" rebar on the Westerly right-of-way of Flicker Road;

Thence continuing South 89°04'11" East a distance of 35.02 feet along said common line, to a 5/8" rebar; Thence 109.78 feet along a non-tangent curve to the right, whose radius is 590.00 feet, delta angle is 10°39'38", and whose long chord bears South 04°06'23" West a distance of 109.62 feet to a 1/2" rebar;

Thence 56.29 feet along a curve to the left, whose radius is 200.00 feet, delta angle is 16°07'31", and whose long chord bears South 01°22'13" West a distance of 56.10 feet to a 1/2" rebar;

Thence South 06°41'33" East a distance of 136.66 feet to a 1/2" rebar;

Thence 80.98 feet along a curve to the right, whose radius is 200.00 feet, delta angle is 23°11'58", and whose long chord bears South 04°54'26" West a distance of 80.43 feet to a 1/2" rebar;

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
616 North 3rd Street Suite 101
McCall, ID 83638

Instrument # 423546
VALLEY COUNTY, CASCADE, IDAHO
09-13-2019 15:42:01 No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE - MCCALL
DOUGLAS A. MILLER Fee: \$15.00
Ex-Officio Recorder Deputy: CW
Electronically Recorded by Simplifile

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Parcel 1:

A parcel of land situate in the Southeast Quarter of the Southwest Quarter, and Government Lot 4 of Section 7, Township 17 North, Range 4 East of the Boise Meridian, Valley County, State of Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the Section Corner common to Sections 12 and 13, Township 17 North, Range 3 East of the Boise Meridian, and Sections 7 and 18, Township 17 North, Range 4 East of the Boise Meridian, Valley County, Idaho as shown on that particular Record of Survey on file as Instrument No. 211493, in Book 5, on Page 321 of Records of Survey in the Office of the Recorder of Valley County, Idaho;
Thence North 00°31'50" East a distance of 520.00 feet along the line common to said Sections 7 and 12, to a 1/2" rebar, the Real Point of Beginning;
Thence continuing North 00°31'50" East a distance of 803.30 feet along the line common to said Sections 7 and 12, to a 5/8" rebar marking the South 1/16 corner common to said Sections 7 and 12, as shown on the official plat of Jughandle Estates No. 2, on file in Book 4, on Page 3 of Plats in the Office of the Recorder of Valley County, Idaho;
Thence South 89°04'11" East a distance of 1,267.08 feet along the line common to Government Lots 3 and 4 of said Section 7, to a 5/8" rebar;
Thence continuing South 89°04'11" East a distance of 384.54 feet along said common line, to a 1/2" rebar on the Westerly right-of-way of Flicker Road;
Thence continuing South 89°04'11" East a distance of 35.02 feet along said common line, to a 5/8" rebar; Thence 109.78 feet along a non-tangent curve to the right, whose radius is 590.00 feet, delta angle is 10°39'38", and whose long chord bears South 04°06'23" West a distance of 109.62 feet to a 1/2" rebar;
Thence 56.29 feet along a curve to the left, whose radius is 200.00 feet, delta angle is 16°07'31", and whose long chord bears South 01°22'13" West a distance of 56.10 feet to a 1/2" rebar;
Thence South 06°41'33" East a distance of 136.66 feet to a 1/2" rebar;
Thence 80.98 feet along a curve to the right, whose radius is 200.00 feet, delta angle is 23°11'58", and whose long chord bears South 04°54'26" West a distance of 80.43 feet to a 1/2" rebar;

**Thence North 89°04'11" West a distance of 227.73 feet to a 1/2" rebar:
Thence South 74°48'03" West a distance of 1,519.18 feet to the Real Point of Beginning.**

Easement Parcel 2:

Together with a 10 foot wide easement for pedestrian and equestrian use along the entire Southerly boundary of Parcel 4, as shown on that particular Record of Survey on file as Instrument No. 263176, in Book 7 on Page 104 of Records of Survey, in the office of the Recorder of Valley County, Idaho, situate in the Southeast Quarter of the Southwest Quarter of Section 7, Township 17 North, R. 4 East of the Boise Meridian, Valley County, State of Idaho, lying north of and coincident with the following described line:

Commencing at a brass cap marking the Quarter corner common to Sections 7 and 18, Township 17 North, Range 4 East of the Boise Meridian, being the Real Point of Beginning: Thence North 88°57'38" West a distance of 1215.53 feet along the line common to said Sections 7 and 18 to a 1/2" rebar marking the Southwest corner of said Parcel 4, the Point of Ending.

Easement Parcel 3:

TOGETHER WITH a 10 foot wide easement for pedestrian and equestrian use lying on an abandoned railroad bed crossing Parcel 2, as shown on that particular Record of Survey on file as Instrument No. 263176, in Book 7 on Page 104 of Records of Survey, in the Office of the Recorder of Valley County, Idaho, situate in the Southeast Quarter of the Southwest Quarter, and Government Lot 4 of Section 7, Township 17 North, Range 4 East of the Boise Meridian, Valley County, State of Idaho, lying 5 feet on each side of the following described centerline:

**Commencing at a brass cap marking the Quarter corner common to Sections 7 and 18, Township 17 North, Range 4 East of the Boise Meridian;
Thence North 88°57'38" West a distance of 1215.53 feet along the line common to said Sections 7 and 18, to a 1/2" rebar, marking the South corner common to Parcels 2 and 4, as shown on said Record of Survey; Thence, continuing North 88°57'38" West a distance of 5.00 feet along said common line, the Real Point of Beginning:
Thence North 00°23'49" East a distance of 42.78 feet to the centerline of an existing railroad bed, from which a 1/2" rebar that bears South 84°51'36" East distance of 5.02 feet;
Thence North 18°38'28" West a distance of 844.98 feet along said abandoned railroad bed, to the line common to Parcels 1 and 2 of said Record of Survey, the Point of Ending, from which a 1/2" rebar bears North 74°48'03" East a distance of 380.51 feet.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the 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.

Date: 09/04/2019

Warranty Deed
- continued

File No.: 851314-MC (sk)

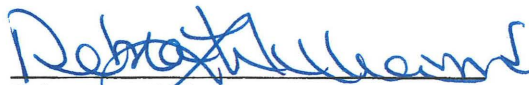
Date: 09/04/2019

Warranty Deed
- continued

File No.: 851314-MC (sk)



Mitchell D. Williams



Debra Lynn Williams

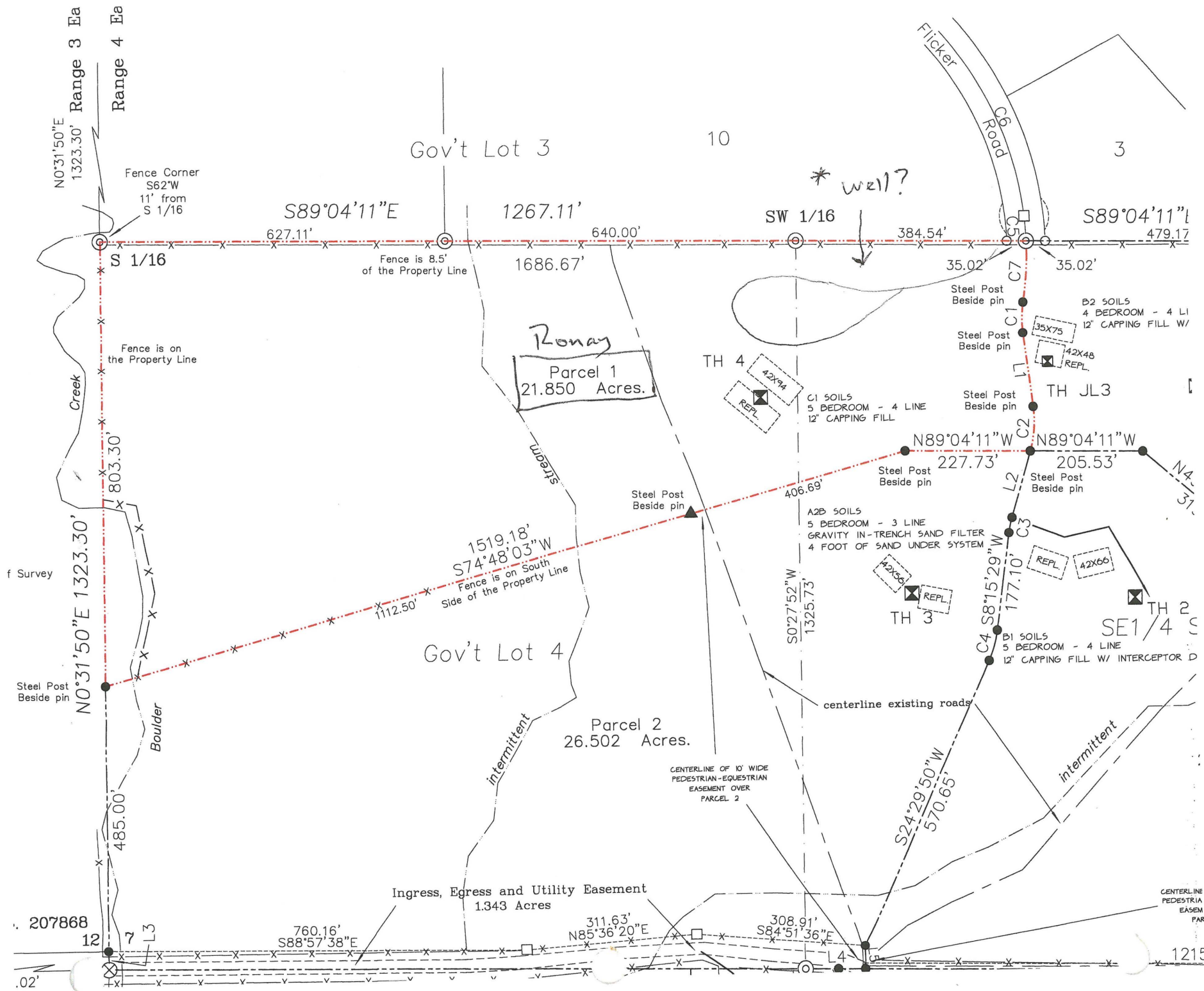
STATE OF CO)
COUNTY OF Denver)
SS.

On this 9/6/19, before me, a Notary Public in and for said State, personally appeared **Mitchell D. Williams and Debra Lynn Williams**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Notary Public for the State of CO
Residing at: Denver, CO
My Commission Expires: 8/20/23

KRISTINA LUNARDI
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194031838
MY COMMISSION EXPIRES AUG 20, 2023





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

May 6, 2025

THOMAS G RONAY
LORI JO RONAY
THOMAS G & LORI JO RONAY FAMILY TRUST
17507 N GAFFNEY AVE
NAMPA ID 83687-4830

Re: Change in Water Right Ownership: 65-23007 (Split into 65-23007 and **65-24363**)

Dear Water Right Holders:

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

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

Enclosure