

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 20 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?
<u>Z-7358</u>	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: WALTER GARRISON
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): TROY G STEINER TRUST DATED MAY 28, 2009
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

4214 BLUE HERON LN
Mailing address

MARSING ID 83639
City State Zip

760 420 4716
Telephone

TSTEINER@OIPLHG.NET
Email

4. If the water rights and/or adjudication claims were split, how did the division occur? NO SPLIT
☐ 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: 6-23-2022
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):
☒ \$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: [Signature] MARSING MEMBER 5-15-2025
 Signature of new owner/claimant Title, if applicable Date
TROY G STEINER OF TROY G STEINER TRUST
 Print name

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

 Print name

For IDWR Office Use Only:

Received by Sh Date 5/20/2025 Receipt No. W052534 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 SA Processed by SA Date 5/22/2025

9

TROY G STEINER TRUST

6-23-2022

Instrument # 312536
MURPHY, OWYHEE, IDAHO
2022-06-27 09:56:34 No. of Pages: 3
Recorded for: TITLEONE BOISE
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile



TitleOne
a title & escrow co.

Order Number: 22456161

Warranty Deed

For value received,

Wendy Michelle Carlton and Gary Laird Carlton, wife and husband

the grantor, does hereby grant, bargain, sell, and convey unto

Troy G. Steiner, Trustee of the Troy G. Steiner Trust, dated May 28, 2009

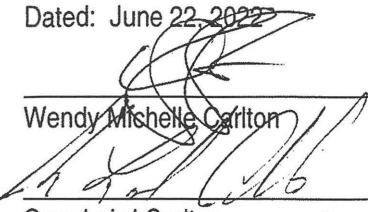
whose current address is 4214 Blue Heron Ln Marsing, ID 83639

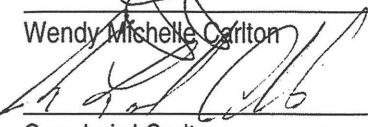
the grantee, the following described premises, in Owyhee County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: June 22, 2022


Wendy Michelle Carlton


Gary Laird Carlton

State of Idaho, County of Canyon, ss.

On this 23rd day of June in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Wendy Michelle Carlton and Gary Laird Carlton, 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
Residing In:
My Commission Expires:
(seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel 1

A parcel of land situated in the Southwest quarter of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at a 1/2 inch iron pin marking the South quarter corner of said Section 17;
thence along the South boundary of said Southwest quarter of Section 17 North 88°58'00" West 378.54 feet to an iron pin marking the Point of Beginning;
thence continuing North 88°58'00" West 288.34 feet to an iron pin;
thence leaving the said South boundary North 09°22'57" East 896.54 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for John Squire on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho;
thence along the said Southerly high water line South 49°02'34" East 310.70 feet to an iron pin;
thence leaving the said Southerly high water line South 07°40'45" West 692.30 feet to the Point of Beginning.

Parcel 2

A parcel of land situated in Government Lot 5 of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, as shown on the Record of Survey filed under Instrument No. 217537 in the Office of the Owyhee County Recorder, Murphy, Idaho, and more particularly described as follows:

Commencing at a 1/2 inch iron pin marking the South quarter corner of said Section 17;
thence along the South boundary of the said Southwest quarter of Section 17 North 88°58'00" West 666.88 feet to an iron pin marking the Point of Beginning;
thence continuing North 88°58'00" West 101.77 feet to an iron pin;
thence leaving the said South boundary North 07°09'46" East 937.46 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for John Squire on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho;
thence along the said Southerly high water line South 70°05'48" East 139.34 feet to an iron pin;
thence leaving the said Southerly high water line South 09°22'58" West 896.54 feet to the Point of Beginning.

Wendy / Gary Carlton Living Trust

7-22-2021

Instrument # 308803
MURPHY, OWYHEE, IDAHO
2021-07-27 10:02:06 No. of Pages: 4
Recorded for: TITLEONE BOISE
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED QUIT-CLAIM
Electronically Recorded by Simplifile



File # 21411856

Quitclaim Deed

For value received, Gary L. Carlton and Wendy Carlton, Trustees of the Gary and Wendy Carlton Living Trust dated August 14, 2001,

Does hereby convey, release, remise, and forever quit claim unto

Wendy Michelle Carlton and Gary Laird Carlton, wife and husband

whose current address is 4214 Blue Heron Ln, Marsing, ID 83639,

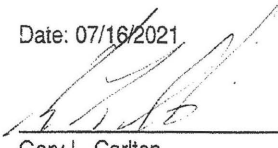
the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page left intentionally blank.

Date: 07/16/2021



Gary L. Carlton

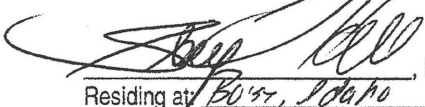


Wendy Carlton

Signed in Counterpart

State of Idaho, County of ada, ss.

On this 22 day of July in the year of 2021, before me, the undersigned, a notary public in and for said state personally appeared ~~Gary L. Carlton~~ and Wendy Carlton, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of Gary and Wendy Carlton Living Trust dated August 14, 2001 and acknowledged to me that he/she executed the same as trustee.


_____, Notary Public
Residing at: Boise, Idaho
My Commission Expires: 9-16-23
(seal)

STACY L. HALL
COMMISSION #70153
NOTARY PUBLIC
STATE OF IDAHO

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

On July 19, 2021 before me, Lathan Mallory, Notary Public
(Here insert name and title of the officer)

personally appeared Gary L. Carlton
who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lathan Mallory
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they— is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
 - ✦ Indicate title or type of attached document, number of pages and date.
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document with a staple

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

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A parcel of land situated in the Southwest quarter of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at a 1/2 inch iron pin marking the South quarter corner of said Section 17;
thence along the South boundary of said Southwest quarter of Section 17 North 88°58'00" West 378.54 feet to an iron pin marking the Point of Beginning;
thence continuing North 88°58'00" West 288.34 feet to an iron pin;
thence leaving the said South boundary North 09°22'57" East 896.54 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for John Squire on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho;
thence along the said Southerly high water line South 49°02'34" East 310.70 feet to an iron pin;
thence leaving the said Southerly high water line South 07°40'45" West 692.30 feet to the Point of Beginning.

Parcel 2

A parcel of land situated in Government Lot 5 of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, as shown on the Record of Survey filed under Instrument No. 217537 in the Office of the Owyhee County Recorder, Murphy, Idaho, and more particularly described as follows:

Commencing at a 1/2 inch iron pin marking the South quarter corner of said Section 17;
thence along the South boundary of the said Southwest quarter of Section 17 North 88°58'00" West 666.88 feet to an iron pin marking the Point of Beginning;
thence continuing North 88°58'00" West 101.77 feet to an iron pin;
thence leaving the said South boundary North 07°09'46" East 937.46 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for John Squire on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho;
thence along the said Southerly high water line South 70°05'48" East 139.34 feet to an iron pin;
thence leaving the said Southerly high water line South 09°22'58" West 896.54 feet to the Point of Beginning.

Instrument # 292036
MURPHY, OWYHEE, IDAHO
2017-03-02 10:10:12 No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY/OWYHEE
ANGELA BARKELL Fee: \$13.00
Ex-Officio Recorder Deputy: map
Index To: DEED QUIT-CLAIM
Electronically Recorded by Simplifile



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

File No. 613000 CA/TG

QUITCLAIM DEED

For Value Received

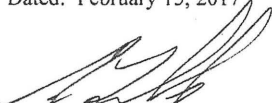
Gary L. Carlton and Wendy M. Carlton, husband and wife
do hereby convey, release, remise and forever quit claim unto
Gary and Wendy Carlton Living Trust dated August 14, 2001
whose address is 4214 Blue Heron Lane Marsing Idaho 83639

the following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

Dated: February 15, 2017



Gary L. Carlton

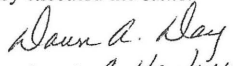


Wendy M. Carlton

State of Idaho, County of Canyon

On this 21 day of February in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary L. Carlton and Wendy M. Carlton . known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Residing at: Nampa
Commission Expires: 3/9/2022


4101 Calle Juvio
San Clemente, CA
92673

Commission expires Nov 9, 2019

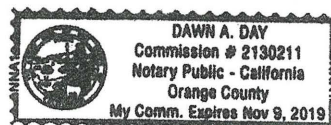
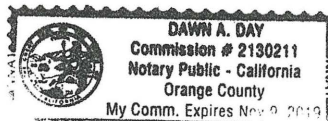


EXHIBIT A

PARCEL 1:

A parcel of land situated in the SW ¼ of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho more particularly described as follows:

COMMENCING at a ½" iron pin marking the South Quarter corner of said Section 17; thence along the South boundary of the said SW ¼ of Section 17

North 88°58'00" West 378.54 feet to an iron pin marking the POINT OF BEGINNING; thence continuing

North 88°58'00" West 288.34 feet to an iron pin; thence leaving the said South boundary

North 09°22'57" East 896.54 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for John Squire on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho; thence along the said Southerly high water line

South 49°02'34" East 310.70 feet to an iron pin; thence leaving the said Southerly high water line

South 07°40'45" West 692.30 feet to the POINT OF BEGINNING.

PARCEL 2:

A parcel of land situated in Government Lot 5 of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho as shown on the Record of Survey filed under Instrument No. 217537 in the Office of the Owyhee County Recorder, Murphy, Idaho and more particularly described as follows:

COMMENCING at a 1/2 inch iron pin marking the South Quarter corner of said Section 17; thence along the South boundary of the said Southwest Quarter of Section 17

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North 88° 58'00" West 101.77 feet to an iron pin; thence leaving the said South boundary

North 07° 09'46" East 937.46 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for JOHN SQUIRE on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho; thence along the said Southerly high water line

South 70° 05'48" East 139.34 feet to an iron pin; thence leaving the said Southerly high water line

South 09° 22'58" West 896.54 feet to the POINT OF BEGINNING.

(6)
GARY/WENDY
CARLTON HUSBAND/WIFE

2-16-2017



5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

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

Instrument # 291966

MURPHY, OWYHEE, IDAHO
2017-02-22 02:42:43 No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY/OWYHEE
ANGELA BARKELL Fee: \$13.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

File No. 613000 CA/TG

WARRANTY DEED

For Value Received Katharine Roman and Ronald Roman, also shown of record as Katharine H.
Roman and Ronald V. Roman, wife and husband

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Gary L Carlton and Wendy M Carlton, husband and wife

hereinafter referred to as Grantee, whose current address is 4214 Blue Heron Lane Marsing, ID 83639

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: February 15, 2017

Katharine Roman
Katharine H. Roman

Rn Roman
Ronald V. Roman

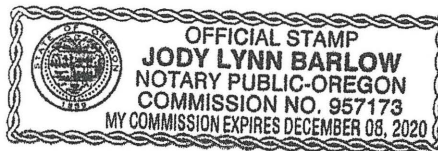
State of Oregon, County of Douglas

On this 16th day of February in the year of 2017, before me, the undersigned, a Notary
Public in and for said State, personally appeared Katharine H. Roman and Ronald V. Roman
, known or identified to me to be the person whose name is subscribed to the within instrument as
and acknowledged to me that he/she/they executed the same as such.

Residing at:

1030 NW Garden Valley Roadburg, OR

Commission Expires: 12-8-2020



291966

EXHIBIT A

PARCEL 1:

A parcel of land situated in the SW ¼ of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho more particularly described as follows:

COMMENCING at a ½" iron pin marking the South Quarter corner of said Section 17; thence along the South boundary of the said SW ¼ of Section 17

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North 09°22'57" East 896.54 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for John Squire on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho; thence along the said Southerly high water line

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South 07°40'45" West 692.30 feet to the POINT OF BEGINNING.

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A parcel of land situated in Government Lot 5 of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho as shown on the Record of Survey filed under Instrument No. 217537 in the Office of the Owyhee County Recorder, Murphy, Idaho and more particularly described as follows:

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North 07° 09'46" East 937.46 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for JOHN SQUIRE on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho; thence along the said Southerly high water line

South 70° 05'48" East 139.34 feet to an iron pin; thence leaving the said Southerly high water line

South 09° 22'58" West 896.54 feet to the POINT OF BEGINNING.

⑤
RONALD / KATHARINE ROMAN

12-6-2011

Instrument # 276280
MURPHY, OWYHEE, IDAHO
2011-12-09 03:37:25 No. of Pages: 2
Recorded for: STEWART TITLE - EMERALD OFFICE
CHARLOTTE SHERBURN Fee: \$13.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

2083
stewart title

KR RR 11073108 LM

WARRANTY DEED

For Value Received Max E. Garrison and Suzanne M. Garrison, Husband and wife
the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Katharine H. Roman and Ronald V. Roman, Wife and husband
the grantee, whose current address is 4214 Blue Heron Lane, Marsing, ID 83639

the following described premises, to wit:

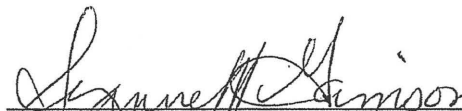
See "Exhibit A" attached hereto

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due
or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said
Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with
the said Grantee, that it is the owner in fee simple of said premises, that said premises are free
from all encumbrances and that he will warrant and defend the same from all lawful claims
whatsoever.

Dated this 6th day of December, 2011.


Max E. Garrison

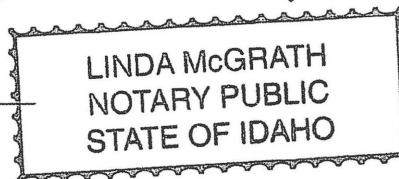

Suzanne M. Garrison

STATE OF Idaho)
) ss.
COUNTY OF Ada)

On this 7th day of December, 2011, before me, the undersigned, a Notary Public, in and for said
State, personally appeared Max E. Garrison and Suzanne M. Garrison known to me, and/or
identified to me on the basis of satisfactory evidence, 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.
WITNESS MY HAND AND OFFICIAL SEAL.



Notary Public: Linda McGrath
Residing at: Meridian, Idaho
My commission expires May 28, 2017



File No. 201104109

EXHIBIT A

A parcel of land situated in the SW $\frac{1}{4}$ of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho more particularly described as follows:

COMMENCING at a $\frac{1}{2}$ " iron pin marking the South Quarter corner of said Section 17; thence along the South boundary of the said SW $\frac{1}{4}$ of Section 17 North $88^{\circ}58'00''$ West 378.54 feet to an iron pin marking the POINT OF BEGINNING; thence continuing North $88^{\circ}58'00''$ West 288.34 feet to an iron pin; thence leaving the said South boundary North $09^{\circ}22'57''$ East 896.54 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for John Squire on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho; thence along the said Southerly high water line South $49^{\circ}02'34''$ East 310.70 feet to an iron pin; thence leaving the said Southerly high water line South $07^{\circ}40'45''$ West 692.30 feet to the POINT OF BEGINNING.

KR RL

④
RONALD / KATHERINE ROMAN

12-5-2011

Instrument # 276278
MURPHY, OWYHEE, IDAHO
2011-12-09 03:35:17 No. of Pages: 2
Recorded for: STEWART TITLE - EMERALD OFFICE
CHARLOTTE SHERBURN Fee: \$13.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

2pgs
stewart title

11074477LM KR

WARRANTY DEED

For value received Max E. Garrison and Suzanne M. Garrison, Husband and wife
the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Ronald Roman and Katharine Roman, Husband and wife
the Grantee, whose current address is 4214 Blue Heron Lane Marsing ID 83639

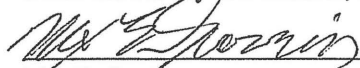
the following described premises, to wit:

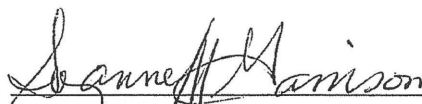
See "Exhibit A" attached hereto

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable.
Easements, restrictions, reservations, provisions of record, and assessments, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs
and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in
fee simple of said premises, that said premises are free from all encumbrances and that he will warrant and defend
the same from all lawful claims whatsoever.

Dated this 5th day of December, 2011.

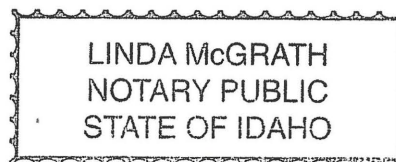

Max E. Garrison


Suzanne M. Garrison

STATE OF Idaho)
) ss.
COUNTY OF Ada)

On this 7th day of December, 2011, before me, the undersigned, a Notary Public, in and for said State, personally
appeared Max E. Garrison and Suzanne M. Garrison known to me, and/or identified to me on the basis of
satisfactory evidence, 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.
WITNESS MY HAND AND OFFICIAL SEAL.


Notary Public: Linda McGrath
Residing at: Meridian, Idaho
My commission expires May 28, 2017



Stewart Title Company File Number: 11074477LM
Warranty Deed - (Individual)

276278

File No. 201106952

EXHIBIT A

A parcel of land situated in Government Lot 5 of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho as shown on the Record of Survey filed under Instrument No. 217537 in the Office of the Owyhee County Recorder, Murphy, Idaho and more particularly described as follows:

COMMENCING at a 1/2 inch iron pin marking the South Quarter corner of said Section 17; thence along the South boundary of the said Southwest Quarter of Section 17

North 88° 58'00" West 666.88 feet to an iron pin marking the POINT OF BEGINNING; thence continuing

North 88° 58'00" West 101.77 feet to an iron pin; thence leaving the said South boundary

North 07° 09'46" East 937.46 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for JOHN SQUIRE on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho; thence along the said Southerly high water line

South 70° 05'48" East 139.34 feet to an iron pin; thence leaving the said Southerly high water line

South 09° 22'58" West 896.54 feet to the POINT OF BEGINNING.



LT # 5882

3
MAX &
SUZANNE
GARRISON
11-2003

QUITCLAIM DEED

FOR VALUE RECEIVED

I, LEONA K. GARRISON

do hereby convey, release, remise and forever quit claim 4214 BLUE HERON LANE, MARSING,
IDAHO 83639
unto MAX & SUZANNE M. GARRISON

whose address is 4214 BLUE HERON LANE, MARSING, IDAHO - 83639

the following described premises, to-wit:

SEE ATTACHED : EXHIBIT "A" AND EXHIBIT
J K G

Instrument # 246042

MURPHY, OWYHEE, IDAHO
2003-12-03 04:28:42 No. of Pages: 3
Recorded for : MAX GARRISON
CHARLOTTE SHERBURN
Ex-Officio Recorder Deputy
Index to: DEED, QUIT-CLAIM

Fee: 9.00

together with their appurtenances.

Dated:

Leona K. Garrison 11-7-03

STATE OF IDAHO, COUNTY OF

On this 7th day of November, 2003,
before me, a notary public in and for said State, personally
appeared

Leona K. Garrison

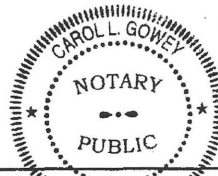
known to me to be the person who name
subscribed to the within instrument, and acknowledged to
me that executed the same.

Carol L. Dowey

Notary Public

Residing at 217 E. 4th St Boise, Idaho
Comm. Expires 10-28-2006

See attached
California all-purpose acknowledgment
11-7-03 L.W.



PIONEER TITLE COMPANY
OF CANYON COUNTY

610 So. Kimball
Caldwell, Idaho 83605

100 - 10th Ave. South
Nampa, Idaho 83651

EXHIBIT "A"

A parcel of land situated in the SW 1/4 of Section 17, Township 3 North, Range 4 West, B. M., Owyhee County, Idaho, more particularly described as follows:

COMMENCING at a 1/2" iron pin marking the South Quarter corner of said Section 17; thence along the South boundary of the said SW 1/4 of Section 17 North 88°58'00" West 378.54 feet to an iron pin marking the POINT OF BEGINNING; thence continuing North 88°58'00" West 288.34 feet to an iron pin; thence leaving the said South boundary North 09°22'57" East 896.54 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for John Squire on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho; thence along the said Southerly high water line South 49°02'34" East 310.70 feet to an iron pin; thence leaving the said Southerly high water line South 07°40'45" West 692.30 feet to the POINT OF BEGINNING.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Madera } ss.

On November 7, 03, before me, Verlene Wood Notary Public

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

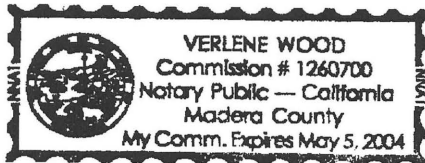
personally appeared Leona K. Garrison

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Verlene Wood

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed with Exhibit B.

Document Date: 11-7-03

Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer

Signer's Name: Leona K. Garrison

☒ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

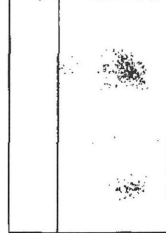
☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: herself

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



3

LT # 6515

MAX &
SUZANNE
GARRISON
11-2003

QUITCLAIM DEED

FOR VALUE RECEIVED

I, LEONA K. GARRISON

do hereby convey, release, remise and forever quit claim 4214 BLUE HERON LANE, MARSING, IDAHO 83639

unto MAX E. & SUZANNE M. GARRISON

whose address is 4214 BLUE HERON LANE, MARSING, IDAHO - 83639

the following described premises, to-wit:

SEE ATTACHED: EXHIBIT "B"

Instrument # 248043

MURPHY, OWYHEE, IDAHO

2003-12-03

04:39:48 No. of Pages 3

Recorded for: PIONEER TITLE COMPANY

CHARLOTTE SHERBURN

Ex-Officio Recorder Deputy

Index to: DEED, QUIT-CLAIM

Fee: 9.00

together with their appurtenances.

LKG

Dated:

Leona K Garrison 11-7-03

STATE OF IDAHO, COUNTY OF

On this 7th day of November, 2003, before me, a notary public in and for said State, personally appeared

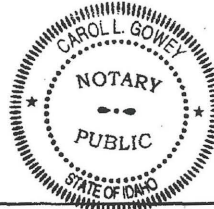
Leona K. Garrison

known to me to be the person who name subscribed to the within instrument, and acknowledged to me that executed the same.

Carol L. Govey
Notary Public

Residing at 217 E. 45th St. Boise, Idaho
Comm. Expires 10-28-2006

See attached
California All purpose
acknowledgment 11-7-03
JW.



610 So. Kimball
Caldwell, Idaho 83605

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 - 10th Ave. South
Nampa, Idaho 83651

EXHIBIT "B"

TRACT II:

A parcel of land situated in Government Lot 5 of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho as shown on the Record of Survey filed under Instrument No. 217537 in the Office of the Owyhee County Recorder, Murphy, Idaho and more particularly described as follows:

COMMENCING at a 1/2 inch iron pin marking the South Quarter corner of said Section 17; thence along the South boundary of the said Southwest Quarter of Section 17

North 88° 58'00" West 666.88 feet to an iron pin marking the POINT OF BEGINNING; thence continuing

North 88° 58'00" West 101.77 feet to an iron pin; thence leaving the said South boundary

North 07° 09'46" East 937.46 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for JOHN SQUIRE on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho; thence along the said Southerly high water line

South 70° 05'48" East 139.34 feet to an iron pin; thence leaving the said Southerly high water line

South 09° 22'57" West 896.54 feet to the POINT OF BEGINNING.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Madera

ss.

On 11-7-2003

Date

before me,

Verlene Wood Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

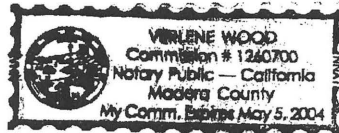
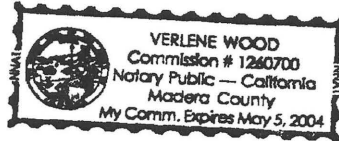
personally appeared

Leana K. Garrison

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence



Place Notary Seal Above

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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Verlene Wood

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Quit Claim Deed with Exhibit B.

Document Date:

11-7-2003

Number of Pages:

1

Signer(s) Other Than Named Above:

None

Capacity(ies) Claimed by Signer

Signer's Name:

Leana K. Garrison

☒ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

herself.

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

(2)

1999

WALTER & LEONA
GARRISON

MC 2791

WARRANTY DEED

WBG
SKG
EYONEL

FOR VALUE RECEIVED G & H CO. PARTNERSHIP

the Grantor, does hereby grant, bargain, sell and convey unto WALTER B. GARRISON AND LEONA K. GARRISON, husband and wife

the Grantees, whose address is , ,

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they the owners in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 1999 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: April 20, 1999

G & H CO. PARTNERSHIP

HENRY E. HOUST, SR.

STATE OF IDAHO

COUNTY OF CANYON

On this 10 day of May, 1999, before me, a notary public, personally appeared HANK HOUSE, known to me to be (one of) the partner(s) in the partnership of G & H CO. PARTNERSHIP and the partner(s) who subscribed said partnership name to the foregoing instrument and acknowledged that he/she/they executed the same.

Notary Public
Residing at NAMPA, Idaho
My commission expires: 4/20/2000



PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

423 SOUTH KIMBALL
CALDWELL, ID 83605

228530

FILED - RECORDED

99 MAY 11 PM 4:02

BY K. J. Good
CLERK

REQUEST OF Donner Title
FEE (C.R.)

TRACT II:

A parcel of land situated in Government Lot 5 of Section 17, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho as shown on the Record of Survey filed under Instrument No. 217537 in the Office of the Owyhee County Recorder, Murphy, Idaho and more particularly described as follows:

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North 88° 58'00" West 101.77 feet to an iron pin; thence leaving the said South boundary

North 07° 09'46" East 937.46 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for JOHN SQUIRE on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho; thence along the said Southerly high water line

South 70° 05'48" East 139.34 feet to an iron pin; thence leaving the said Southerly high water line

South 09° 22'57" West 896.54 feet to the POINT OF BEGINNING.

First American Title
Schedule A

①

1996

WALTER & LEONA
GARRISON

WARRANTY DEED

FOR VALUE RECEIVED G & H COMPANY, an Idaho General

the Grantor, does hereby grant, bargain, sell and convey unto
WALTER B. GARRISON and LEONA K. GARRISON, husband and wife

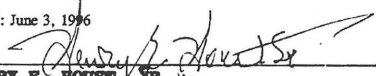
the Grantees, whose address is 6030 S. 6th Street, Chowchilla, CA 93610,

the following described premises, to-wit:

SEE ATTACHED EXHIBIT "A"

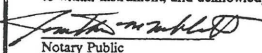
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 1996 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

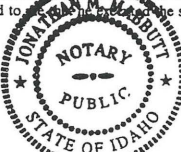
Dated: June 3, 1996


HENRY E. HOUST, JR.,
Managing General Partner

State of Idaho
County of Owyhee

On this 3rd day of June in the year 1996,
before me, a Notary Public, personally appeared HENRY E. HOUST, JR.
known or identified to me to be the person whose name is subscribed
to within instrument, and acknowledged to me that he executed the same.


Notary Public
Residing at Meridian
My Commission Expires April 25, 2000

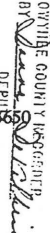


OWYHEE TITLE COMPANY
200 BASEY STREET, MURPHY, ID. 83650

RECORDED OF
FEE
Owyhee Co. ID

FILED-RECORDED

'96 JUN 3 AM 11 26

JIM HUNTLEY JR.
OWYHEE COUNTY REGISTER
BY 
D.P.

210970

EXHIBIT "A"

A parcel of land situated in the SW 1/4 of Section 17, Township 3 North, Range 4 West, B. M., Owyhee County, Idaho, more particularly described as follows:

COMMENCING at a 1/2" iron pin marking the South Quarter corner of said Section 17; thence along the South boundary of the said SW 1/4 of Section 17 North 88°58'00" West 378.54 feet to an iron pin marking the POINT OF BEGINNING; thence continuing North 88°58'00" West 288.34 feet to an iron pin; thence leaving the said South boundary North 09°22'57" East 896.54 feet to an iron pin on the Southerly high water line of the Snake River as shown on the Record of Survey for John Squire on file under Instrument No. 872329 in the Office of the Canyon County Recorder, Caldwell, Idaho; thence along the said Southerly high water line South 49°02'34" East 310.70 feet to an iron pin; thence leaving the said Southerly high water line South 07°40'45" West 692.30 feet to the POINT OF BEGINNING.



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 22, 2025

TROY G STEINER
TROY G STEINER TRUST
4214 BLUE HERON LN
MARSING ID 83639-8073

Re: Change in Ownership for Water Right No(s): 2-7358

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.

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

Sincerely,

Susy Hobson
Technical Records Specialist 1

Enclosure

RECEIVED

MAY 20 2025

WATER RESOURCES
WESTERN REGION

Troy G Steiner Trust
4214 Blue Heron Ln
Marsing, Idaho 83639
760-420-4716
tsteiner@oipllc.net

Att: IDWR water rights transfer group

My name is Troy Steiner. I purchased a property in Marsing ID in 2021 located at 4214 Blue Heron Ln, Marsing ID, 83639. The property includes water rights from the Snake river on water right # 2-7358. I was under the impression the ownership to the water rights changed through Escrow however I have learned it does not. It appears the water rights names have not been changed through ownership changes over and over since 1996 or so. The current water rights owner of record no longer owns the property as the chain of attached deeds reflect.

Attached is the documentation etc required to transfer the rights into my Trusts name (no split). The property listed above has APN RP03N04W176910 associated.

When viewing the county water rights page I notices two separate "Pins on the property" both with the same Rights number however each has a different prior owners name.

1-Walter Garrison and the other Leona Garrison. I am unsure why 2 show however I will let you look into it, maybe I am simply not understanding it.

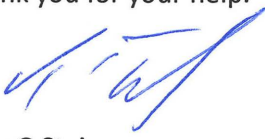
Above is the correct contact information for me.

I have attached the below.

- 1) Entire chain of ownership from the current water rights owner of record shows.
- 2) County plot map reflecting the property and water rights owner.
- 3) Check for \$25.00 per the instructions of Izzy Crichton.

Please let me know if anything is missing and how I will be notified once done.

Thank you for your help.



Troy G Steiner

Managing member of the Troy G Steiner Trust dated May 28, 2009