

RECEIVED

JUN 05 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPT. OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
✓ 67-15412	Yes ☐	Yes ☐		Yes ☐	Yes ☐
✓ 67-15413	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kinghorn Ranch LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Boulder Development LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 325 Council ID 83612
Mailing address City State Zip
(208) 880-5104 mcmichaellouise@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: _____
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: Louise P. McMichael Member 5/23/2025
 Signature of new owner/claimant Title, if applicable Date
Louise P. McMichael
 Print name

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

 Print name

For IDWR Office Use Only:
 Received by _____ Date 6-5-2025 Receipt No. C121529 Receipt Amt. \$50.00
 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 _____ Processed by DM Date 6-5-25

Prepared By

Name: Timberline Title & Escrow

Address: 104 Industrial Avenue, PO BOX 6, Council, ID
83612

Escrow #: 25-1026

Instrument # 146141

Adams County Council, Idaho

05/30/2025 10:49:18 AM No. of Pages: 4

Recorded for: TIMBERLINE TITLE & ESCROW

Sherry Ward Fee: \$15.00

Ex-Officio Recorder Deputy: hcombs

Index to: Deed

Space Above This Line for Recorder's Use

WARRANTY DEED

STATE OF IDAHO

ADAMS COUNTY

FOR VALUE RECEIVED

Kinghorn Ranch, LLC, an Idaho Limited Liability Company

GRANTOR(S), does (do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Boulder Development, LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: 2031 Council-Cuprum Road, Council, ID 83612

the following described real property in Adams County, Idaho, more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF:

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

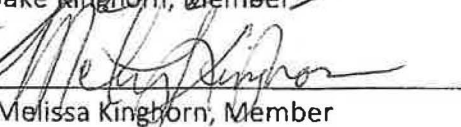
Executed this 28 day of May, 2025

Grantor:

Kinghorn Ranch, LLC, an Idaho Limited Liability Company

By: 

Jake Kinghorn, Member

By: 

Melissa Kinghorn, Member

STATE OF IDAHO
COUNTY OF Ada

On this 29 day of May, 2025, before me, a Notary Public, personally appeared Jake Kinghorn and Melissa Kinghorn, known or identified to me to be the Members of Kinghorn Ranch, LLC, a Limited Liability Company that executed the instrument or the person who executed the instrument on behalf of said Limited Liability Company and acknowledged to me that such Limited Liability Company executed the same.

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

Brian Bastian

Notary Public for Deco

Residing at 6707 Cleveland Boise ID 83709

My Commission Expires on 4-28-31

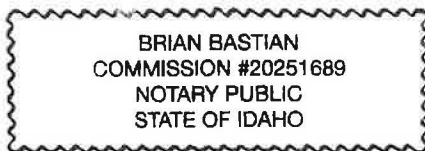


Exhibit 'A'

Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho

Section 16: E1/2NE1/4

Sections 10 and 15: All that part of the SW1/4SW1/4 of Section 10 and the W1/2NW1/4 of Section 15 lying South of Council-Cuprum Road and West of the Weiser River.

EXCEPTING THEREFROM a parcel of land in the SW1/4SW1/4 of Section 10 and the NW1/4NW1/4 of Section 15 more particularly described as follows:

Beginning at the Section corners of Sections 10, 11, 14 and 15 which is a brass cap;

Thence North 89 degrees 46'39" West 2644.62 feet to a point;

Thence North 82 degrees 40'29" West 1689.85 feet to the REAL POINT OF BEGINNING;

Thence South 30 degrees 40'13" East 78.50 feet to a point;

Thence South 17 degrees 58'12" East 81.38 feet to a point;

Thence South 05 degrees 13'38" East 40.32 feet to a point;

Thence South 14 degrees 06'15" East 152.24 feet to a point;

Thence South 00 degrees 54'42" East 133.95 feet to a point;

Thence South 14 degrees 58'49" West 97.66 feet to a point;

Thence North 75 degrees 51'12" West 270.24 feet to a point;

Thence South 17 degrees 38'06" West 11.30 feet to a point;

Thence North 73 degrees 17'40" West 314.79 feet to a point;

Thence North 05 degrees 47'27" East 126.54 feet to a point;

Thence North 87 degrees 44'12" East 226.05 feet to a point;

Thence North 10 degrees 29'55" East 337.96 feet to a point;

Thence North 85 degrees 02'09" East 150.64 feet to a point;

Thence South 24 degrees 41'57" East 38.32 feet to a point;

Thence South 30 degrees 40'13" East 35.00 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM a parcel of land in the SW1/4SW1/4 of Section 10 more particularly described as follows:

Commencing on the South line of the County Road from Council to Cuprum as it was constructed and exists under Highway Project S-3894(2) at its point of the intersection of the West line of said Section 10;

Thence South along the West line of said Section 10 to the SW corner of said Section 10;

Thence East along the South line of said Section 10 a distance of 725 feet;

Thence North 09 degrees 20' East 381 feet, more or less, to the South line of said County Road;

Thence Northwesterly along the South line of said County Road to the POINT AND PLACE OF BEGINNING;

AND ALSO EXCEPTING THEREFROM

Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho

Sections 15 and 10: A parcel of land located in the NW1/4 of Section 15 and the SW1/4SW1/4 of Section 10, more particularly described as follows:

Commencing at the Southwest corner of Section 10 marked by an aluminum cap;

Thence S 71° 22'15" E 1140.98 feet more or less to the intersection of a centerline of a gravel access road as it exists in April of 2004, and an East-West fenceline, the Real Point of Beginning;

[continued]

Thence along the centerline of said gravel road the following courses and distances:

Along a non-tangent curve to the right 134.43 feet having a radius of 135.74 feet, tangents of 73.31 feet, a delta of $56^{\circ} 44' 39''$ and a long chord which bears $S 27^{\circ} 46' 59'' W$ 129.01 feet;

Thence $S 56^{\circ} 09' 18'' W$ 94.12 feet;

Thence along a non-tangent curve to the left 169.65 feet having a radius of 380.70 feet, tangents of 86.26 feet, a delta of $25^{\circ} 31' 58''$ and a long chord which bears $S 43^{\circ} 20' 51'' W$ 168.25 feet;

Thence $S 29^{\circ} 24' 34'' W$ 183.31 feet;

Thence $S 35^{\circ} 17' 45'' W$ 175.20 feet;

Thence leaving said gravel road $S 26^{\circ} 35' 17'' W$ 589.00 feet to a point on the toe of a natural bench;

Thence along said toe South $61^{\circ} 17' 30'' E$ 966.43 feet to the Westerly bank of the Weiser River;

Thence along said bank the following courses and distances:

Thence $N 07^{\circ} 07' 09'' E$ 287.80 feet;

Thence $N 03^{\circ} 04' 49'' W$ 282.68 feet;

Thence $N 01^{\circ} 37' 58'' E$ 214.25 feet;

Thence $N 05^{\circ} 48' 43'' W$ 180.00 feet;

Thence $N 20^{\circ} 47' 22'' W$ 282.45 feet;

Thence $N 05^{\circ} 15' 11'' W$ 232.79 feet;

Thence $N 20^{\circ} 52' 18'' E$ 132.30 feet to a point on an East-West fenceline;

Thence along said fenceline $N 88^{\circ} 28' 16'' W$ 72.92 feet to the Real Point of Beginning.



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098

Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 06, 2025

BOULDER DEVELOPMENT LLC
PO BOX 325
COUNCIL ID 83612-0325

Re: Change in Ownership for Water Right No(s): 67-15412, 67-15413

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/5/2025

Water Right 67-15412

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	BOULDER DEVELOPMENT LLC PO BOX 325 COUNCIL, ID 83612-0325 (208) 859-9190
Original Owner	HAROLD WHITAKER COUNCIL, ID
Previous Owner	KINGHORN RANCH LLC 5489 E WILDHORSE LN BOISE, ID 83712-7602 (208) 681-7090

Priority Date: 4/27/1967

Basis: Decreed

Status: Active

Source
HORNET CREEK

Tributary
WEISER RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	3/15	11/15	0.630 CFS	126.4 AF
	<u>Total Diversion</u>		0.630 CFS	126.4 AF

Source and Point(s) of Diversion:

HORNET CREEK NWNW Sec. 15, Twp 16N, Rge 01W, ADAMS County

Place Of Use:

IRRIGATION within ADAMS 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	
16N	01W	15						9.3	0.8										10.1
16N	01W	16	20.5															1.0	21.5

POU Total Acres: 31.6

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

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/5/2025

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.

Dates and Other Information:

Decreed Date: 10/20/2008
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: 67
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/5/2025

Water Right 67-15413

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	BOULDER DEVELOPMENT LLC PO BOX 325 COUNCIL, ID 83612-0325 (208) 859-9190
Original Owner	HAROLD WHITAKER COUNCIL, ID
Previous Owner	KINGHORN RANCH LLC 5489 E WILDHORSE LN BOISE, ID 83712-7602 (208) 681-7090

Priority Date: 12/15/1966

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	3/15	11/15	0.180 CFS	38.8 AF
STOCKWATER	1/01	12/31	0.010 CFS	0.4 AF
	<u>Total Diversion</u>		0.190 CFS	38.8 AF

Source and Point(s) of Diversion:

GROUND WATER NWNW

Sec. 15, Twp 16N, Rge 01W, ADAMS County

Place Of Use:

STOCKWATER Same as IRRIGATION

IRRIGATION within ADAMS 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	
16N	01W	15						9.7											9.7

POU Total Acres: 9.7

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/5/2025

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. The actual diversion rate for stockwater purposes is 0.011 cfs.

Dates and Other Information:

Decreed Date: 10/20/2008
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: EXC
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A