Form 42-248/42-1409(6) Rev. 6/22

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
JUN 05 2024
DEPARTMENT 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?
63-35123	Yes ☒	Yes ☒		Yes ☐	Yes ☐
SPLIT INTO	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-35582	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: William and Kori'el Humphries
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Steve and Kayleen Baker
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

   2156 E Hyper Dr. | Meridian | ID | 83642
   Mailing address | City | State | Zip

   541-212-9047 | Kayleen.b@yahoo.com
   Telephone | Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
   - ☒ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
   - ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: 3/15/2024.

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.

   SUPPORT DATA IN FILE # 63-35123

   - ☐ 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: Steve Baker — Signature of new owner/claimant | Title, if applicable | Date 6/3/2024
   Steve Baker — Print name

   Signature: Kayleen Baker — Signature of new owner/claimant | Title, if applicable | Date 6/3/2024
   Kayleen Baker — Print name

For IDWR Office Use Only:

Receipted by KM Date 6.5.24 Receipt No. C118424 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 Steve Baker Approved by Processed by DM Date 6-11-24

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=3 ANGIE STEELE
VENTURE TITLE & ESCROW COMPANY

2024-013424
03/15/2024 12:06 PM
$15.00

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

VENTURE
TITLE & ESCROW

File Number:V2412315

Warranty Deed

For value received,

William Humphries and Koriel Stark-Humphries, husband and wife

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

Steven Lane Baker and Kayleen Baker, husband and wife

whose current address is 2156 E. Hyper Drive, Meridian, ID 83642

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

See Attached Exhibit A

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.

Remainder of page intentionally left blank.

Dated: March 15, 2024

William Humphries

Koriel Stark-Humphries

State of Idaho,
County of Ada, ss:

This record was signed or acknowledged before me on this 15th day of March 2024, by William Humphries and Koriel Stark-Humphries.

Notary Public
Residing In: Meridian, ID
My Commission Expires: 10/28/29
(seal)

JUSTIN ROBERTSON
COMMISSION #45639
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/28/2029

Exhibit A

Legal Description of the Premises

Lot 2 in Block 1 of Idahome Estates Subdivision, according to the official plat thereof, filed in Book 126 of Plats at Page(s) 20294 through 20296, records of Ada County, Idaho.

Book 126 Page 20244

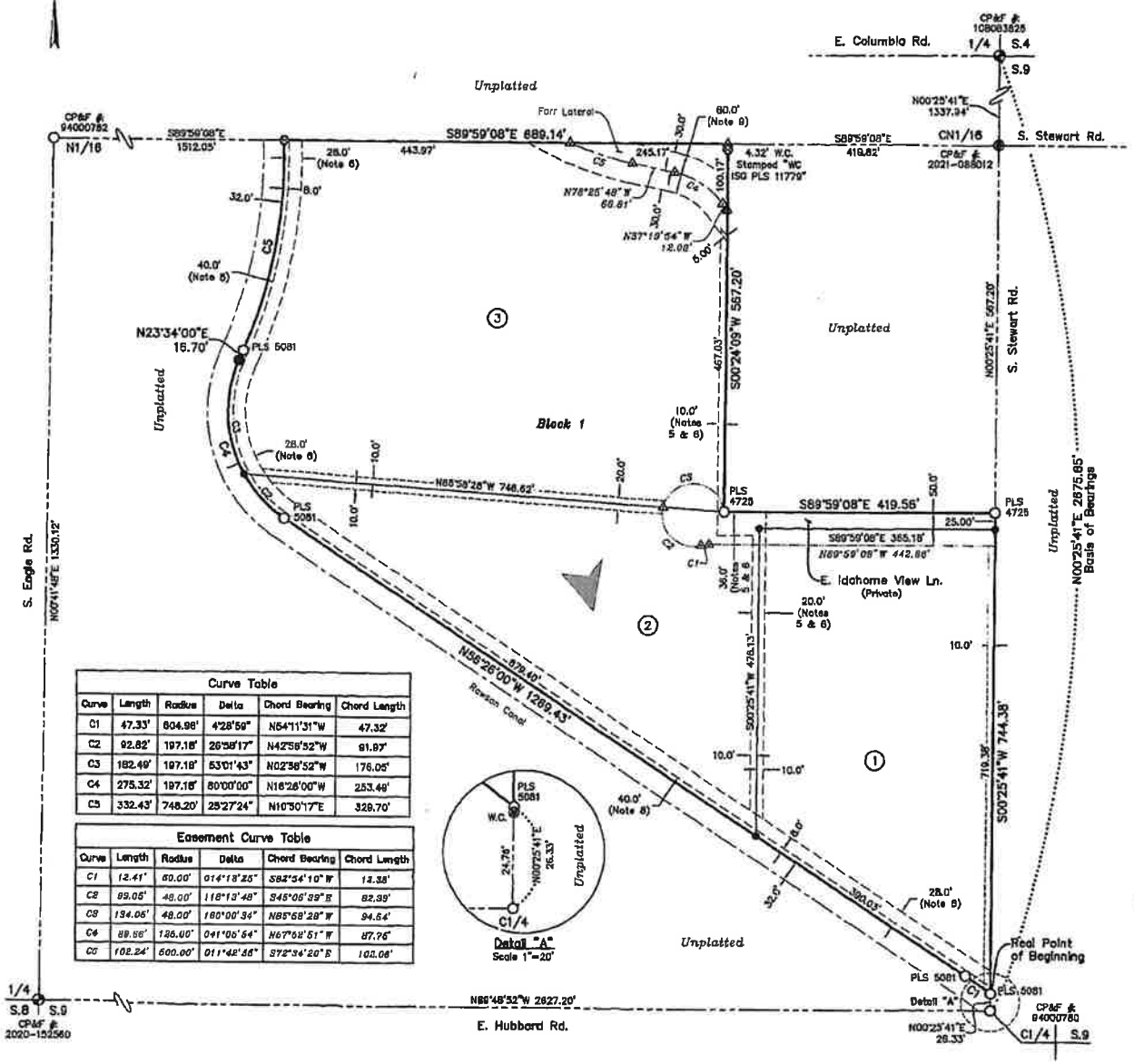
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries, and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Scale: 1" = 120'

Plat Showing

Idahome Estates Subdivision

Located in the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.
2023



Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	47.33'	604.98'	4°28'59"	N54°11'31"W	47.32'
C2	92.82'	197.18'	26°58'17"	N42°56'52"W	91.97'
C3	182.49'	197.18'	53°01'43"	N02°56'52"W	176.05'
C4	275.32'	197.18'	80°00'00"	N16°26'00"W	253.46'
C5	332.43'	748.20'	25°27'24"	N10°50'17"E	329.70'

Easement Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	12.41'	60.00'	014°13'25"	S82°34'10"W	12.38'
C2	99.05'	48.00'	118°13'48"	S45°06'39"E	82.39'
C3	134.06'	48.00'	160°00'34"	N85°58'28"W	94.64'
C4	88.86'	126.00'	041°06'54"	N67°52'51"W	87.76'
C5	102.24'	500.00'	011°42'55"	S72°34'20"E	102.08'

Legend

○	Found 1/2" Iron Pin, as Noted	———	Subdivision Boundary Line
⊖	Found 5/8" No Cap, Reset Plastic Cap "ISG PLS 11779", unless otherwise noted.	———	Lot Line
○	Found 5/8" Iron Pin, as Noted	———	Section Line
⊕	Found Brass Cap Monument	———	Centerline
●	Found Aluminum Cap Monument	----------	Easement Line (Note 5)
●	Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"	———	Easement Line, as Noted
●	Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"	———	Private Road & Utility Easement Line (Note 7)
△	Calculated Point, Nothing Found or Set	.....	Tie Line
(1)	Lot Number	100.00'	Easement Dimensions
W.C.	Witness Corner		

Notes:

1. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
2. Lots shall not be reduced in size without prior approval from the Health Authority. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
3. The lots in this subdivision are to be served by individual wells and septic systems.
4. In compliance with Idaho Code Section 31-3805 (1)(b), irrigation water will be provided by the owner through a pressurized and/or gravity irrigation system, to be owned and maintained by the Idahome Estates Owners Association, Inc. All lots within this subdivision will be entitled to irrigation water rights and will be obligated for assessments from the New York Irrigation District.
5. A utility and property drainage easement is hereby reserved as delineated and referenced on this plat.
6. See the Declaration of Irrigation Pump Sharing and Easement Agreement. See Instrument No. 2023-023396
7. See the Private Road and Utility Easement and Maintenance Agreement. See Instrument No. 2023-010790.
8. Rawson Canal easement per Boise Project Board of Control Letter dated April 28, 2022.
9. Farr Lateral easement per Boise Project Board of Control Letter dated April 20, 2022.
10. This property is subject to an existing Idaho Power Company power line easement- See Instrument No. 731078.
11. Minimum building setback lines shall be in accordance with the zoning ordinance at the time of issuance of any building permit. All lot, parcel and tract sizes shall meet dimensional standards established in the zoning ordinance.
12. This development recognizes Idaho Code Section 22-4503, Right to Farm Act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of any agricultural operation, agricultural facility or expansion thereof".
13. All lots in this subdivision are subject to the Covenants, Conditions, and Restrictions to be recorded in conjunction with this plat.

Reference Documents:

Deed's: 2021-129378 & 2021-129380
ROS No.'s: 2732 & 12924

Surveyors Narrative:

The purpose of this survey is to subdivide the boundary of the parcels conveyed in Warranty Deeds recorded as Instrument No. 2021-129378 and Instrument No. 2021-129380, records of Ada County, Idaho at the request of the owner. The property is a portion of the parcels depicted on Record of Survey No. 2732 recorded as Instrument No. 94003199 and Record of Survey No. 12924 recorded as Instrument No. 2021-088019, records of Ada County, Idaho. The monuments found and shown per said Record of Survey's are in substantial agreement and and were held as controlling corners of this subdivision.

The Basis of Bearings used for this survey is taken to be North 00°25'41" East between found monuments at the North 1/4 corner and the Center 1/4 corner of Section 9, T.2N., R.1E., B.M. and as shown on said Record of Survey No. 12924.

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON 5/5/2023

Book Page

Job No. 21-436
Sheet 1 of 3

IDAHO SURVEY GROUP, LLC
8955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

P:\Idahome Sub 21-436\dwg\Plat\21-436_Idahome Estates_Plat.dwg 5/5/2023 8:44:15 PM

IDAHO DEPARTMENT OF WATER RESOURCES 6/11/2024

Proof Report

AFTER SPLIT

Water Right 63-35123

Owner Type	Name and Address
Current Owner	WILLIAM HUMPHRIES 2725 E MOUNT ETNA DR MERIDIAN, ID 83642-5169 (208) 219-0134
Current Owner	KORIEL STARK HUMPHRIES 2725 E MOUNT ETNA DR MERIDIAN, ID 83642-5169 (208) 219-0134
Original Owner	EDWARD W LEWIS 3700 E HUBBARD RD MERIDIAN, ID 83642 (208) 888-2090
Original Owner	PATRICIA A LEWIS 3700 E HUBBARD RD MERIDIAN, ID 83642 (208) 888-2090
Previous Owner	TIMOTHY WELEBIR 8475 STEWART RD MERIDIAN, ID 83642 (208) 888-3140
Previous Owner	STEPHANIE WELEBIR 8475 STEWART RD MERIDIAN, ID 83642 (208) 888-3140

Priority Date: 12/29/1980
Basis: Decreed
Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.280 CFS	63.0 AF
	Total Diversion		0.280 CFS	63.0 AF

Source and Point(s) of Diversion:
GROUND WATER SENW Sec. 9, Twp 02N, Rge 01E, ADA County

Place Of Use:
IRRIGATION within ADA County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
02N	01E	9								14.0									14.0

POU Total Acres: 19.0

Conditions of Approval:

1.	T07	The right holder shall accomplish the change authorized by Transfer 71563 within one year of the date of the approval.
2.	T08	Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
3.	01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to determine the amount of water diverted from power records and shall annually report the information to the Department.
4.	X61	The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 3/15 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date of this approval.
5.	R65	This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the lands above.
6.	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.

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: EXC
Mitigation Plan: False

Combined Use Limits:
N/A

SubCase:
N/A

Water Supply Bank:

Lease ID: 1777
Lease Type: Contract
Lease Status: Active
Lease Start Date: 1/1/2024
Lease End Date: 12/31/2024

Beneficial Use	Div Rate Leased	Div Volume Leased	Acre Limit Leased	Total Acres Leased
Irrigation	0.38	85.50	19.00	19.00

State of Idaho
Department of Water Resources

Water Right

63-35123

AFTER SPLIT

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

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GROUND WATER	

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IRRIGATION	03/15	11/15	0.380 CFS	85.5 AF
	Total Diversion		0.380 CFS	85.5 AF

Source and Point(s) of Diversion:
GROUND WATER SENW Sec. 9, Twp 02N, Rge 01E, ADA County

Place Of Use:
IRRIGATION within ADA County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
02N	01E	9								19.0									19.0

POU Total Acres: 19.0

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SubCase:
N/A

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Irrigation	0.38	85.50	19.00	19.00

State of Idaho
Department of Water Resources

Water Right

63-35123

BEFORE SPLIT