

MAR 10 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. DE

| Water Right/Claim No. | Split?                                  | Leased to Water Supply Bank? | Water Right/Claim No.                   | Split?                       | Leased to Water Supply Bank? |
|-----------------------|-----------------------------------------|------------------------------|-----------------------------------------|------------------------------|------------------------------|
| 65-23516              | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | 65-23516 Split into 65-23516 & 65-24376 |                              | Yes <input type="checkbox"/> |
| 65-23518              | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> | 65-23518 Split into 65-23518 & 65-24377 |                              | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                                         | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                                         | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                                         | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Paula Potter

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Paul Drake

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or23 Quail Run

Mailing address

Garden Valley

City

ID

State

83422

Zip

(208) 880-0122

Telephone

paul.drake@prioritysalesnw.com

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: 04/25/2022

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):  
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 # 65-23516

8. Signature: Paul Drake

Signature of new owner/claimant

Title, if applicable

Date

Paul Drake

Print name

Signature: \_\_\_\_\_

Signature of new owner/claimant

Title, if applicable

Date

Print name

Received by KMDate 3.10.25

For IDWR Office Use Only:

Receipt No. C120364Receipt Amt. \$200-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 JMKDate 7-1-25



Order Number: 22448006

### Warranty Deed

For value received,

**William Edward Griffith and Bonnie Griffith, husband and wife, as joint tenants with rights of survivorship**

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

**Paul Allen Drake, an unmarried man**

whose current address is 23 Quail Run, Garden Valley, ID 83622

the grantee, the following described premises, in Boise 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.

Remainder of page intentionally left blank.

Dated: April 22, 2022

William Edward Griffith  
William Edward Griffith

Bonnie Griffith  
Bonnie Griffith

State of Idaho, County of Boise, ss.

On this 22nd day of April in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared William Edward Griffith and Bonnie Griffith, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same.

Lara Jane Alexander  
Notary Public

Residing In: Garden Valley ID

My Commission Expires: 12-4-2027

(seal)



**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

Lot 5, Quail Meadow Subdivision , according to the official plat thereof, filed as Instrument No. 140144, official records of Boise County, Idaho.

This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.

#### NOTES:

1. The developer shall comply with I.C. 31-3805, relating to transfer of water rights.
2. Boise County assumes no responsibility for maintenance of the private roads plotted hereon, subject to Boise County ordinance 86-3.
3. A 12 foot utility and drainage easement exists inside all lot lines along roads, and a 12 foot utility and drainage easement exists inside the exterior subdivision boundary, and a 12 foot easement will be centered on all interior lot lines, unless determined not to be needed by the architectural control committee, or if none, then by a homeowner association, by recorded affidavit.
4. Lots shall not be reduced by size without prior approval of the appropriate health authority and the Boise County Commissioners.
5. All areas shown hereon are for tax purposes only.
6. Utility and drainage easements along roads may be used as a road right-of-way easement and for snow storage.
7. No county services (except emergency in nature), will be provided for the private roads plotted hereon.
8. Road grades shall not exceed 10%, except that secondary access easements may exceed 10% gradient.
9. Building setbacks: Front, 20'  
Rear, 10'  
Side, 10'  
Side flanking road, 15'

### PLAT SHOWING QUAIL MEADOWS SUBDIVISION

Parcels of land all located  
In the North 1/2 of Section 34,  
Township 10 North, Range 4 East, Boise Meridian;  
Boise County, Idaho 1991

While this map is a photographic reproduction of that on file in either the recorder's or surveyor's office, the company assumes no liability for variation, if any, with original of record.

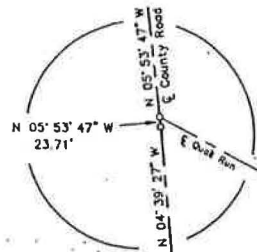


Vicinity from Garden Valley  
15 minute Quadrangle Map  
Scale: 1" = 5000'

| CURVE | DELTA        | RADIUS  | ARC     | CHORD   | TANGENT | CHORD BRG       |
|-------|--------------|---------|---------|---------|---------|-----------------|
| 1     | 29° 10' 42"  | 264.00' | 134.44' | 133.00' | 68.71'  | N 43° 11' 24" E |
| 2     | 18° 37' 15"  | 525.00' | 170.52' | 169.87' | 86.07'  | N 19° 17' 26" E |
| 3     | 15° 52' 35"  | 310.00' | 85.80'  | 85.62'  | 43.23'  | N 02° 02' 31" E |
| 4     | 7° 22' 57"   | 960.00' | 123.69' | 123.61' | 61.93'  | N 00° 57' 58" W |
| 5     | 29° 50' 02"  | 545.00' | 283.78' | 280.59' | 145.19' | N 12° 11' 31" W |
| 6     | 31° 24' 27"  | 188.00' | 103.05' | 101.77' | 52.86'  | N 75° 52' 54" E |
| 7     | 29° 10' 42"  | 231.00' | 117.64' | 116.37' | 60.12'  | N 43° 11' 24" E |
| 8     | 18° 37' 15"  | 492.00' | 159.80' | 159.19' | 80.66'  | N 19° 17' 26" E |
| 9     | 15° 52' 35"  | 277.00' | 76.76'  | 76.51'  | 38.63'  | N 02° 02' 31" E |
| 10    | 7° 22' 57"   | 993.00' | 127.95' | 127.86' | 64.06'  | N 00° 57' 58" W |
| 11    | 29° 50' 02"  | 512.00' | 266.60' | 263.60' | 136.39' | N 12° 11' 31" W |
| 12    | 107° 23' 40" | 115.00' | 215.55' | 185.36' | 156.54' | N 64° 41' 50" E |
| 13    | 107° 23' 40" | 140.00' | 262.41' | 225.65' | 190.57' | N 64° 41' 50" E |
| 14    | 45° 48' 56"  | 165.00' | 131.84' | 128.45' | 69.73'  | N 84° 30' 48" E |
| 15    | 61° 34' 44"  | 165.00' | 177.33' | 168.92' | 98.32'  | N 41° 47' 22" E |
| 16    | 25° 15' 00"  | 70.00'  | 30.85'  | 30.60'  | 15.68'  | N 23° 37' 30" E |
| 17    | 25° 15' 00"  | 45.00'  | 19.83'  | 19.67'  | 10.08'  | N 23° 37' 30" E |
| 18    | 49° 59' 41"  | 20.00'  | 17.45'  | 16.90'  | 9.33'   | N 11° 15' 09" E |
| 19    | 139° 59' 41" | 50.00'  | 122.17' | 93.97'  | 137.35' | N 56° 15' 09" E |
| 20    | 139° 59' 41" | 50.00'  | 122.17' | 93.97'  | 137.35' | S 16° 14' 51" W |
| 21    | 75° 14' 41"  | 20.00'  | 26.27'  | 24.42'  | 15.41'  | S 48° 37' 21" W |
| 22    | 55° 42' 33"  | 50.00'  | 48.62'  | 46.72'  | 26.42'  | S 33° 45' 04" E |
| 23    | 123° 03' 07" | 50.00'  | 107.38' | 87.90'  | 92.10'  | N 56° 52' 06" E |

#### LEGEND

- Brass Cap Monument
- ⊙ Aluminum Cap Monument
- 5/8" dia. Iron Pin
- 1/2" dia. Iron Pin
- PK nail
- Set wooden hub with tack
- + point not set



DETAIL "A"

NTS

| TANGENT | BEARING         | DIST   |
|---------|-----------------|--------|
| T1      | N 60° 10' 40" E | 33.04' |
| T2      | N 60° 10' 40" E | 64.91' |

#### RESTRICTIVE COVENANTS

Building and occupancy shall conform to the standards established by the restrictive covenants as filed in Plat Book \_\_\_\_\_ of miscellaneous records at Page(s) \_\_\_\_\_ Boise County, Idaho, as Instrument No. \_\_\_\_\_

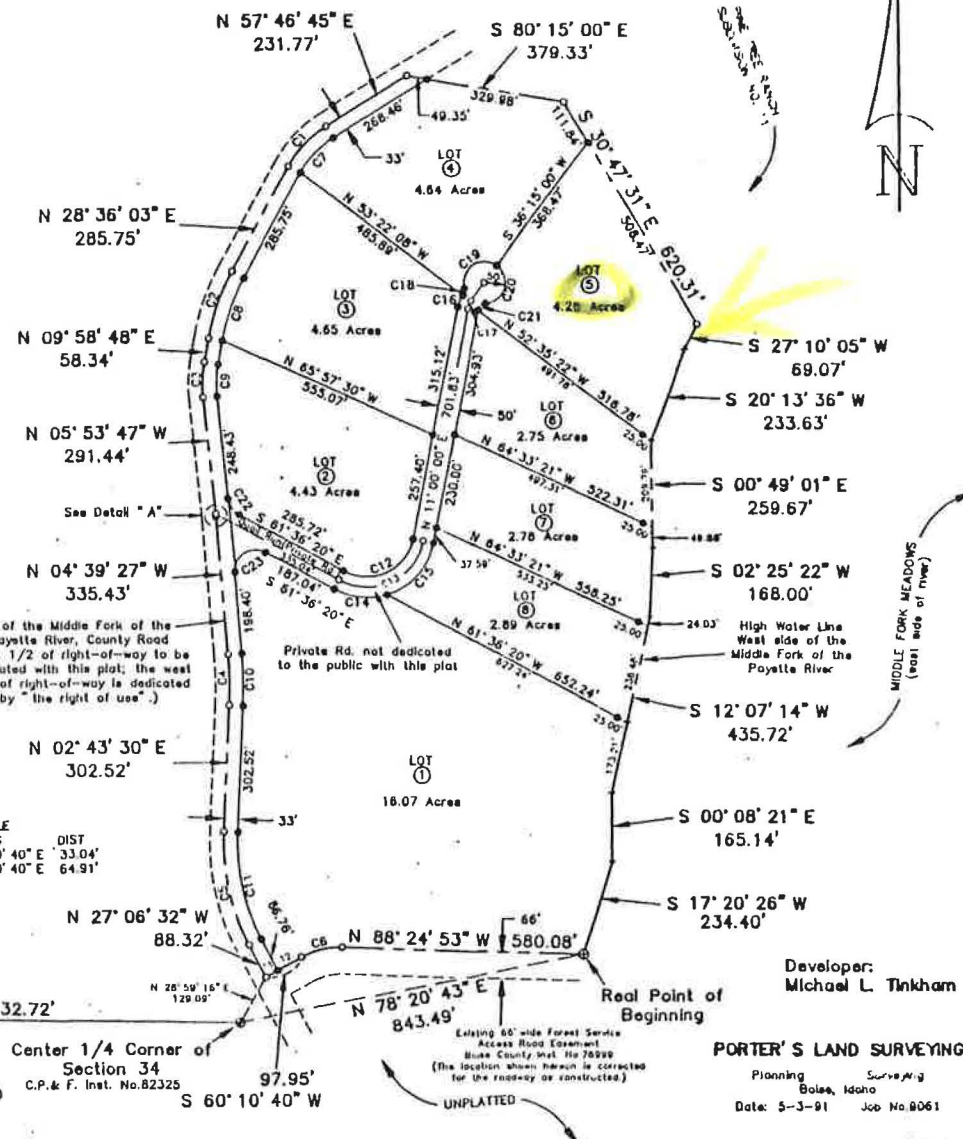
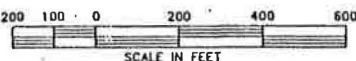


5-3-91  
CLYDE PORTER, P.L.S. No. 946

1/4 Corner  
C.P. & F. Inst. No. 109035

Base of Bearing  
S 89° 23' 57" E 2632.72'

Center 1/4 Corner of  
Section 34  
C.P. & F. Inst. No. 82325



Developer:  
Michael L. Tinkham

#### PORTER'S LAND SURVEYING

Planning  
Boise, Idaho  
Date: 5-3-91 Job No. 9061



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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

July 01, 2025

PAUL ALLEN DRAKE  
23 QUAIL RUN  
GARDEN VALLEY ID 83622-5249

Re: Change in Water Right Ownership: 65-23516 (Split into 65-23516 and **65-24376**), 65-23518 (Split into 65-23518 and **65-24377**)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above-mentioned water right(s) 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 each water right(s) 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. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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 208-287-4942.

Sincerely,

Jean Hersley  
Technical Records Specialist 2

Enclosure(s)

c: Paula Potter  
Water District No. 65