

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 07 2024

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?
63-7035-C ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-11904	Yes ☐	Yes ☐		Yes ☐	Yes ☐
Returned	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Gerald J. Caetano and Michelle A. Caetano
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Joseph Comer and China Comer
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

10 PONDEROSA CIR.

Mailing address

BOISE

City

ID

State

83716

Zip

707 941 0355

Telephone

J.D. COMER @ HOTMAIL.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: 11/5/2024
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

SUPPORT DATA

IN FILE # 63-7035C

8. Signature: [Signature] Title, if applicable _____ Date 11/4/24
- Signature of new owner/claimant _____
Joseph Comer
 Print name

- Signature: [Signature] Title, if applicable _____ Date 11.4.24
- Signature of new owner/claimant _____
China Comer
 Print name

Received by CC SA Date 11-7-24 For IDWR Office Use Only: W052261 Receipt No. W052261 Receipt Amt. \$25.00

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 SA Date 11/14/24

Returned/Refunded \$25.00 7/3/2025 for WR 63-11904



Order Number: 24523614

Warranty Deed

For value received,

Gerald J. Caetano and Michelle A. Caetano, husband and wife, as community property with right of survivorship

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

Joseph Comer and China Comer, husband and wife

whose current address is 10 Ponderosa Cir Boise, ID 83716

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: November 1, 2024

Gerald J. Caetano

Gerald J. Caetano

Michelle A. Caetano

Michelle A. Caetano

State of Florida, County of Duval, ss.

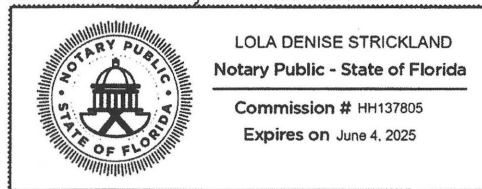
On this 2nd day of November in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Gerald J. Caetano, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Lola Denise Strickland

Notary Public Lola Denise Strickland

Residing In: Duval

My Commission Expires: 06/04/2025
(seal)



Provided ID DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

State of Florida, County of Duval, ss.

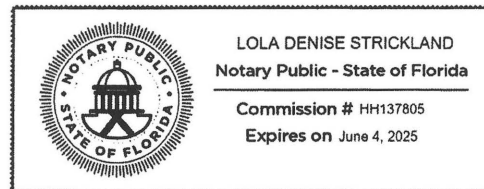
On this 2nd day of November in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Michelle A. Caetano, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Lola Denise Strickland

Notary Public Lola Denise Strickland

Residing In: Duval

My Commission Expires: 06/04/2025
(seal)



Provided ID DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel I

A parcel of land being Lots 1 and a portion of Lots 5 and 6, Block 4 of the Pines Subdivision No. 1, recorded as Instrument Nos. 72505 and 72506, records of Boise County, Idaho, and being located in a portion of the Southeast 1/4 Northwest 1/4 of Section 24, Township 4 North, Range 3 East, Boise Meridian, Boise County, Idaho and more particularly described as follows:

Being at a found 1/2" iron pin being common to the Northerly corner of Lots 1 and 2, Block 4 of the Pines Subdivision No. 1, said pin also being the Northeasterly corner of said Parcel 1;

Thence South 00°53'09" West, 268.40 feet (shown as record to be South 01°03' West, 270.08 feet) along the line common to said Lots 1 and 2 to a found 1/2" iron pin on the Southwesterly line of said Lots 1 and 2;

Thence North 44°05'24" West, 383.78 feet (shown as record to be North 44°10' West, 383.41 feet) along said Southwesterly line of Lot 1 to a found 1/2" iron pin marking the corner common to Lots 1 and 6, Block 4;

Thence along the Southwesterly line of said Lot 6 North 43°34'01" West, 31.82 feet (shown as record to be North 44°10' West, 32.30 feet) to a found 1/2" iron pin;

Thence North 41°24'00" East, 118.00 feet (shown as record to be North 41°24' East) along the Northwesterly line of said Lot 6 to a set 1/2" iron pin marking the Northwesterly corner of said Parcel 1;

Thence leaving said Northwesterly line, South 65°58'49" East, 222.19 feet along the Northerly boundary of said Parcel 1 to a set 1/2" iron pin;

Thence South 23°06'32" East, 30.88 feet along said Northerly boundary to the POINT OF BEGINNING.

Parcel II

Lot 2 and 3 in Block 4 of Pines Subdivision No. 1, according to the official plat thereof, filed as Instrument No. 72505 and 72506, official records of Boise County, Idaho.

Water Right Report : 63-11904(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	CAETANO, GERALD J	10 PONDEROSA CIRCLE	BOISE	ID	83713
Current Owner	CAETANO, MICHELLE A	10 PONDEROSA CIRCLE	BOISE	ID	83713
Original Owner	WALCOM, GARY	HC 33 BOX 2403	BOISE	ID	83706
Original Owner	WALCOM, JUDITH	HC 33 BOX 2403	BOISE	ID	83706

Water Right Status

Priority Date : 7/16/1992
Basis : License
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
UNNAMED STREAM		ROBIE CREEK	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
UNNAMED STREAM	04N	03E	24	0		SE	NW	BOISE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
STOCKWATER	1/01	12/31	0.02 CFS	0.10 AFA
DOMESTIC	1/01	12/31	0.04 CFS	0.60 AFA
TOTAL			0.04 CFS	0.70 AFA

Places of Use

[Printable View](#)
[Paged View](#)

Place of Use Legal Description : STOCKWATER (BOISE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	03E	24			SE	NW	

Conditions

Code Conditions

Domestic use is for 1 home. Domestic use does not include lawn, garden, landscape, or other types of irrigation.

Dates

Licensed Date : 8/17/1996
Decreed Date :
Permit Proof Due Date : 11/1/1993
Permit Proof Made Date : 10/29/1993
Permit Approved Date : 10/22/1992
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date: 7/16/1992
Protest Deadline Date:

Other Information

State or Federal :
Water District Number : 63
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

Water Right Report : 63-7035-C (Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	CAETANO, GERALD J	10 PONDEROSA CIRCLE	BOISE	ID	83713
Current Owner	CAETANO, MICHELLE A	10 PONDEROSA CIRCLE	BOISE	ID	83713
Original Owner	NESTORICK, RICHARD A	HC 33 BOX 2436	BOISE	ID	83706

Water Right Status

Priority Date : 10/30/1967
 Basis : Decreed
 Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
SPRING		SINKS	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
SPRING	04N	03E	24	0				NW SW BOISE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
DOMESTIC	1/01	12/31	0.00	CFS
TOTAL			0.00	CFS

Places of Use

[Printable View](#)
[Paged View](#)

Place of Use Legal Description : DOMESTIC (BOISE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
04N	03E	24				SW NW	

Conditions

Code Conditions

- N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
- N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
- PROPERTY ALSO KNOWN AS LOT 2, BLK 4, PINES SUBDIVISION #1.

Dates

Licensed Date :
 Decreed Date : 9/18/2000
 Permit Proof Due Date :
 Permit Proof Made Date :
 Permit Approved Date :
 Permit Moratorium Expiration Date :
 Enlargement Use Priority Date :
 Enlargement Statute Priority Date :
 Application Received Date :
 Protest Deadline Date :

Other Information

State or Federal : S
 Water District Number : TBD
 Generic Max Rate Per Acre : 0
 Generic Max Volume Per Acre : 0
 Civil Case Number :
 Decree Plaintiff :
 Decree Defendant :
 Swan Falls Trust or Nontrust :
 Swan Falls Dismissed :
 DLE Act Number :
 Cary Act Number :
 Mitigation Plan: False

Hobson, Susy

From: Hobson, Susy
Sent: Thursday, July 3, 2025 11:38 AM
To: j.d.comer@hotmail.com
Subject: Refund for Change in Ownership Water Right No: 63-11904

Dear Joseph and China:

As per prior communication, a refund of \$25 has been requested and will be mailed to you from the Idaho State Controller's Office.

If you have any questions regarding this matter, please contact me at 208-605-4631.

Kind Regards,

Susy

Susy Hobson
Technical Records Specialist



Western Region
2735 W. Airport Way, Boise ID 83705
(208) 605-4631 susy.hobson@idwr.idaho.gov

TO: Sascha Marston, Susan Steed

FROM: Susy Hobson

DATE: July 3, 2025

RE: Refund: Ownership Change

Joseph and China Comer applied for Ownership Change of 63-11904 on 11/07/2024. They were unable to supply proper documentation for the ownership of the water right.

Please issue a refund of \$25 to:

JOSEPH COMER
10 PONDEROSA CIR
BOISE ID 83716-3110

RECEIPT #
W052261

Hobson, Susy

From: Hobson, Susy
Sent: Thursday, June 5, 2025 10:57 AM
To: j.d.comer@hotmail.com
Subject: water right 63-11904
Attachments: Photo of dwelling and diversion works.pdf

Good morning Joseph,

I have circled back to researching water right 63-11904 regarding your Notice of Change in Water Right Ownership (Notice) submitted in November of 2024. If you recall, the water right place of use is licensed to the entire SENW quarter of Township 04N, Range 03E Section 24. I came across the attached photo from the time of original permitting that depicts the dwelling associated with the domestic use of the water right. The location of this dwelling is key to determining the actual historical place of use of all the aspects (domestic and stockwater) of the water right.

From the Boise County Parcel map ([Boise County Parcel Map](#)), it appears that this dwelling exists at 48 Spring Canyon Rd, parcel# RP055010020010, Block 2, Lot 1 of The Pines Subdivision. This parcel is not included in the warranty deed you have submitted, thus the department cannot change the ownership of this water right to you. Should you be the owner of this parcel you may submit evidence of your ownership to the department, and we will proceed accordingly. Additionally, if you have evidence (photos of stockwater troughs and the diverting works from the spring/stream) depicting the historical use on your parcels, you may present that for consideration.

I will hold any further action on you Notice for fourteen (14)days. If you are unable to produce evidence of ownership, or if you choose to relinquish your pursuit of the water right, the department will issue a refund in the amount of \$25 for the fee you have paid.

Best Regards,

Susy

Susy Hobson
Technical Records Specialist



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region

2735 W. Airport Way, Boise ID 83705

(208) 605-4631 susy.hobson@idwr.idaho.gov



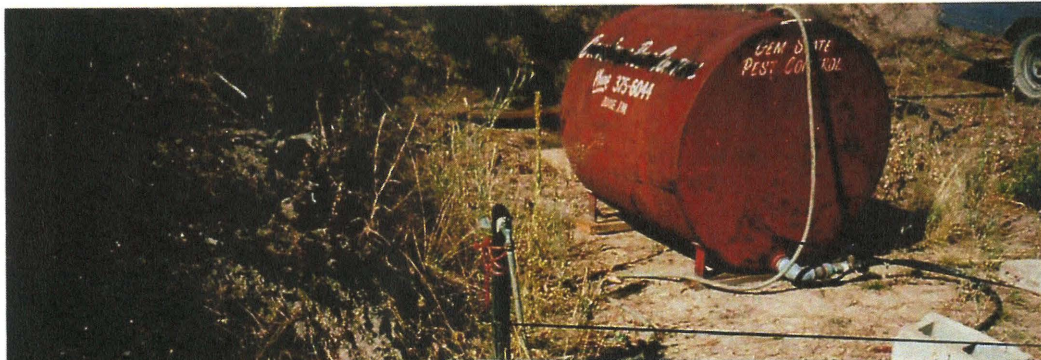
63-11904
9/23/94 S.H

1000 gallon holding
tank

ABS pipe overflow
to tank



Shut off
valve



overflow holding tank
riser for stockwater: P/u

U: Temporary Corres-
pondance/Comer
63-11904

P/u:
1 home/Domestic

AUG 21 1996





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

November 12, 2024

JOSEPH COMER AND CHINA COMER
10 PONDEROSA CIR
BOISE ID 83716-3110

RE: Change in Water Right Ownership: 63-7035C & 63-11904

Dear Joseph and China:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership for the two above captioned water rights (Notice).

Our review of your Notice indicates that an additional fee is required before the Department can process one of the ownership changes. The fee required for processing one water rights is \$25. The Department received a check in the amount of \$25, see receipt attached, thus \$25 is required to process the second water right.

The change in water right ownership was processed for Water Right 63-7035C. The Department has modified its records and has enclosed a computer-generated report for you.

The Department will hold any action on Water Right 63-11904 pending receipt of the necessary fee. If we do not receive the necessary fee within 30 days we will return your notice and all attachments.

Please note, water right 63-7035C appears to have been decreed to the incorrect place of use (POU). The decree was made in February of 2000 (see attached Decree). The POU was described as being in the SWNW quarter of T04N R03E S24 of the public land survey (system), PLS, whereas your property is in the SENW quarter. It may be in your best interest to file an Application for Transfer of Water Right. The document can be found on our website, IDWR.Idaho.gov/form/water-rights-forms. Look under changes in use. A separate document, Application for Transfer Instructions, is also located on the same page. All documents are available at any Department office.

Additionally, more information specific to your water right can be found at this web address, <https://research.idwr.idaho.gov/apps/Shared/LfRelatedDocs//Home/SearchWrGet?Basin=63&Sequence=7035&SplitSuffix=C>.

Disclosures:

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.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at 208-605-4631.

Sincerely,

A handwritten signature in blue ink that reads "Susan Hobson". The signature is written in a cursive, flowing style.

Susy Hobson
Technical Records Specialist 1

Enclosure(s)

Idaho Department of Water Resources Receipt

Receipt ID: W052261

Payment Amount	\$25.00	Date Received	11/7/2024	Region	WESTERN
Payment Type	Check	Check Number	49089		
Payer	TITLEONE				
Comments	CHANGE IN WATER RIGHT OWNERSHIP FOR JOSEPH AND CHINA COMER WR NO: 63-7035C				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$25.00	OWNERSHIP CHANGES/SECURITY INTERESTS	62140	0229	21		1155



Signature Line (Department Representative)

W052261 - 11/7/24

Payment Amount	\$225.00	Date Received	12/10/2024	Region	WESTERN
Payment Type	Charge Card				
Payer	Joseph Comer				
Comments	Transfer Application 63-7035C Change in Ownership 63-11904 ORDERID: 68765056 LOCAL REFID: UPdmVWw8R0yErKatKRYp7g== TOTAL PAID: \$231.63(FEEs: \$6.63) AUTH_CODE: 08669S REC DATE: 12/10/2024 01:40:50 PM MST				

8A

W052292 12/10/24