

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 23 2025

WATER RESOURCES
SOUTHERN REGIONDE
OC-Track

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?
~~65-2431A~~	Yes ☒	Yes ☐		Yes ☐	Yes ☐
65-23248	Yes ☒	Yes ☐		Yes ☐	Yes ☐
65-24379	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: 65-2431A Hutton Tucker & Lewis

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): NICOLAS & TERESA HOURANI

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or

2573 N Tumbler Place
Mailing address

KUNA ID 83634
City State Zip

208 - 562 - 7770
Telephone

nhourani08@msn.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: NOV 5 2018
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.

SUPPORT DATA

IN FILE # 65-23248

- ☐ 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: Nicolas Hourani 6.23.2025
Signature of new owner/claimant Title, if applicable Date

NICOLAS HOURANI
Print name

- Signature: Teresa Hourani 6.23.2025
Signature of new owner/claimant Title, if applicable Date

TERESA HOURANI
Print name

For IDWR Office Use Only:

Received by Sh Date 6/23/2025 Receipt No. W052593 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 _____ Approved by Sh Processed by Sh Date 7/7/2025



Pioneer Title Co.
GOING BEYOND

775 S. Rivershore Ln., Ste. 120
Eagle, ID 83616

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

File No. 666968 AA/DG

Instrument # 261660

IDAHO CITY, BOISE COUNTY, IDAHO
11-08-2018 15:36:40 PM No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY OF ADA
MARY T. PRISCO Fee: \$15.00
Ex-Officio Recorder Deputy Kristi Coffelt
Index to: DEEDS
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received Michael B. Freed, Susan A. Freed and Stefanie Mitchell Freed, as Co-Trustees
of the Walters Family Living Trust dated January 10, 1990

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

Nicolas Hourani and Teresa Hourani, husband and wife

hereinafter referred to as Grantee, whose current address is 2603 NW 12th St. Battle Ground, WA 98604

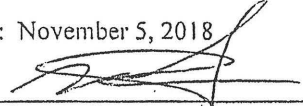
The following described premises, to-wit:

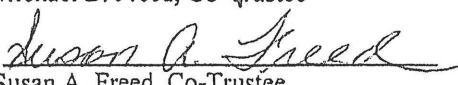
Joe Lewis

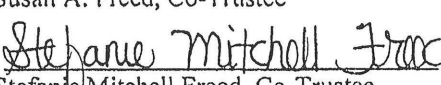
Lot 7, Block 1, ~~Leviside~~ Amended, according to the official plat thereof, recorded as Instrument No. 71793,
records of Boise County, Idaho.

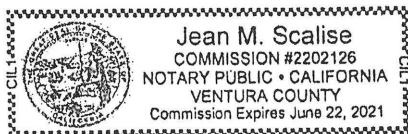
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises 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: November 5, 2018

X By: 
Michael B. Freed, Co-Trustee

X By: 
Susan A. Freed, Co-Trustee

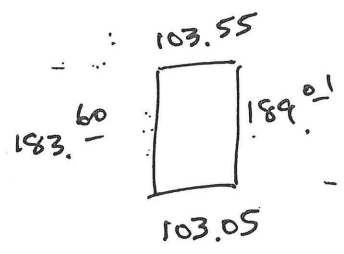
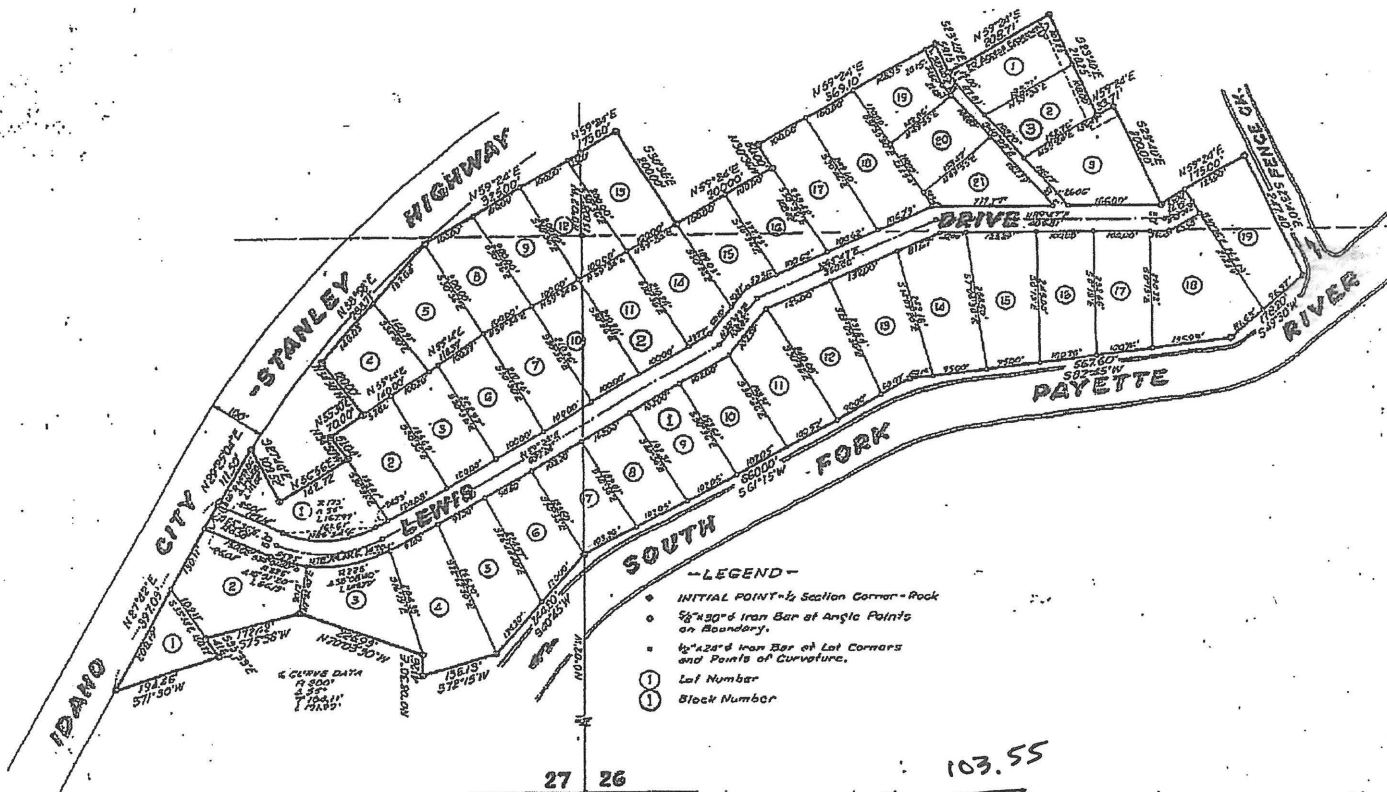
X By: 
Stefanie Mitchell Freed, Co-Trustee



AMENDED PLAT **OF A PORTION OF** **JOE LEWIS SUBDIVISION** **A PORTION OF H.E.S. 178 SECTION 26 & 27, T.9 N., R.8 E., B.M.** **BOISE COUNTY, IDAHO.**

TOOTHMAN & ASSOCIATES — CONSULTING ENGINEERS

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 another of its survey.



IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 65-23248

6/23/2025

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	MARY L TUCKER 1231 SUNRISE RIM BOISE, ID 83705 (208) 587-3922
Current Owner	ERNEST H TUCKER 1231 SUNRISE RIM BOISE, ID 83705 (208) 344-3227
Current Owner	MERLE LEWIS PO BOX 2236 ST GEORGE, UT 84771 (801) 628-9026

Priority Date: 8/13/1939

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
SPRING	SOUTH FORK PAYETTE RIVER
FENCE CREEK	SOUTH FORK PAYETTE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/15	10/15	0.320 CFS	
DOMESTIC	01/01	12/31	0.050 CFS	1.2 AF
	Total Diversion		0.370 CFS	1.2 AF

Source and Point(s) of Diversion:

SPRING	SESENE	Sec. 27, Twp 09N, Rge 08E, BOISE County
FENCE CREEK	L3(SWNW)	Sec. 26, Twp 09N, Rge 08E, BOISE County

Place Of Use:

IRRIGATION within BOISE 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	
09N	08E	26							4.0 L3			7.0 L3							11.0
09N	08E	27				0.3									4.5 L1				4.8

POU Total Acres: 15.8

DOMESTIC Same as IRRIGATION

Conditions of Approval:

- PLACE OF USE IS ALSO KNOWN AS AMENDED PLAT JOE LEWIS SUB.
THE FOLLOWING RIGHTS ARE ALSO DIVERTED THROUGH THE
NORTHERN MOST POINT OF DIVERSION DESCRIBED ABOVE: 65-10559,

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 65-23248

6/23/2025

- | | | |
|----|-----|--|
| 2. | C18 | 65-06625 AND 65-02431A.
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. |
| 3. | N10 | THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR
DOMESTIC USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL
USE. |
| 4. | N12 | THE QUANTITY OF WATER UNDER THIS RIGHT FOR DOMESTIC USE
SHALL NOT EXCEED 13,000 GALLONS PER DAY. |

Comments:

1	jhersley	2/7/2008	split right
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This water right is a result of split from 65-2431X due to change in ownership

2	segbert	2/7/2008	POD
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Updated shape

3	segbert	2/7/2008	POU
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Updated Shape

4	slester	6/26/2013	Issues for Possible POD Changes
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Fence Creek rights serve Joe Lewis Subd. & a few adjacent lots north of Lowman along Hwy 21 & South Fork Payette River. Rights for subd. lots are in individual names, not in an organization name. Right for Fence Creek Water Users Assoc. is for land next to the subd, not within the subd. A few rights also include a spring(s) located away from the creek. Distribution etc. problems were prevalent in early 2000s, see 8/14/2001 dept. letter to users for summary. All rights use 1 of 2 PODs from creek. This consists of 2 adjacent pipelines right next to west side of Hwy 21, POU is on east side of road. Diversions are on national forest land, which also surrounds the POU. Per Steve Spencer of USFS, Forest Service is working on updating special use permits for the diversions and hopes to issue 1 permit for both systems, although they think that might not work out so neatly. Forest Service concerned about possible creek POD change to move further upslope, also on national forest land. Possible change might be within same legal description as current PODs. Transfer Memo #24 notes even this type of change within same legal might be subject to transfer process. In this case if any POD changes are proposed, dept. should at least notify Forest Service for comments prior to determining if a transfer is required. The decision about whether transfer applies should be left to dept. managers/administration since it involves a policy issue beyond the scope of most staff.

Dates and Other Information:

Decreed Date: 11/3/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: Or
Water District Number: 65
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

State of Idaho
Department of Water Resources

Water Right

65-23248



- Place Of Use Boundary
- Point of Diversion
- State Outline
- Taxlots
- Townships
- PLS Sections
- Quarter Quarters

0 0.05 0.1 0.2 Miles





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

July 07, 2025

NICOLAS HOURANI
TERESA HOURANI
2573 N TUMBLER PL
KUNA ID 83634-2937

Re: Change in Water Right Ownership: 65-23248 (Split into 65-23248 and 65-24379)

Dear Water Right Holders:

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

Your water right 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.

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 208-605-4631.

Sincerely,

Susy Hobson
Technical Records Specialist 1

Enclosures