

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 17 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES

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?
63-35510 ✓	Yes ☒	Yes ☐		Yes ☐	Yes ☐
SPLIT INTO	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-35721	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: HTI-ID 3 LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bonnie Antanina Kelly and Michael J. Kelly

New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
11629 W. Alyxandra Nampa ID 83686
Mailing address City State Zip
408-694-2399 bkellyz@trane.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: 4/1/25
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 # 63-35510

8. Signature: Bonnie Kelly 4/1/25
Signature of new owner/claimant Title, if applicable Date
Bonnie Antanina Kelly
Print name
Signature: Michael J. Kelly 4/1/25
Signature of new owner/claimant Title, if applicable Date
Michael J. Kelly
Print name

For IDWR Office Use Only:

Received by KM Date 4.17.25 Receipt No. C120863 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 _____ Processed by DM Date 7-9-25

This deed is being re-recorded to correct water right number to 63-35510

WATER RIGHT QUITCLAIM DEED

FOR VALUE RECEIVED, HTI-ID 3 LLC, an Idaho limited liability company ("Grantor"), hereby quitclaims unto **The TMF Trust dated August 25, 2008.** ("Grantee"), and to Grantee's heirs, successors and assigns forever, a portion of State of Idaho water right 63-34871 as follows:

~~63-34871~~
63-35510
That portion of the water right ~~63-34871~~ totaling 0.013 cfs and 4 acre feet for the irrigation of one acre within Lot 3 in Block 1 of North Fork Ranch Subdivision No. 1, according to the plat thereof, filed in Book 54 of Plats at page 17, records of Canyon County, Idaho.

Dated effective the 18th day of April 2024

HTI-ID 3 LLC

By: 
Scott J. Godfrey, Managing Member

State of _____

) ss.

County of _____

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public, in and for said State, personally appeared Scott J. Godfrey, known to me, and/or identified to me on the basis of satisfactory evidence, to be the Managing Member of the Limited Liability Company that executed the instrument and the foregoing instrument was signed on behalf of said company by authority of consent of its members and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

See Attachment

Notary Public: _____
Residing at: _____
My commission expires: _____

State of Idaho

} ss.

County of Canyon

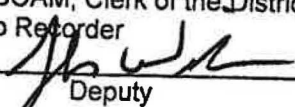
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

DATED

03/26/2025

RICK HOGABOAM, Clerk of the District Court
and Ex Officio Recorder

By


Deputy

2024-012793

RECORDED

04/29/2024 01:16 PM

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=2 TYOUREN

\$15.00

TYPE: DEED

STEWART TITLE - MERIDIAN OFFICE

ELECTRONICALLY RECORDED

2025-010828

RECORDED

04/01/2025 01:32 PM

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=2 JWINSLOW

\$15.00

TYPE: DEED

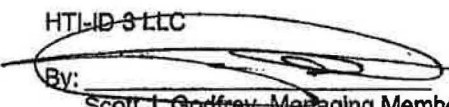
STEWART TITLE - MERIDIAN OFFICE

ELECTRONICALLY RECORDED



Dated this 18 day of April, 2024.

HTI-ID-3 LLC

By: 

Scott J. Godfrey, Managing Member

State of _____) ss.

County of _____

On this _____ day of April, 2024, before me, the undersigned, a Notary Public, in and for said State, personally appeared Scott J. Godfrey, known to me, and/or identified to me on the basis of satisfactory evidence, to be the Managing Member of the Limited Liability Company that executed the instrument and the foregoing instrument was signed on behalf of said company by authority of consent of its members and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

SEE ATTACHED

Notary Public: _____

Residing at: _____

My commission expires: _____



Pioneer Title Co.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

2025-011518

RECORDED

04/07/2025 01:09 PM

RICK HOGABOAM
CANYON COUNTY RECORDER

Pgs=3 JWINSLOW \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 873992 JR/EM

WARRANTY DEED

For Value Received Richard W. Moberg and Dinah A. Moberg as trustees of the TMF Trust dated August 25, 2008

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

Bonnie Antanina Kelly and Michael J Kelly, wife and husband

hereinafter referred to as Grantee, whose current address is 11629 W Alyxandra Drive Nampa, ID 83686

The following described premises, to-wit:

Lot 3, Block 1, North Fork Ranch Subdivision, according to the plat thereof, filed in Book 54 of Plats at page(s) 17, records of Canyon 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), that 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: April 1, 2025

TMF Trust dated August 25, 2008

By:

Richard W Moberg, Trustee

By:

Dinah A Moberg, Trustee

State of _____, County of _____

This record was acknowledged before me on _____, 2025 by Richard W Moberg
and Dinah A Moberg as Trustees of the TMF Trust dated August 25, 2008

Signature of notary public
Commission Expires:

See Attached

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On April 3, 2025 before me, Maria Brenton, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Richard W. Moberg and Dinah Moberg
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Maria Brenton
 Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 4/3/25 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Richard W. Moberg

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: Dinah Moberg

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

UNREADABLE

NO CAI

110.22'

120.00'

80.00'

310.22'

5' (TYP)

50' WIDE
DEDICATED ROAD
RIGHT OF WAY
HEREON

N00°02'07"W - 300.50'

LOT 3

92,365 sq.ft.

2.12 ac.

260.90'

267.35'

301.37'

0.00'

C17

FINAL PLAT FOR NORTH FORK RANCH SUBDIVISION

RECORD DATA

ROS INST. No. 1996037082
ROS INST. No. 200023782
SKY RANCH ESTATES INST. No. 1996034979
RECORDED IN BOOK 23 AT PAGE 42

A PORTION OF THE SOUTHEAST 1/4, OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 3 WEST, B.M.,
CANYON COUNTY, IDAHO
-2022-

2022-025877

RECORDED

05/16/2022 02:10 PM

SET ALUMINUM CAP
P.L.S. 9895
CP&F #2022-019354



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgm-3 SCARDENAS 511.00
PLAT
TIMBERLINE SURVEYING

SKY RANCH ESTATES
BOOK 23, PAGE 42

LEGEND

- SECTION COR. MONUMENT AS NOTED
- 1/4 COR. MONUMENT AS NOTED
- SET 5/8" REBAR W/ CAP "KHC PLS 9895"
- SET 1/2" REBAR W/ CAP "KHC PLS 9895"
- FOUND 1/2" REBAR AS NOTED
- FOUND 5/8" REBAR AS NOTED
- CALCULATED POINT
- POINT OF BEGINNING
- W.C.
- WITNESS CORNER
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- ADJOINER LINE
- TIE LINE
- FENCE LINE
- MATCH LINE
- STORM DRAIN EASEMENT

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	60.91'	65.00'	53°41'12"	32.90'	58.70'	96°14'21"E
C2	25.74'	20.00'	73°44'19"	15.00'	24.00'	N71°41'55"W
C3	41.74'	280.00'	8°32'27"	20.91'	41.70'	N75°42'10"E
C4	63.21'	40.00'	90°32'53"	40.38'	55.84'	N44°41'21"W
C5	219.62'	280.00'	44°56'23"	115.81'	214.03'	S87°28'49"E
C6	95.72'	280.00'	19°35'14"	48.33'	95.26'	S80°10'23"E
C7	123.90'	280.00'	25°21'09"	62.98'	122.89'	S57°42'11"E
C8	307.18'	220.00'	80°00'00"	184.60'	282.83'	N85°01'37"W
C9	28.58'	20.00'	81°53'03"	17.35'	26.21'	S14°01'52"W
C10	195.22'	65.00'	172°04'55"	839.18'	129.89'	N58°07'46"E
C11	134.32'	65.00'	118°23'43"	109.03'	111.00'	N32°17'12"E
C12	95.99'	220.00'	25°00'00"	46.77'	95.23'	N67°28'23"E
C13	390.95'	280.00'	80°00'00"	234.95'	359.86'	N65°01'37"W
C14	140.93'	280.00'	28°50'18"	71.99'	139.45'	S66°23'33"W
C15	260.02'	280.00'	51°09'41"	134.04'	241.80'	N70°36'27"W
C16	172.54'	220.00'	44°58'10"	90.98'	168.15'	S67°28'42"E
C17	82.45'	40.00'	89°27'07"	39.82'	50.30'	N45°18'39"E
C18	168.07'	250.00'	44°56'10"	103.39'	191.08'	N67°29'42"W
C19	349.07'	250.00'	80°00'00"	209.77'	321.39'	N65°01'37"W
C20	109.08'	250.00'	25°00'00"	55.42'	109.22'	S67°28'23"W

NOT A PART

Line #	Length	Direction
L1	30.00'	N10°01'37"W
L2	30.00'	N10°01'37"W
L3	38.00'	S35°01'37"E

SET 5/8" REBAR
PER RECORD OF SURVEY
INST. No. 1996037082

APPROVAL OF NAMPA HIGHWAY DISTRICT NO. 1

NAMPA HIGHWAY DISTRICT NO. 1 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHTS-OF-WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. § 50-1312. PRIVATE STREETS DEPICTED ON THIS PLAT ARE NOT MAINTAINED BY OR UNDER THE JURISDICTION OF THE HIGHWAY DISTRICT. THERE IS NO LEGAL OBLIGATION OR ASSURANCES THAT THE PRIVATE STREETS WILL BE ACCEPTED AS PUBLIC STREETS IN THE FUTURE.

CHAIRMAN

4-28-22
DATE

SURVEYORS NARRATIVE

THIS PLAT WAS EXECUTED AT THE REQUEST OF SCOTT J. AND STEPHANIE J. GODFREY. BOUNDARY WAS DEFINED FROM FOUND MONUMENTS. THE SOUTH BOUNDARY WAS ALSO DEFINED FROM FOUND MONUMENTS. THE FENCE ALONG THE SOUTH BOUNDARY AGREES WITH THE MONUMENTS AT THE EAST AND WEST END. THE FENCE IN THE THE CENTER ENCROACHES ONTO THE PLATTED PROPERTY BY ±1.5 FEET. THE ADJOINING NEIGHBOR HAS BEEN MADE AWARE OF THE ENCROACHMENT. THE LOT CORNERS ALONG THE SOUTH BOUNDARY WERE SET AS WITNESS MONUMENTS TO THE ACTUAL CORNERS DUE TO THE FACT THAT THE ADJOINING LAND OWNER WOULD NOT ALLOW ACCESS. THE ADJOINING NEIGHBOR CLAIMS THAT THEY RETAINED THE SERVICE OF LAND SURVEYOR TO STAKE THE LINE PRIOR TO BUILDING THE FENCE IT IS UNCLEAR HOW THIS STAKING WAS PERFORMED OR HOW THE FENCE WAS PLACED OTHER THAN THAT IT IS CURRENTLY OUT OF POSITION.

14 23
S 1/4
5/8 REBAR
UNREADABLE
CP&F #200667010

N89°59'24"W - 2652.82'
DEER FLAT ROAD
(PUBLIC)

14 23
SW CORNER
5/8 REBAR
UNREADABLE
CP&F #2021-014684

BASIS OF BEARING:

THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE MERIDIAN, TAKEN
AS NORTH 00°35'05" EAST AND DISTANCE BETWEEN
MONUMENTS FOUND TO BE 2643.23 FEET.

BK 54 PG. 17



647 PARKCENTRE WAY, SUITE 3, NAMPA, IDAHO 83651	
P: 208-465-5687 - F: 208-465-5690	
FILE: \US\23\CAMPOH2022 - GODFREY - NORTH FORK RANCH SUBDIVISION Plat Final.dwg	
JOB NO: 20092	REVISION: 11-30-2020
SHEET: 1 OF 3	
INDEX NO: 2314-2-0-00-00	
REVISIONS	
3-31-22	COUNTY REDLINE CORRECTIONS
DATE	DESCRIPTION

DISCLAIMER
Timberline Surveying assumes no responsibility for present or future compliance or noncompliance of any ordinance to include building permits or the issuance thereof.



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

July 10, 2025

MICHAEL J KELLY
BONNIE ANTANINA KELLY
11629 W ALYXANDRA DR
NAMPA ID 83686-6774

Re: Change in Water Right Ownership: 63-35510 (Split into 63-35510 and **63-35721**),

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced 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.

*Please note, water right 63-35510 was leased to the Water Supply Bank (bank) in 2024. In accordance with the bank lease acceptance, the lessor/current right holder (right holder) may not use the right while it is in the bank, even if the right is not rented from the bank. The right will remain in the bank until **December 31, 2025**, unless released earlier by the Water Resource Board or upon request by the right holder. To reduce the term of the lease, the right holder must submit a written request to the department. The department will verify if the right is rented or available for release and notify the right holder of the release date. **Because your water right was split from water right 63-35510 it is also leased into the Water Supply Bank until the above-mentioned date.***

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

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

c: HTI-ID3 LLC