

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JUN 23 2025

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?
# 65-10656	Yes ☐	Yes ☐		Yes ☐	Yes ☐
# 65-4034	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name:

Andrew & Jolena Owen

Name of current water right holder/claimant

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

John & Peggy Dentone

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or

P.O. Box 573

Mailing address

Eagle

City

ID

State

83616

Zip

208-283-4677

Telephone

Johnseaside@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: 10/15/2021

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 # 65-4034

8. Signature:

Signature of new owner/claimant

John Dentone

Print name

Title, if applicable

Date

6/18/2025

- Signature:

Signature of new owner/claimant

Peggy L Dentone

Print name

Title, if applicable

Date

6/18/2025

For IDWR Office Use Only:

Received by B-7 Date 6-23-25

Receipt No. C121747

Receipt Amt. \$50.00

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 DM

Date 8-19-25

Instrument # 276817
IDAHO CITY, BOISE COUNTY, IDAHO
10-15-2021 10:03:47 AM No. of Pages: 3
Recorded for: TITLEONE BOISE
MARY T. PRISCO Fee: \$15.00
Ex-Officio Recorder Deputy shirley george
Index to: DEEDS
Electronically Recorded by Simplifile

RECEIVED

Aug 08, 2025

DEPARTMENT OF
WATER RESOURCES



Order Number: 21431330

Warranty Deed

For value received,

Andrew Owen and Jolena Owen, husband and wife

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

John A. Dentone and Peggy L. Dentone, husband and wife

whose current address is PO Box 573 Eagle, ID 83616

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

See Exhibit A, attached hereto and incorporated herein.

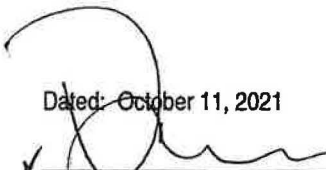
To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those 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.

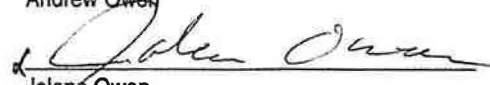
Remainder of page intentionally left blank.

Order Number: 21431330

Warranty Deed - Page 1 of 3

Dated: October 11, 2021


Andrew Owen


Jolena Owen

State of Idaho, County of Latah, ss.

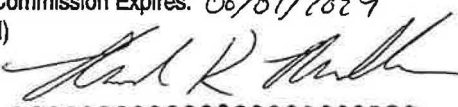
On this 12th day of October in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Andrew Owen and Jolena Owen, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public

Residing In: Latah, ID

My Commission Expires: 06/07/2027

(seal)



MARIAH K MILLER
Notary Public
State of Idaho
Commission No. 20212817

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lot 54 of Lightning Creek Subdivision, according to the official plat thereof, filed as Instrument No. 127581, and amended by an Affidavit recorded September 9, 1996, as Instrument No. 161965, records of Boise County, Idaho.

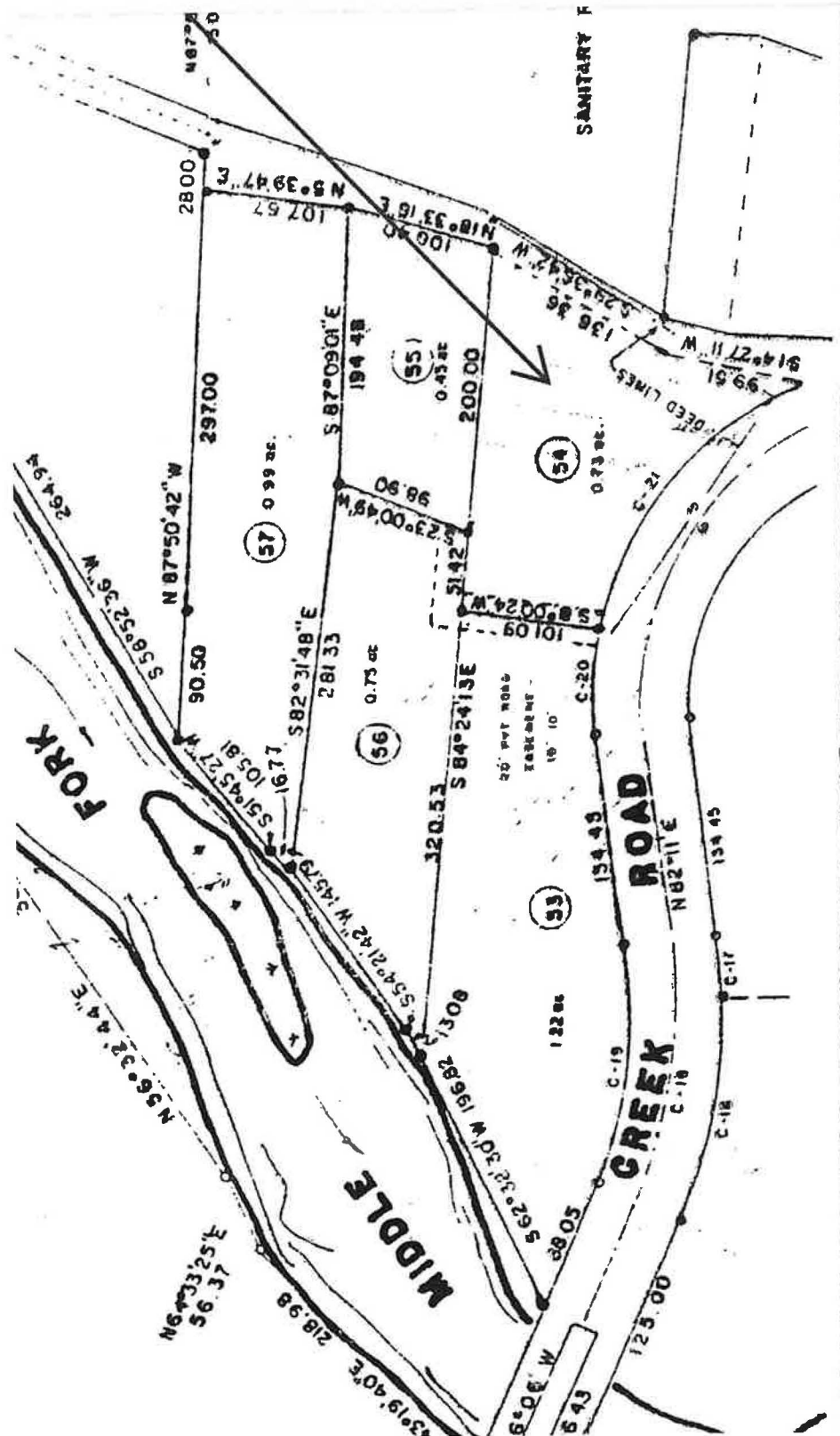
5:24

80%

Plat Map - Read-only



Sign in to edit and save chan...



TitleOne: Eagle Office
 868 E. Riverside Dr.
 Suite 100
 Eagle, ID 83616
 (208)493-0200

File Number: 21431330
 Sales Price: \$310,000.00
 Close Date: 10/15/2021
 Disbursement Date: 10/15/2021

BORROWER(S) CLOSING STATEMENT

Type: Purchase
 Property: 12 LIGHTNING CREEK CIR
 GARDEN VALLEY, ID 83622 (BOISE)
 (RP095010000540, MH095010000540)

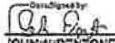
Borrower(s): JOHN A. DENTONE AND PEGGY L. DENTONE
 PO Box 573
 Eagle, ID 83616

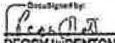
Seller(s): ANDREW OWEN AND JOLENA OWEN

Description	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$310,000.00	
Deposit from Buyer from John A. Dentone and Peggy L. Dentone		\$312,000.00
Provisions		
Estimated 2021 County Taxes 10/15/2021 to 1/1/2022 @ \$1,033.78/Year	\$220.92	
2021 MH Taxes Assessments 10/15/2021 to 1/1/2022 @ \$712.13/Year	\$152.18	
Title Charges		
Title - Settlement or closing fee to TitleOne \$1,100.00	\$560.00	
Title - Miscellaneous Title Charges - Wire Fees to TitleOne	\$15.00	
Title - Miscellaneous Title Charges - E-Recording Fee to TitleOne	\$4.75	
Government Recording and Transfer Charges		
Recording fees: Deed \$15.00	\$15.00	
Additional Settlement Charges		
MH Title Fee to Ada County	\$14.00	
Totals	\$310,971.85	\$312,000.00

Balance Due TO Borrower: \$1,028.15

APPROVED AND ACCEPTED**BORROWER(S)**

Designated by: 
 JOHN A. DENTONE

Designated by: 
 PEGGY L. DENTONE

SETTLEMENT COORDINATOR


 Christine Whittington



**BOISE COUNTY ASSESSOR
CHRISTOPHER JUSZCZAK**

420 MAIN STREET
IDAHO CITY, ID 83631

FORWARDING SERVICE REQUESTED

Parcel Description:
T10N R4E SEC 13
AMENDED RECORDERS PLAT
LIGHTNING CREEK SUB
LOT 54
(FORMERLY TAX 83)

1*1*56*****AUTO**5-DIGIT 83616



DENTONE JOHN A
DENTONE PEGGY L
PO BOX 573
EAGLE ID 83616-0541

2025

ASSESSMENT NOTICE

**THIS IS NOT A BILL.
DO NOT PAY.**

For any questions, please notify the Assessor's Office immediately.
Assessor's Telephone Number: **(208) 392-4415**

Parcel Address: 12 LIGHTNING CREEK CIR +
GARDEN VALLEY ID 83622-0000

Appeals of your property value must be filed in
writing, on a form provided by the county, by:

June 23, 2025

Tax Code Area: 024000

Official Appeal Deadline is the 4th Monday of June.

Parcel Number: RP095010000540

ASSESSED VALUE OF YOUR PROPERTY

CURRENT CATEGORY AND DESCRIPTION	2025 ACRES	2023 VALUE	2024 VALUE	2025 VALUE
15 RURAL RESIDENTIAL SUB LOT	0.730	120,600	124,600	120,500
37 RURAL RES SUB IMPROVEMENT		104,380	117,769	86,658
48 MANUFACTURED HOMES ON REAL		113,448	111,618	95,847
SUBTOTAL	0.730	338,428	353,987	303,005
LESS HOMEOWNERS EXEMPTION:		-125,000	-125,000	-125,000
NET TAXABLE PROPERTY VALUE		213,428	228,987	178,005

Taxes are based on the net taxable value shown on this Notice and on the Budgets of the taxing districts.

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	2023 ANNUAL GROSS TAX*	2024 ANNUAL GROSS TAX*	% OF CHANGE	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
SCHOOL GV #71 208-462-3756	234.46	194.78	-16%	(208) 462-3756	6-18-2025
GV LIBRARY BOND 8/07 20YRS	13.00	12.57	-3%	(208) 462-3317	
ROAD & BRIDGE IC40-801B	0.00	0.00	0%	(208) 392-4431	8-26-2025
GV HOSP DIS 208-391-9726	27.00	29.63	9%	(208) 850-2838	7-22-2025
GV FIRE DIST 208-462-3175	57.42	62.96	9%	(208) 462-3175	8-12-2025
COUNTY 208-392-4431	412.01	467.65	13%	(208) 392-4431	8-26-2025
GV LIBRARY M&O 208-462-3317	32.57	35.71	9%	(208) 462-3317	8-13-2025
TOTAL	776.46	803.30	3%		

*Additional Fees and Credits may apply

*Current year tax charges not known until November

*Districts may be added or removed from year to year.

THIS IS NOT A BILL. DO NOT PAY.

00131219-AUTO-000000073



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

August 20, 2025

JOHN A DENTONE
PEGGY L DENTONE
PO BOX 573
EAGLE ID 83616-0541

Re: Change in Ownership for Water Right No(s): 65-4034, 65-10656

Dear Water Right Holder(s):

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

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: JEFF CONRAD
ROBIN CONRAD

GARY PERKINS
IDA PERKINS

VERNON N DAVIS
CHARLENE R DAVIS

GERALD G LABRUM
NELLIE LABRUM

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/19/2025

Water Right 65-4034

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	JEFF CONRAD 9169 FOOTHILL RD MIDDLETON, ID 83644 (208) 585-3592
Current Owner	GARY PERKINS 5 THREE ISLE LN GARDEN VALLEY, ID 83622-5071 (707) 239-6736
Current Owner	IDA PERKINS 5 THREE ISLE LN GARDEN VALLEY, ID 83622-5071 (707) 239-6736
Current Owner	VERNON N DAVIS 7314 MC MULLEN BOISE, ID 83709 (208) 375-3745
Current Owner	NELLIE LABRUM 412 3RD ST S NAMPA, ID 83651 (208) 466-2571
Current Owner	ROBIN CONRAD 9169 FOOTHILL RD MIDDLETON, ID 83644 (208) 585-3592
Current Owner	JOHN A DENTONE PO BOX 573 EAGLE, ID 83616-0541 johnseaside@hotmail.com
Current Owner	PEGGY L DENTONE PO BOX 573 EAGLE, ID 83616-0541
Current Owner	CHARLENE R DAVIS 7314 MC MULLEN BOISE, ID 83709 (208) 375-3745

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/19/2025

Current Owner	GERALD G LABRUM 412 3RD ST S NAMPA, ID 83651 (208) 466-2571
Original Owner	KEN L JOHNSON 21441 SKY RIDGE RD ELKHORN, NE 68022
Original Owner	ANN V JOHNSON 21441 SKY RIDGE RD ELKHORN, NE 68022
Original Owner	DENNIS D LABRUM 3717 SUNNY RIDGE RD NAMPA, ID 83651 (208) 467-4707
Previous Owner	JOLENA OWEN 398 S 9TH ST STE 250 BOISE, ID 83702 (208) 867-5292
Previous Owner	ANDREW OWEN 398 S 9TH ST SUITE 250 BOISE, ID 83702 (208) 867-5292
Previous Owner	DIANE D POPE 6502 TAHOE DR BOISE, ID 83709 (208) 375-5509
Previous Owner	TOM A POPE 6502 TAHOE DR BOISE, ID 83709 (208) 375-5509

Priority Date: 9/1/1966

Basis: Decreed

Status: Active

Source
HANEY SPRING

Tributary
MIDDLE FORK PAYETTE RIVER

IDAHO DEPARTMENT OF WATER RESOURCES

8/19/2025

Proof Report

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	1/01	12/31	0.010 CFS	1.2 AF
	<u>Total Diversion</u>		0.010 CFS	1.2 AF

Source and Point(s) of Diversion:

HANEY SPRING

SESW

Sec. 13, Twp 10N, Rge 04E, BOISE County

Place Of Use:

DOMESTIC 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	
10N	04E	13												X					

Conditions of Approval:

1. 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.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.

Dates and Other Information:

Decreed Date: 11/3/2000

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Owner Name Connector: AND

Water District Number: 65

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/19/2025

Water Right 65-10656

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	JOHN A DENTONE PO BOX 573 EAGLE, ID 83616-0541 johnseaside@hotmail.com
Current Owner	PEGGY L DENTONE PO BOX 573 EAGLE, ID 83616-0541
Original Owner	REBECCA ANN GOODRICH 1715 WEST BANNOCK BOISE, ID 83706
Original Owner	D W GOODRICH , ID
Original Owner	PHILLIP M GOODRICH 1715 WEST BANNOCK BOISE, ID 83706
Original Owner	VIRGINIA GOODRICH , ID
Previous Owner	ANDREW OWEN 398 S 9TH ST SUITE 250 BOISE, ID 83702 (208) 867-5292
Previous Owner	JOLENA OWEN 398 S 9TH ST STE 250 BOISE, ID 83702 (208) 867-5292

Priority Date: 9/28/1970

Basis: Decreed

Status: Active

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/19/2025

Source

MIDDLE FORK PAYETTE RIVER

Tributary

PAYETTE RIVER

Beneficial Use

DOMESTIC

From

1/01

To

12/31

Diversion Rate

0.040 CFS

Volume

1.2 AF

Total Diversion

0.040 CFS

1.2 AF

Source and Point(s) of Diversion:

MIDDLE FORK PAYETTE RIVER SESW

Sec. 13, Twp 10N, Rge 04E, BOISE County

Place Of Use:

DOMESTIC 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	
10N	04E	13												X					

Conditions of Approval:

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. PARCEL NO. RP 10N04E136040A PROPERTY ALSO KNOWN AS LOT 54, LIGHTNING CREEK SUBDIVISION.

Dates and Other Information:

Decreed Date: 10/30/1998

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Owner Name Connector: AND

Water District Number: 65

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

Hersley, Jean

From: IDWRInfo
Sent: Friday, August 8, 2025 11:44 AM
To: IDWR File
Subject: FW: 21431330: 12 Lightning Creek Cir, Garden Valley, ID 83622: Warranty Deed
Attachments: 21431330_wd__Recorded.pdf; 20250808_093754.jpg

From: JOHN DENTONE <clutchworld@msn.com>
Sent: Friday, August 8, 2025 11:05 AM
To: IDWRInfo <idwrinfo@idwr.idaho.gov>
Subject: FW: 21431330: 12 Lightning Creek Cir, Garden Valley, ID 83622: Warranty Deed

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see attached requested documents.
Thank you
Peggy dentone

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Melodie Johnson <mjohnson@TitleOneCorp.com>
Date: 8/8/25 8:47 AM (GMT-08:00)
To: clutchworld@msn.com
Subject: FW: 21431330: 12 Lightning Creek Cir, Garden Valley, ID 83622: Warranty Deed

Here you go!

Melodie Johnson
Escrow Assistant
TitleOne
868 E. Riverside Dr., Suite 100
Eagle, Idaho 83616
Direct: 208-493-6345
Office: 208-493-0200
Fax: 866-610-2871
www.TitleOneCorp.com

-----Original Message-----

From: Melodie Johnson <mjohnson@titleonecorp.com>

Sent: Wednesday, August 6, 2025 2:51 PM

To: Melodie Johnson <mjohnson@TitleOneCorp.com>; Christine Whittington <cwhittington@titleonecorp.com>;
Peggy Dentone <peggydenton@hotmail.com>

Subject: 21431330: 12 Lightning Creek Cir, Garden Valley, ID 83622: Warranty Deed

Hi Peggy,

Please see attached recorded deed for your property.

Thank you,

Melodie Johnson

mjohnson@titleonecorp.com

Escrow Assistant

TitleOne

www.titleonecorp.com

Phone: (208) 493-6345

Fax: (866) 610-2871

BEWARE OF CYBER-FRAUD! Before wiring any funds, call the intended recipient at a number you know is valid to confirm the instructions and be wary of any request to change wire instructions you already received.

This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.

In our ongoing focus on your security, we have changed our encryption provider to Mimecast encryption. This may require you to create a new account.



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 14, 2025

JOHN DENTONE
PEGGY DENTONE
PO BOX 573
EAGLE ID 83616-0541

RE: Change in Ownership for Water Right No(s): 65-10656, 65-4034

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

During our review of the documentation you submitted, we found that we will need different documentation to proceed. *I have enclosed copies of your submitted documents for your reference.*

The required documentation may be in the form of a deed, court decree or other **conveyance document**. If you are submitting a quitclaim deed and the grantor's name does not match the water right holder of record, you will need to provide a chain of title that goes back to the water right holder/claimant of record. You may obtain this information from the assessor's office in the county where the property is located. Items that are **not** conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that water right 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 ownership or 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 208-287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)