

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 17 2025

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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
65-22886 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: MARCUS HAGENAH
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): SEAN M. STEEL
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

2339 N EQUESTRIAN PL.
Mailing address

EAGLE ID 83616
City State Zip

801-608-8114
Telephone

SEANSTEEL@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: 7-31-2025
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.

8. Signature: [Signature]
Signature of new owner/claimant Title, if applicable Date
SEAN M. STEEL
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only:

Received by KW Date 9/17/2025 Receipt No. 0123114 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 [Signature] Date 9-24-25



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. 881138 AA/CS

Instrument # 290270

IDAHO CITY, BOISE COUNTY, IDAHO
07-31-2025 12:06:15 PM No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY OF ADA
MARY T. PRISCO Fee: \$15.00
Ex-Officio Recorder Deputy shirley george
Index to: DEEDS
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received Becky J. Hagenah and Marcus R. Hagenah, Trustees, or any successors in trust,
under the Hagenah Family Trust dated June 17, 2016 and any amendments thereto
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Sean ~~XIXIXX~~ Steel, an unmarried man

hereinafter referred to as Grantee, whose current address is 2339 N. Equestrian Pl Eagle, ID 83616

The following described premises, to-wit:

Lot 9, Block 3, Scenic Properties Subdivision No. 3, according to the official plat thereof, recorded as
Instrument No. 76049, 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), 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: July 29, 2025

The Hagenah Family Trust dated June 17, 2016

By: Becky J. Hagenah, Trustee
Becky J. Hagenah, Trustee

By: Marcus R. Hagenah, Trustee
Marcus R. Hagenah, Trustee



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

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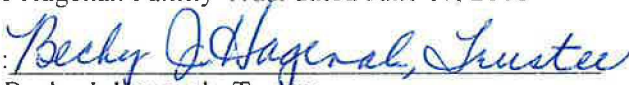
The following described premises, to-wit:

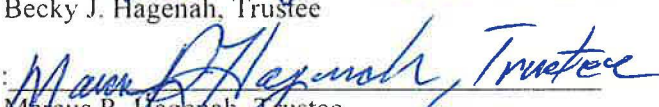
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Dated: July 29, 2025

The Hagenah Family Trust dated June 17, 2016

By: 
Becky J. Hagenah, Trustee

By: 
Marcus R. Hagenah, Trustee

State of Idaho, County of Ada

This record was acknowledged before me on 7/29/2025 by Becky J. Hagenah and Marcus R. Hagenah, Trustees, or any successors in trust, under the Hagenah Family Trust dated June 17, 2016.

April Ashby

Signature of notary public

Commission Expires: 1/24/2030

Resides: Kuna, ID



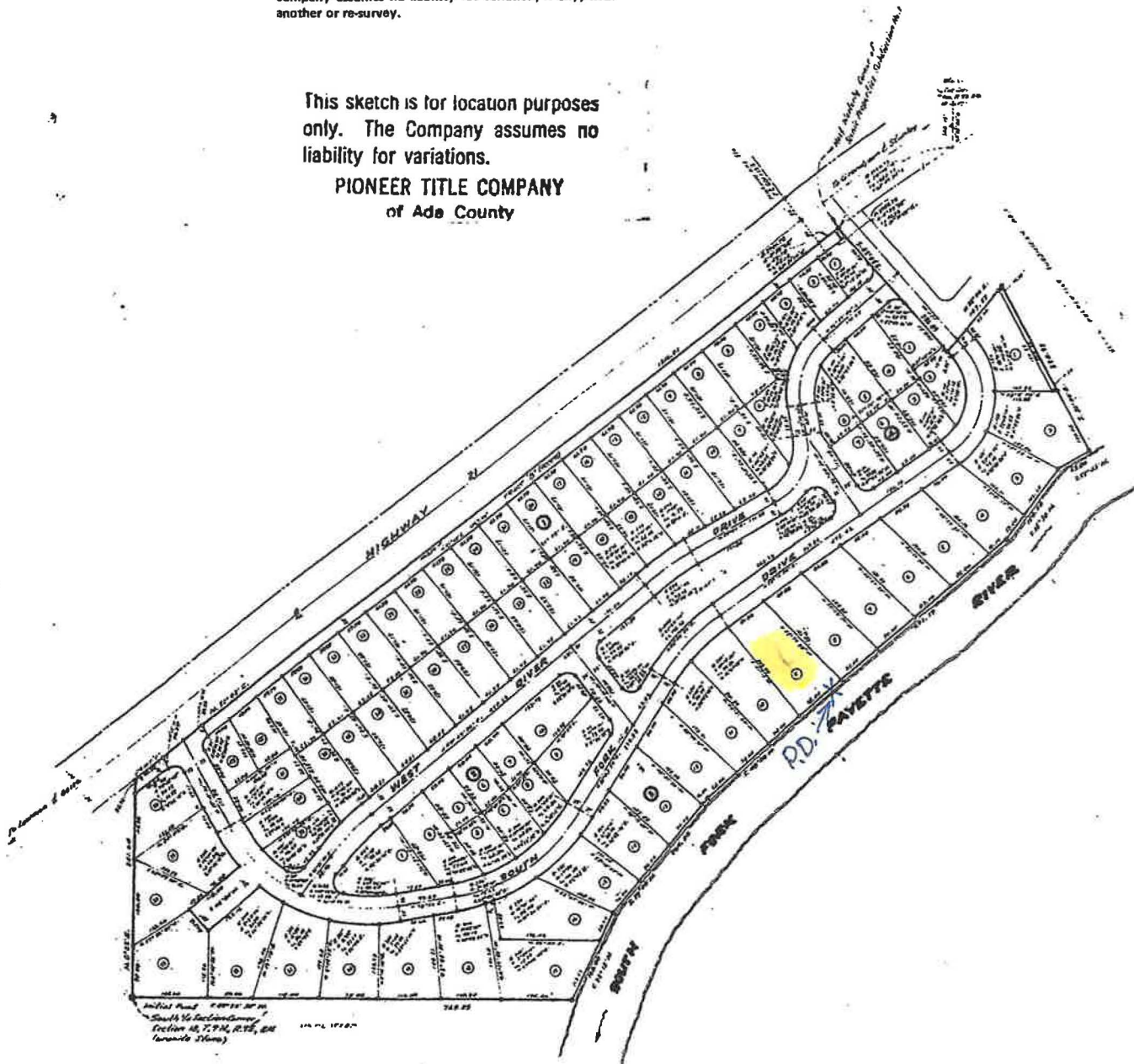
SCENIC PROPERTIES SUBDIVISION NO. 3

A PART OF HOMESTEAD ENTRY NO. 336 IN SECTION 16, T.9N, R.9E, E.M., BOISE, COUNTY, IDAHO

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 or re-survey.

This sketch is for location purposes only. The Company assumes no liability for variations.

PIONEER TITLE COMPANY
of Ada County

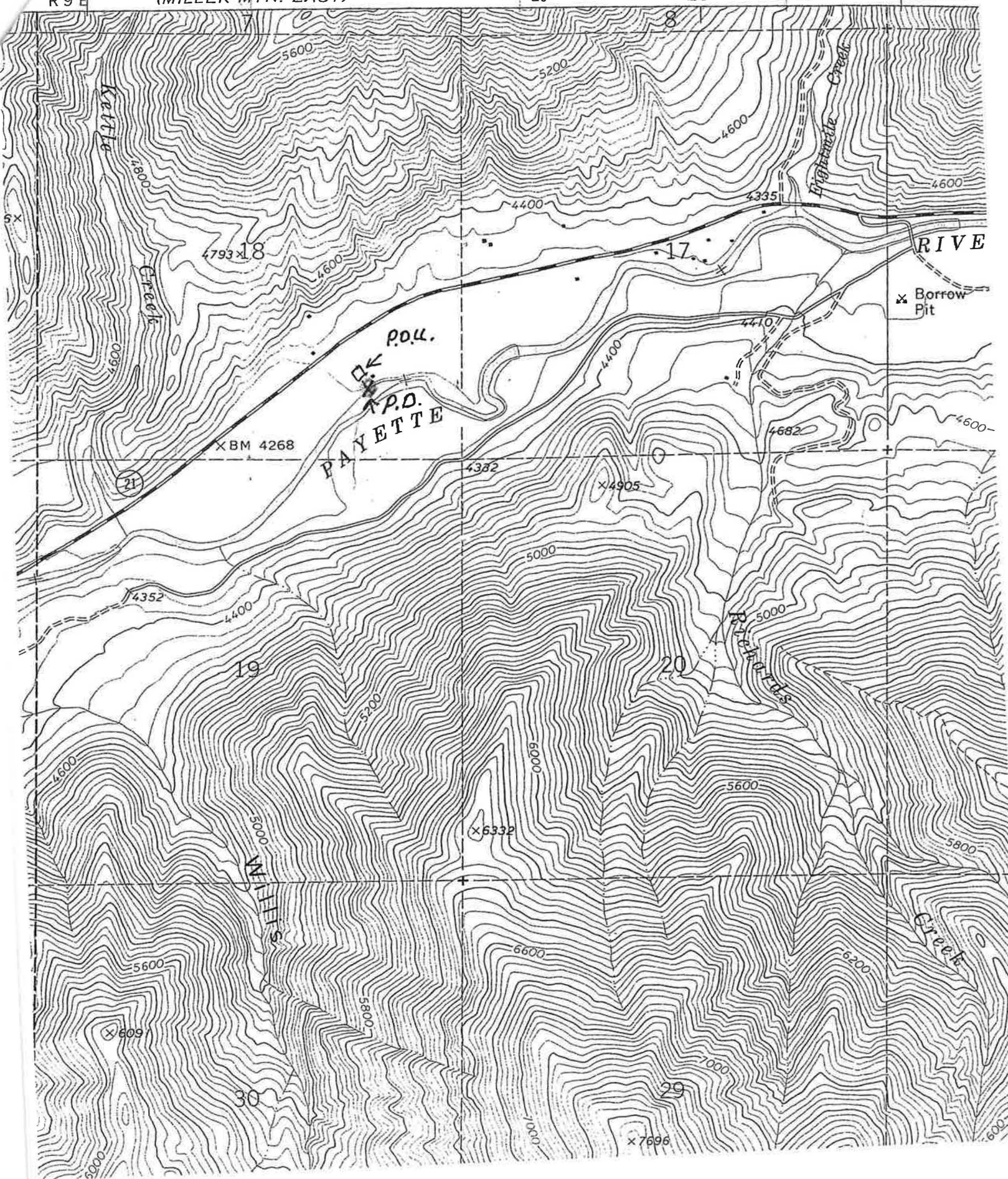


V-65

T09N, R09E, S18, SE 1/4, SE 1/4

2972 III NW
(MILLER MTN. EAST)

R 9 E 26 25' 27 590 000



4793 x 18

4600

T09N R09E S18

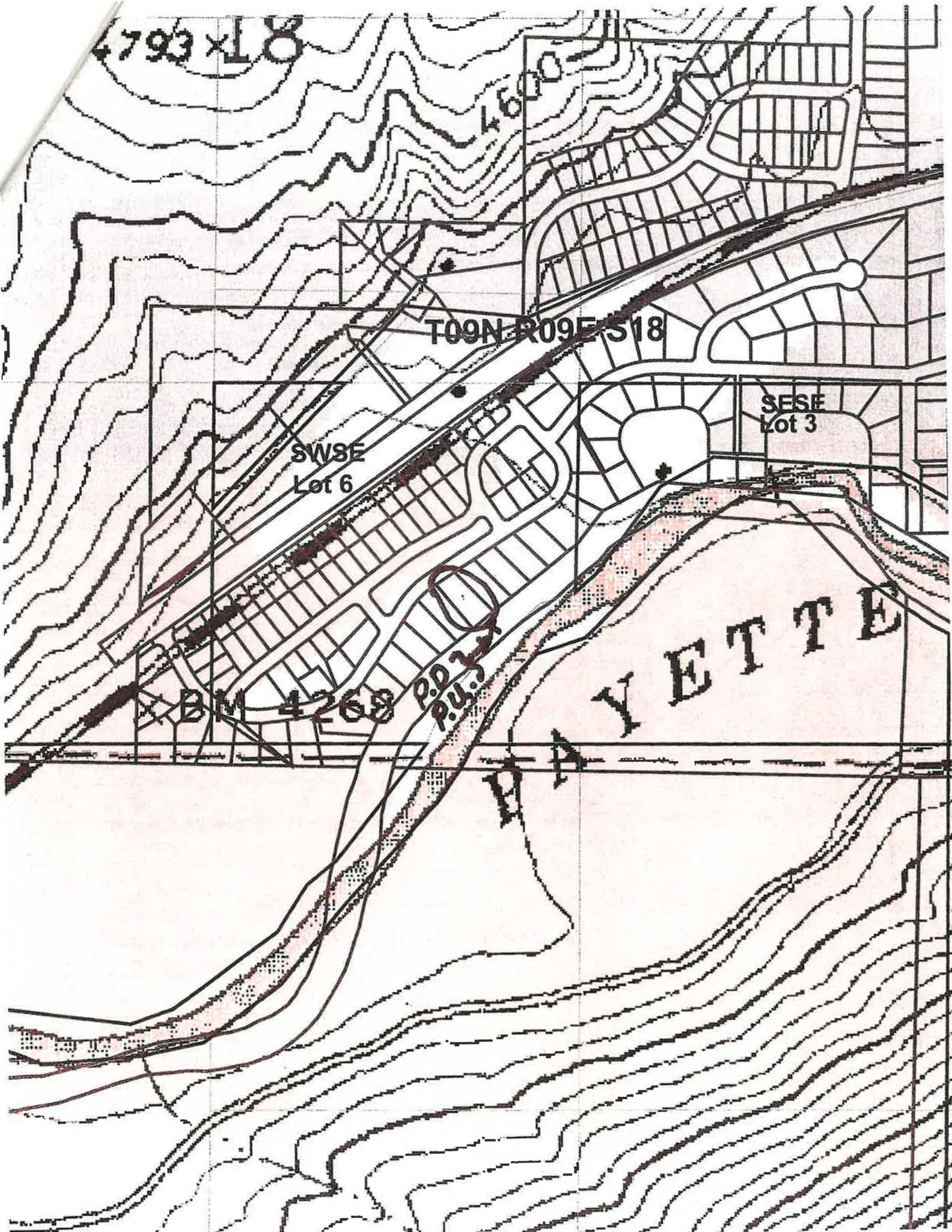
SWSE
Lot 6

SESE
Lot 3

BM 4268

P.D. 3
P.U. 3

DAYETTE





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

September 25, 2025

SEAN STEEL
2339 N EQUESTRIAN PL
EAGLE ID 83616-3600

Re: Change in Ownership for Water Right No(s): 65-22886

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)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/24/2025

Water Right 65-22886

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	SEAN STEEL 2339 N EQUESTRIAN PL EAGLE, ID 83616-3600 (801) 608-8114
Original Owner	MARCUS R HAGENAH 3118 SE 156TH AVE VANCOUVER, WA 98683-3709 (208) 571-5789

Priority Date: 5/7/2004

Basis: License

Status: Active

<u>Source</u>	<u>Tributary</u>
SOUTH FORK PAYETTE RIVER	PAYETTE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	01/01	12/31	0.040 CFS	0.6 AF
	<u>Total Diversion</u>		0.040 CFS	0.6 AF

Source and Point(s) of Diversion:

SOUTH FORK PAYETTE RIVER SWSE Sec. 18, Twp 09N, Rge 09E, 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	
09N	09E	18															X		

Conditions of Approval:

- | | | |
|----|-----|---|
| 1. | X01 | Domestic use is for external use for 1 home. |
| 2. | X59 | Point of diversion and place of use are located within Lot 9, Blk. 3, Scenic Properties Subdivision No. 3. |
| 3. | | Property is located within Homestead Entry Survey (HES) No. 336. |
| 4. | R05 | Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 65. |
| 5. | 01P | Upon specific notification by the Department, the right holder shall install a |

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/24/2025

- lockable device of a type acceptable to the Department in a manner that will provide the watermaster suitable control of the diversion.
6. WB9 Water shall not be diverted under this right when flows in the Payette River are below established minimum flow amounts.
7. 103 When ordered by the Director, the right holder shall provide mitigation acceptable to the Director to offset depletion of lower Snake River flows needed for migrating anadromous fish. The amount of water required for mitigation, which is to be released into the Snake River or a tributary for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this right. Any order of the Director issued in accordance with this paragraph shall be in conformance with applicable rules allowing the right holder due process as the need for mitigation and the amount of mitigation are determined.

Dates and Other Information:

Licensed Date: 9/29/2011
Water District Number: 65
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A



PioneerTitleCo.
GOING BEYOND

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

Date: July 31, 2025

Sean Michael Steel
2339 N. Equestrian Pl
Eagle, ID 83616

File No. 881138

Property Address: 31 Southfork Dr., Lowman, ID 83637

The closing of your purchase of the above-referenced property has now been completed. Enclosed for your records is the original recorded deed. Your final title policy is being mailed under separate cover.

We appreciate having had the opportunity to be of service to you. If you have any questions, please contact the Escrow Officer named below.

Sincerely,

April Ashby, Escrow Officer
Ph: (208)938-7486
Email: aashby@pioneertitleco.com

Enclosures