

RECEIVED

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

SEP 30 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

SEP 25 2025
incomplete
WATER RESOURCES
WESTERN REGION

1. **WATER RESOURCES** 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?
63-34432	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-34607	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Williamson River Ranch LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Williamson River Ranch Owners Association, Inc
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 6149 N Meeker Pl Ste 150 Boise ID 83713
Mailing address City State Zip
208 323-1080 boise@sentrymgt.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: 4/11/2017
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 # 63-34432

8. Signature: Tucker M Johnson WRR HOA Board Member 9/22/25
Signature of new owner/claimant Title, if applicable Date
Tucker M Johnson
Print name

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

Print name

For IDWR Office Use Only:

Received by CC Date 9-25-25 Receipt No. W052755 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 SN Processed by SN Date 1/26/2025

ACCOMMODATION

RECEIVED

Sep 30, 2025

DEPARTMENT OF
WATER RESOURCES

Quitclaim Deed

Water rights

For value received,

Williamson River Ranch LLC

Does hereby convey, release, remise, and forever quit claim unto

Williamson River Ranch Owners Association, Inc

whose current address is:

6149 N Meeker Pl Ste. 150
Boise, Idaho 83713

the following described water rights:

Idaho Water Rights 63-34432 and 63-34607

To have and to hold the said rights, unto the said grantees, heirs and assigns forever.

Date: September 22, 2025



Tucker M. Johnson, Project Manager

State of Idaho

) ss:

County of Ada

On this 22 of September, 202⁵₂₇, before me, the undersigned, a Notary Public in said State, personally appeared Tucker M. Johnson, known to me or identified to me to be the project manager of Williamson River Ranch LLC, and Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledge to me that such limited liability company executed the same.

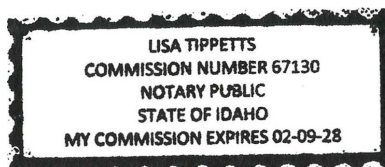


Notary Public

Residing at: Eagle, ID

My Commission Expires: 2/29/28

(SEAL)



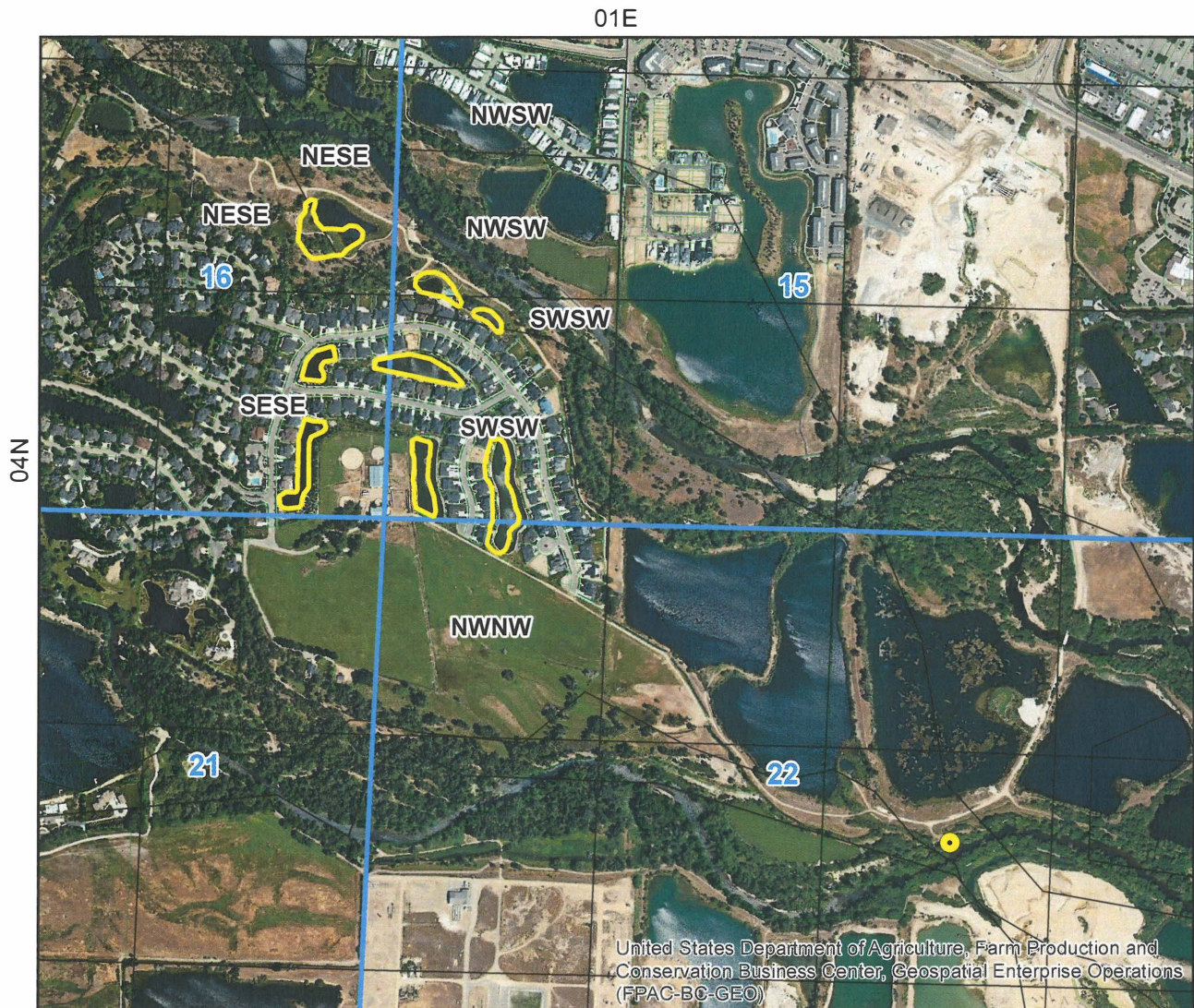
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SEP 30 2025

WATER RESOURCES
WESTERN REGION

State of Idaho
Department of Water Resources
Attachment to Water Right
63-34432

This map depicts the AESTHETIC STORAGE place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.



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

0 0.125 0.25 0.5 Miles



IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 63-34432

8/14/2025

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	WILLIAMSON RIVER RANCH LLC 28281 CROWN VALLEY PKWY STE 200 LAGUNA NIGUEL, CA 92677-1498 (949) 852-4002
Original Owner	LOUISE SIMONSON
Previous Owner	BARBARA A WILLIAMSON 850 WILLIAMSON LN EAGLE, ID 83616 (208) 939-6287
Previous Owner	SYLVAN D WILLIAMSON 850 WILLIAMSON LN EAGLE, ID 83616 (208) 939-6287

Priority Date: 3/1/1865

Basis: Decreed

Status: Active

Source

BOISE RIVER

Tributary

SNAKE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/01	11/15	0.910 CFS	205.7 AF
AESTHETIC STORAGE	1 /1	12/31		19.3 AF
DIVERSION TO STORAGE	3 /1	11/15	0.160 CFS	
	<u>Total Diversion</u>		1.070 CFS	225.0 AF

Source and Point(s) of Diversion:

BOISE RIVER	L6(SWNE)	Sec. 22, Twp 04N, Rge 01E, ADA County
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IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 63-34432

8/14/2025

Place Of Use:

AESTHETIC STORAGE within ADA County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	01E	15										X	X L5						
04N	01E	16													X L8			X L8	
04N	01E	22						X L4											

IRRIGATION within ADA County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	01E	15										3.5	34.0 L5						37.5
04N	01E	16													12.0 L8			18.0 L8	30.0
04N	01E	21	0.5																0.5
04N	01E	22						6.0 L4											6.0

Right Acre Limit: 45.70
POU Total Acres: 74.0

Conditions of Approval:

1. X27 This right is limited to the irrigation of 45.7 acres within the authorized place of use in a single irrigation season.
2. 219 Right(s) 63-34432 and 63-34607 authorize total annual storage volume of 95.3 acre-feet, 76.0 acre-feet to be used for the initial filling or carryover storage of the pond(s) and 19.3 acre-feet for the replacement of losses caused by evaporation.
3. 938 Transfer 82681 authorizes the diversion and delivery of 0.16 cfs and 19.3 af of water to storage for replacement of evaporation losses from the ponds authorized by Right 63-34607.
4. 220 The eight (8) pond(s) established by the storage of water under this right shall not exceed a total capacity of 76.0 acre-feet or a total surface area of 8.0 acre(s).
5. R65 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
6. 123 Water stored under this right is subject to fluctuations of the water table caused by changes in the flow of local streams and by diversions under prior ground water rights. This right does not guarantee the maintenance of any particular ground water level.
7. R05 Use of water under this right may 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. 63.

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 63-34432

8/14/2025

- | | | |
|-----|-----|---|
| 8. | R43 | The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s). |
| 9. | SD1 | This right originated as all or part of right no. 8-C in the Stewart Decree and the historic Boise River Water Masters records. |
| 10. | 155 | This right shall receive 100 percent of its decreed quantity until the natural flow of the waters of the Boise River shall decrease so that all rights containing this condition cannot receive 100 percent of their decreed quantities, at which time this right and the other rights containing this condition shall first be cut to 75 percent of their decreed quantities, as the natural flow of the river decreases, beginning with the latest rights containing this condition and proceeding to the earliest rights containing this condition in the order of their priority dates, and after all of the rights containing this condition shall have been reduced to 75 percent of their decreed quantities, should the natural flow of the waters of the river decrease below the amount necessary to supply 75 percent of those decreed quantities, then this right and the other rights containing this condition, beginning with the latest and proceeding to the earliest, shall be reduced to 60 percent of their decreed quantities. |
| 11. | S45 | Diversion for irrigation under this water right prior to April 1 and after October 31 shall occur only as authorized by the Water District 63 Water Master and only when water is being released for flood control by the United States from the Lucky Peak Dam outlet under procedures and requirements for the Memorandum of Agreement between the U.S. Department of the Army and the U.S. Department of the Interior for Flood Control Operations of the Boise River Reservoirs, dated November 20, 1953, the Water Control Manual for Boise River Reservoirs dated April 1985 and any future amendments or revisions made thereto pursuant to state or federal procedures or law; provided that any such use of this water right prior to April 1 and after October 31 shall be subordinated to water rights for storage in Lucky Peak Reservoir, Lake Lowell, Arrowrock Reservoir, and/or Anderson Ranch Reservoir, as decreed in SRBA Case No. 39576. |
| 12. | T07 | The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval. |
| 13. | T08 | Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer. |
| 14. | T19 | Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014. |

Comments:

1	jhersley	8/30/2017	split right
This water right is the result of split from 63-32613 due to change in ownership.			

2	jhersley	8/30/2017	POD
Updated Shape			

3	jhersley	8/30/2017	POU
Updated Shape			

4	cparker	4/2/2019	Updated Shape
Updated POU Shape			

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 63-34432

8/14/2025

5 AKaiser 9/24/2019 Transferred Right
This is now an approved transfer. Transfer Number = 82681

Dates and Other Information:

Decreed Date: 5/14/2007
State or Federal: S
Water District Number: 63
Generic Max Rate Per Acre: 0.020
Generic Max Volume Per Acre: 4.5
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

NA

8/14/2025

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 63-34607

8/14/2025

- and 63-34607 shall not exceed a total capacity of 76.0 acre-feet or a total surface area of 8.0 acres.
- | | | |
|----|-----|--|
| 3. | 936 | Per Transfer 82681, Right 63-34432 authorizes the diversion of 0.16 cfs and 19.3 af of water to storage to offset evaporation losses from the ponds authorized by this right. |
| 4. | 027 | Use of water under this right shall be non-consumptive. |
| 5. | 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. |
| 6. | 930 | Water bearing zone to be appropriated is 0 to 30 feet. |
| 7. | 123 | Water stored under this right is subject to fluctuations of the water table caused by changes in the flow of local streams and by diversions under prior ground water rights. This right does not guarantee the maintenance of any particular ground water level. |

Comments:

1	kenglund	12/18/2024	POU
Updated Shape for WaterUseCode 53			

Dates and Other Information:

Licensed Date: 1/8/2025
Water District Number: EXC
Mitigation Plan: True

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A



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

November 26, 2025

WILLIAMSON RIVER RANCH OWNERS ASSOC INC
6149 N MEEKER PL STE 150
BOISE ID 83713-1587

Re: Change in Ownership for Water Right Nos: 63-34432, 63-34607

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights to you. The Department has modified its records and has enclosed two computer-generated reports 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, please contact me at 208-605-4631.

Sincerely,

Susy Hobson
Technical Records Specialist

Enclosures

Hobson, Susy

From: Tucker Johnson <tj@skylineid.com>
Sent: Tuesday, September 30, 2025 8:58 AM
To: file@idwr.idaho.gov
Subject: 63-34432 and 63-34607
Attachments: QC water rights to HOA.pdf

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.

IDWR Staff,

I recently submitted paperwork and payment at the IDWR office near the airport to transfer the above referenced water rights to the Williamson River Ranch Owners Association (HOA). The missing item (recorded deed transferring the water rights in the public record) is attached.

Please let me know if any additional information is needed.

How will we/the HOA know when the name change is complete?

Thank you

Tucker Johnson
Skyline/Green Village
372 S. Eagle Rd., Ste. 328
Eagle, Idaho 83616

SCANNED
SEP 16 2025



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

September 26, 2025

WILLIAMSON RIVER RANCH OWNERS ASSOC INC
6149 N MEEKER PL STE 150
BOISE ID 83713-1587

RE: Change in Ownership Water Right Nos: 63-34432 & 34607

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 (Conveyance Document): copy of Deed, Title Policy or other legal document demonstrating conveyance of the property and/or water rights to you.
- Filing fee – the filing fee is \$25 per water right. As there are two water rights listed on your Notice, \$50 is the fee. The Department received \$25, Check #3005.

Excerpt from the instructions to the Notice:

IDWR cannot process this change without documentation of ownership. The 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 this office at 208-605-4620.

Sincerely,

Susy Hobson
Technical Records Specialist 1

Enclosure: Return of the Plat Map Documentation - unnecessary for the processing of the Notice