

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**RECEIVED**  
**OCT 22 2025** *DE*  
WATER RESOURCES  
WESTERN REGION

## 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 65-11213B             | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 65-7989               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: James T. McNally and Elizabeth McNally  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): 10 End of the Road, LLC  
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or

3668 N. Tee Ave. Boise ID 83704  
Mailing address City State Zip  
(208) 921-1826 stmcnally@gmail.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: May 22, 2025

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐  
☐ 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): **SUPPORT DATA**
    - ☐ \$25 per *undivided* water right.
    - ☐ \$100 per *split* water right.
    - ☐ 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.
- IN FILE # 65-7989**

8. Signature: [Signature] Member 10/21/25  
Signature of new owner/claimant Title, if applicable Date  
Sean McNally  
Print name
- Signature: [Signature] member 10/21/25  
Signature of new owner/claimant Title, if applicable Date  
Kathleen McNally  
Print name

**For IDWR Office Use Only:**

Received by Sh Date 10/24/2025 Receipt No. W052790 Receipt Amt. 50

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 12/3/2025

Recorded at the request of:

Perison & Soper  
2577 S. Five Mile Rd., Ste. 101  
P.O. Box 190163  
Boise, ID 83719

*Space Above Reserved For Recorder's Use*

THIS INSTRUMENT FILED FOR RECORD BY ALLIANCE  
TITLE AND ESCROW AS AN ACCOMMODATION ONLY. IT HAS  
NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO  
ITS EFFECT UPON THE TITLE.

### QUITCLAIM DEED

FOR VALUE RECEIVED, Sean McNally, a married man as his sole and separate property, and Kathleen McNally, a married woman as her sole and separate property, do hereby convey, release, remise and forever quit claim unto 10 End of the Road, LLC, an Idaho limited liability company, whose address is 3668 N. Tee Ave., Boise, ID 83704, its successors, heirs and assigns, the following described property located in Boise County, Idaho, more particularly described as follows, to-wit:

#### **Parcel I**

Lot 26, Block 1 of Garden Valley Estates No. 2, according to the plat thereof, filed June 6, 1969 as Instrument No. 74261, records of Boise County, Idaho.

#### **Parcel II**

A portion of the Northeast Quarter of the Northeast Quarter of Section 23, Township 10 North, Range 4 East, Boise Meridian, Idaho, more particularly described as follows:

Commencing at the Northeast Corner of said Section 23, the TRUE POINT OF BEGINNING

and running thence

South 0 degrees 01' East a distance of 417.42 feet to an iron pin, thence

South 89 degrees 55' West a distance of 208.71 feet, thence

North 0 degrees 01' West a distance of 417.42 feet, thence

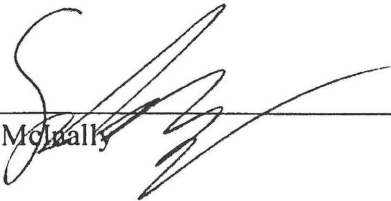
North 89 degrees 55' East a distance of 208.71 feet to the TRUE POINT OF BEGINNING. (A bronze plat in a 2" iron pipe)

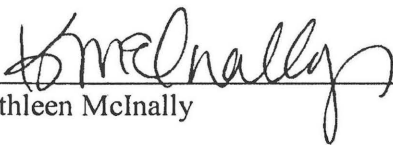
**Parcel III**

Lots 15 and 16, and the lot described as "Sandy Point Beach Park," of Middle Fork Subdivision, according to the Official Plat thereof recorded as Instrument No. 67444, records of Boise County Idaho.

TOGETHER with all appurtenances.

DATED this 13 day of May, 2025.

  
Sean McNally

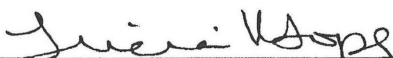
  
Kathleen McNally

STATE OF IDAHO )  
                              : ss.  
County of Ada        )

On this 13<sup>th</sup> day of May, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Sean McNally, known or identified to me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

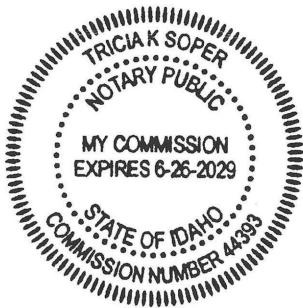


  
Notary Public for Idaho  
Residing at Boise, ID  
Commission Expires 6/26/2029

STATE OF IDAHO )  
: ss.  
County of Ada )

On this 13<sup>th</sup> day of May, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Kathleen McNally, known or identified to me to be the person whose name is subscribed to this instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Tricia K Soper  
Notary Public for Idaho  
Residing at Boise, ID  
Commission Expires 6/26/2029

Recorded at the request of:

Perison & Soper  
2577 S. Five Mile Rd., Ste. 101  
P.O. Box 190163  
Boise, ID 83719

*Space Above Reserved For Recorder's Use*

THIS INSTRUMENT FILED FOR RECORD BY ALLIANCE  
TITLE AND ESCROW AS AN ACCOMMODATION ONLY. IT HAS  
NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO  
ITS EFFECT UPON THE TITLE.

**PERSONAL REPRESENTATIVE'S  
DEED OF DISTRIBUTION**

THIS DEED, made by Sean McNally, as Personal Representative of the Estate of James Thomas McNally and Elizabeth Marie McNally, deceased, Grantor, to Sean McNally, a married man as his sole and separate property, and Kathleen McNally, a married woman as her sole and separate property, Grantee, whose current address is 3668 N. Tee Ave., Boise, ID 83704.

WHEREAS, Grantor is the qualified Personal Representative of said Estate, filed as Case No. CV08-24-00066, in Boise County, Idaho, and is acting in that capacity;

WHEREAS, Grantee is entitled to distribution of the hereinafter described property;

THEREFORE, in accordance with the provisions of the Uniform Probate Code as set forth in Title 15 of the Idaho Code, Grantor Estate hereby grants, sells, transfers, and conveys to Grantee all of the Grantor Estate's interest in the following described real property in Boise County, Idaho:

**Parcel I**

Lot 26, Block 1 of Garden Valley Estates No. 2, according to the plat thereof, filed June 6, 1969 as Instrument No. 74261, records of Boise County, Idaho.

**Parcel II**

A portion of the Northeast Quarter of the Northeast Quarter of Section 23, Township 10 North, Range 4 East, Boise Meridian, Idaho, more particularly described as follows:

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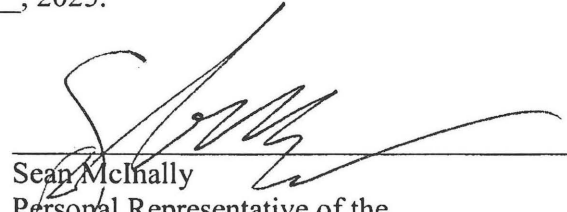
North 89 degrees 55' East a distance of 208.71 feet to the TRUE POINT OF BEGINNING. (A bronze plat in a 2" iron pipe)

**Parcel III**

Lots 15 and 16, and the lot described as "Sandy Point Beach Park," of Middle Fork Subdivision, according to the Official Plat thereof recorded as Instrument No. 67444, records of Boise County Idaho.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

EXECUTED this 13 day of May, 2025.

  
Sean McNally  
Personal Representative of the  
Estate of James Thomas McNally and  
Elizabeth Marie McNally, Deceased

STATE OF IDAHO )  
                              : ss.  
County of Ada        )

On this 13<sup>th</sup> day of May, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Sean McNally, Personal Representative of the Estate of James Thomas McNally and Elizabeth Marie McNally, known to me to be the person who executed the within and foregoing instrument for and on behalf of said Estate, and acknowledged to me that said Estate executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



  
Notary Public  
Residing at: Boise, ID  
Commission Expires: 6/26/2029

Hobson, Susy

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**From:** Hobson, Susy  
**Sent:** Thursday, December 4, 2025 10:54 AM  
**To:** 'Tricia Soper'  
**Subject:** RE: 10 End of the Road  
**Attachments:** Change in Ownership 10 End of the Road.pdf

Tricia,

Change in Ownership for 65-7989 and 65-11213B are complete. Hard copies are being mailed to the applicant.

Kind Regards,

Susy

Susy Hobson  
Technical Records Specialist



Western Region  
2735 W. Airport Way, Boise ID 83705  
(208) 605-4631 [susy.hobson@idwr.idaho.gov](mailto:susy.hobson@idwr.idaho.gov)

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**From:** Tricia Soper <[tricia@markperison.com](mailto:tricia@markperison.com)>  
**Sent:** Wednesday, December 3, 2025 7:11 PM  
**To:** Hobson, Susy <[susy.hobson@idwr.idaho.gov](mailto:susy.hobson@idwr.idaho.gov)>  
**Subject:** Re: 10 End of the Road

**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.

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Thanks, Susy. I'll get that paperwork to you for that 3rd water right. I'm glad you caught that! My clients didn't know about that one.

\* We have moved! See below for new addresses.\*

Tricia K. Soper  
Perison & Soper

Mailing Address:  
P.O. Box 190163  
Boise, Idaho 83719

Physical Address:

2577 S. Five Mile Road, Suite 101  
Boise, Idaho 83709

Phone: (208) 331-1200  
Fax: (208) 343-5838

Email: [tricia@perisonandsoper.com](mailto:tricia@perisonandsoper.com)  
Website: [perisonandsoper.com](http://perisonandsoper.com)

On 12/3/2025 2:41 PM, Hobson, Susy wrote:

Hi Tricia,

The Idaho Department of Water Resources (Department) received the Notice of Change in Water Right Ownership (Notice) for 10 End of the Road, LLC. Through our normal processing procedures, it was discovered that water right 65-10677 is also on the property that the applicant owns. It is likely you did not find the water right when you searched for rights on the parcel because it was not located properly within the Department's internal or external mapping tools.

Attached are the documentation of the domestic water right associated with Lot 26 Block 1 of Garden Valley Estates No 2.

Please see that the McInally's complete another Notice and submit it to the Department with the \$25 fee. You may skip the step of submitting proof of ownership (conveyance documents) since we have already received them with the prior Notice. You may send the Notice to my attention, Susy Hobson.

If you have any questions or need further assistance, please let me know. I will finish processing the Notice we have already received and cc you once completed.

Kind Regards,

Susy

**Susy Hobson**  
Technical Records Specialist



Western Region  
2735 W. Airport Way, Boise ID 83705  
(208) 605-4631 [susy.hobson@idwr.idaho.gov](mailto:susy.hobson@idwr.idaho.gov)



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](mailto:westerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Mathew Weaver**

December 03, 2025

10 END OF THE ROAD LLC  
3668 N TEE AVE  
BOISE ID 83704-4422

Re: Change in Ownership for Water Right Nos: 65-7989, 65-11213B

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: water right reports, copy of email to Tricia K. Soper



Mark D. Perison  
Tricia K. Soper

RECEIVED

OCT 22 2025

WATER RESOURCES  
WESTERN REGION

October 21, 2025

Idaho Dept. of Water Resources  
2735 Airport Way  
Boise, ID 83705-5082

Re: Transfer of Water Rights – McNally to 10 End of the Road, LLC  
Our File No. 8403.03

To Whom It May Concern:

Please process the enclosed Notice of Change in Water Right Ownership. I have included a \$50.00 check for the filing fees (2 @ \$25.00), along with supporting documentation. Please give me a call if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Tricia K. Soper". The signature is fluid and cursive, with the first name "Tricia" being more prominent.

Tricia K. Soper

TKS/es  
encl: