Form 42-248/42-1409(6) Rev. 6/22

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DE

RECEIVED
AUG 15 2025
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?
63-35031	Yes ☒	Yes ☐		Yes ☐	Yes ☐
63-35032	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Mark S and Susan Tracy
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Gabriel and Michelle Dean
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

   10506 Farner Rd (Mailing address) | Nampa (City) | ID (State) | 83686 (Zip)

   Gabriel - 208-919-3687; Michelle - 208-440-9195 (Telephone)
   Gabriel - gdaystar@outlook.com; Michelle - michelle@fashionfloorsidaho.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: June 20, 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.

   SUPPORT DATA
   IN FILE # 63-35031

   - ☐ 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 of new owner/claimant) _____ (Title, if applicable) 6-16-25 (Date)
   Gabriel Dean (Print name)

   Signature: _____ (Signature of new owner/claimant) _____ (Title, if applicable) 6-16-25 (Date)
   Michelle Dean (Print name)

original notice rec 6/20/25, notice resubmitted on: 8-15-25

For IDWR Office Use Only:

Receipted by CC Date 8-15-25 Receipt No. W052685 Receipt Amt. $200.00

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 MB Date 12/16/2025

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

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

2025-020902
RECORDED
06/16/2025 04:23 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=4 MBROWN $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 879035 MJ/DM

WARRANTY DEED

For Value Received Kelsey Bernier, Successor Trustee of The Mark Tracy Living Trust dated May 10, 2024

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

Michelle Dean and Gabriel Dean, wife and husband

hereinafter referred to as Grantee, whose current address is 10506 Farner Road Nampa, ID 83686

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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: June 11, 2025

Kelsey Berier, Successor Trustee of The Mark Tracy Living Trust dated May 10, 2024

By: _____
Kelsey Bernier, Successor Trustee
State of IDAHO, County of CANYON

This record was acknowledged before me on JUNE 12 2025 by Kelsey Bernier, as Successor Trustee of The Mark Tracy Living Trust dated May 10,2024 .

12 MJ

_____
Signature of notary public
Commission Expires:

MARK C JOHNSTON
Residing in: Nampa, ID
Commission Expires: 05/13/2029

MARK C JOHNSTON
COMMISSION #31991
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

Parcel I: (R30058010 0)

A parcel of land being a portion of the SE1/4 NW1/4 and a portion of the NE1/4 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of the NE1/4 SW1/4;

Thence S 00° 39' 31" W a distance of 320.01 feet along the east boundary of the NE1/4 SW1/4;

Thence N 89° 42' 40" W a distance of 415.81 feet parallel with the north boundary of the NE1/4 SW1/4 to the POINT OF BEGINNING;

Thence N 89° 42' 40" W a distance of 283.89 feet parallel with the north boundary of the NE1/4 SW1/4;

Thence N 00° 17' 20" E a distance of 238.01 feet;

Thence a distance of 52.60 feet along a curve right, having a radius of 46.00 feet, a central angle of 65° 30' 42", the long chord of which bears N 26° 37' 26" W a distance of 49.78 feet;

Thence a distance of 142.90 feet along a curve right, having a radius of 216.00 feet, a central angle of 37° 54' 18", the long chord of which bears N 25° 05' 14" E a distance of 140.31 feet;

Thence N 00° 17' 20" E a distance of 90.23 feet;

Thence S 89° 42' 40" E a distance of 317.69 feet parallel with the south boundary of the SE1/4 NW1/4;

Thence S 00° 17' 20" W a distance of 188.45 feet;

Thence S 22° 11' 48" W a distance of 63.05 feet;

Thence S 11° 24' 21" W a distance of 7.39 feet;

Thence S 04° 25' 03" E a distance of 31.65 feet;

Thence S 11° 50' 41" E a distance of 24.01 feet;

Thence S 03° 10' 40" E a distance of 8.08 feet;

Thence S 09° 15' 44" W a distance of 16.33 feet;

Thence S 14° 46' 53" W a distance of 36.79 feet;

Thence S 08° 24' 48" W a distance of 27.13 feet;

Thence S 12° 17' 03" W a distance of 31.58 feet;

Thence S 23° 20' 24" W a distance of 79.55 to the POINT OF BEGINNING.

(Shown as Parcel 3 on Record of Survey 2023-003636)

Parcel II: (30058010B0)

A parcel of land being a portion of the SE1/4 NW1/4 and a portion of the NE1/4 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of the NE1/4 SW1/4;

Thence S 00° 39' 31" W a distance of 320.01 feet along the east boundary of the NE1/4 SW1/4;

Thence N 89° 42' 40" W a distance of 735.34 feet parallel with the north boundary of the NE1/4 SW1/4 to the POINT OF BEGINNING;

Thence N 89° 42' 40" W a distance of 175.88 feet parallel with the north boundary of the NE1/4 SW1/4;

Thence N 00° 39' 43" E a distance of 500.00 feet;

Thence S 89° 42' 40" E a distance of 172.36 feet parallel with the south boundary of the SE1/4 NW1/4;

Thence S 00° 15' 31" W a distance of 499.99 feet to the POINT OF BEGINNING.

(Shown as Parcel 2 on Record of Survey 2023-003636)

Parcel III: (R30058010C0)

A parcel of land being a portion of the SE1/4 NW1/4 and a portion of the NE1/4 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at the northeast corner of the NE1/4 SW1/4;

Thence S 00° 39' 31" W a distance of 320.01 feet along the east boundary of the NE1/4 SW1/4;

Thence N 89° 42' 40" W a distance of 415.81 feet parallel with the north boundary of the NE1/4 SW1/4;

Thence N 23° 20' 24" E a distance of 79.55 feet;

Thence N 12° 17' 03" E a distance of 31.58 feet;

Thence N 08° 24' 48" E a distance of 27.13 feet;

Thence N 14° 46' 53" E a distance of 36.79 feet;

Thence N 09° 15' 44" E a distance of 16.33 feet;

Thence N 03° 10' 40" W a distance of 8.08 feet;

Thence N 11° 50' 41" W a distance of 24.01 feet;

Thence N 04° 25' 03" W a distance of 31.65 feet;

Thence N 11° 24' 21" E a distance of 7.39 feet;

Thence N 22° 11' 48" E a distance of 63.05 feet;

Thence N 00° 17' 20" E a distance of 188.45 feet;

Thence S 89° 42' 40" E a distance of 348.93 feet parallel with the south boundary of the SE1/4 NW1/4 to a point on the east boundary of the SE1/4 NW1/4;

Thence S 00° 39' 43" W a distance of 179.99 feet along the east boundary of the SE1/4 NW1/4 to the POINT OF BEGINNING.

(Shown as Parcel 4 on Record of Survey 2023-003636)

Parcel 1A: An ingress-egress and utility easement more particularly described as follows:

An easement being a portion of the N1/2 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of the N1/2 SW1/4

Thence S 00° 41' 57" W a distance of 260.00 feet along the west boundary of the N1/2 SW1/4 to the POINT OF BEGINNING of said easement;

Thence S 89° 42' 40" E a distance of 2159.39 feet parallel with the north boundary of the N1/2 SW1/4;

Thence N 82° 42' 11" E a distance of 100.01 feet;

Thence S 23° 20' 24" W a distance of 79.55 feet;

Thence N 89° 42' 40" W a distance of 2227.81 feet parallel with the north boundary of the N1/2 SW1/4 to a point on the west boundary of the N1/2 SW1/4;

Thence N 00° 41' 57" E a distance of 60.00 feet along the west boundary of the NW1/4 SW1/4 to the POINT OF BEGINNING of said easement.

State of Idaho
Department of Water Resources

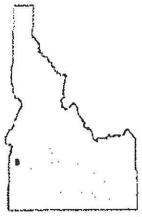
Water Right

63-35031

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





0 0.03 0.07 0.13 0.2 0.26
Miles

Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

N

Date created: 5/29/2025

Water Right Report : 63-35031(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	TRACY, MARK S	10506 FARNER RD	NAMPA	ID	83686
Current Owner	TRACY, SUSAN	10506 FARNER RD	NAMPA	ID	83686
Original Owner	FARM CREDIT BANK OF SPOKANE	PO BOX 15367	BOISE	ID	83715
Original Owner	MILLAR, BRYCE	RT 7 BOX 7380	NAMPA	ID	83651

Water Right Status

Priority Date : 4/13/1967
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	02N	03W	10	0		NE	SW	CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.10 CFS	48.20 AFA
TOTAL			0.10 CFS	48.20 AFA

Places of Use

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
02N	03W	10			SE	NW	5.5
02N	03W	10			NE	SW	6.5

Irrigation Totals

Total Acres	Acre Limit
12.00	

Conditions

Code	Condtions
X35	Rights 63-35031 and 63-35032 when combined shall not exceed the irrigation of 12 acres.
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 lands above.
X61	The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 3/15 is subordinate to all water rights having no subordinated early irrigation use and a priority date earlier than 3/24/2009.
01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
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.
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.

Dates

Licensed Date :
Decreed Date : 2/11/2009
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Recevied Date:
Protest Deadline Date:

Other Information

State or Federal : S
Water District Number : EXC
Generic Max Rate Per Acre : 0.02
Generic Max Volume Per Acre : 4.5
Civil Case Number :
Decree Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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Split Analysis

Water Right Number: 63-35031
Diversion Rate: 0.10 CFS
Owner Name: Deans
Date: 30-May-25

Acreage Analysis

					Parent	Children Acres									
Twp	Rng	Sec	Q-Q	Lot	63-35031	Deans	Remaining								
2N	3W	10	SENW		5.5	3.5	2								
			NESW		6.5	6.5									

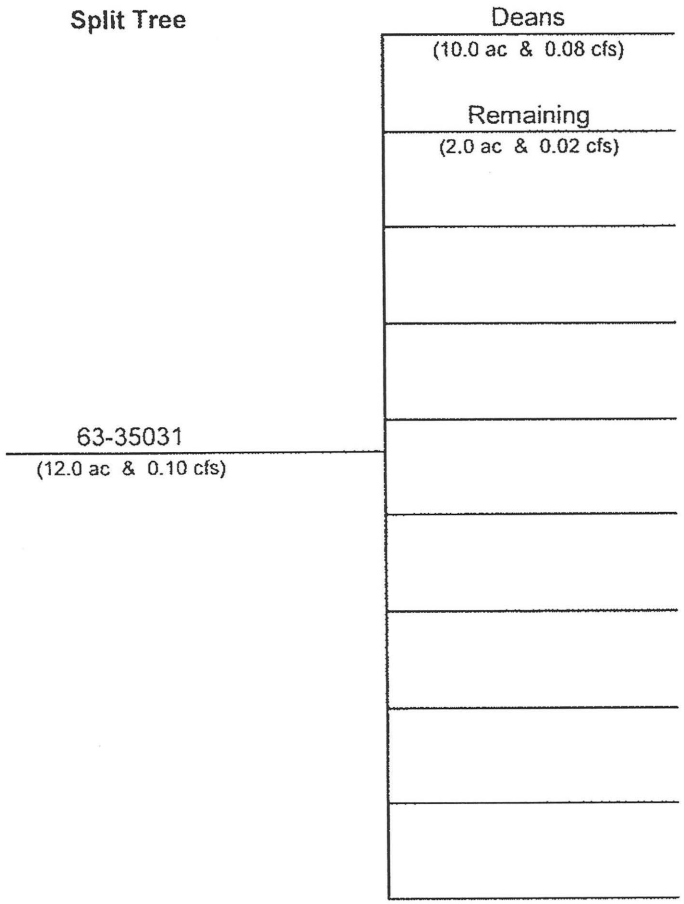
Water Right Number: 63-35031

Diversion Rate: 0.10 CFS

Reviewer Name: Deans

Date: 30-May-25

Split Tree



Summary

Right No:	Diversion Rate	Irrigated Acres	CFS / Acre
63-35031	0.1	12	0.008
Deans	0.08	10	0.008
Remaining	0.02	2	0.008

State of Idaho
Department of Water Resources

Water Right

63-35032

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





0 0.03 0.07 0.13 0.2 0.26
Miles

Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

N

Date created: 5/29/2025

Water Right Report : 63-35032(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	TRACY, MARK S	10506 FARNER RD	NAMPA	ID	83686
Current Owner	TRACY, SUSAN	10506 FARNER RD	NAMPA	ID	83686

Water Right Status

Priority Date : 4/16/1992
Basis : License
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	02N	03W	10	0		NE	SW	CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.10 CFS	5.50 AFA
TOTAL			0.10 CFS	4.20 AFA

Places of Use

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
02N	03W	10			SE	NW	5.5
02N	03W	10			NE	SW	3.0

Irrigation Totals

Total Acres	Acre Limit
8.50	

Conditions

Code	Condtions
X35	Rights 63-35031 and 63-35032 when combined shall not exceed the irrigation of 12 acres.
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 lands above.
01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
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.
T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
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.

Dates

Licensed Date :
Decreed Date :
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Recevied Date:
Protest Deadline Date:

Other Information

State or Federal :
Water District Number : EXC
Generic Max Rate Per Acre : 0.02
Generic Max Volume Per Acre : 4.5
Civil Case Number :
Decree Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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Split Analysis

Water Right Number: 63-35032

Diversion Rate: 0.10 CFS

Owner Name: Deans

Date: 30-May-25

Acreage Analysis

					Parent	Children Acres									
Twp	Rng	Sec	Q-Q	Lot	63-35032	Deans	Remaining								
2N	3W	10	SENW		5.5	3.5	2								
			NESW		3	3									

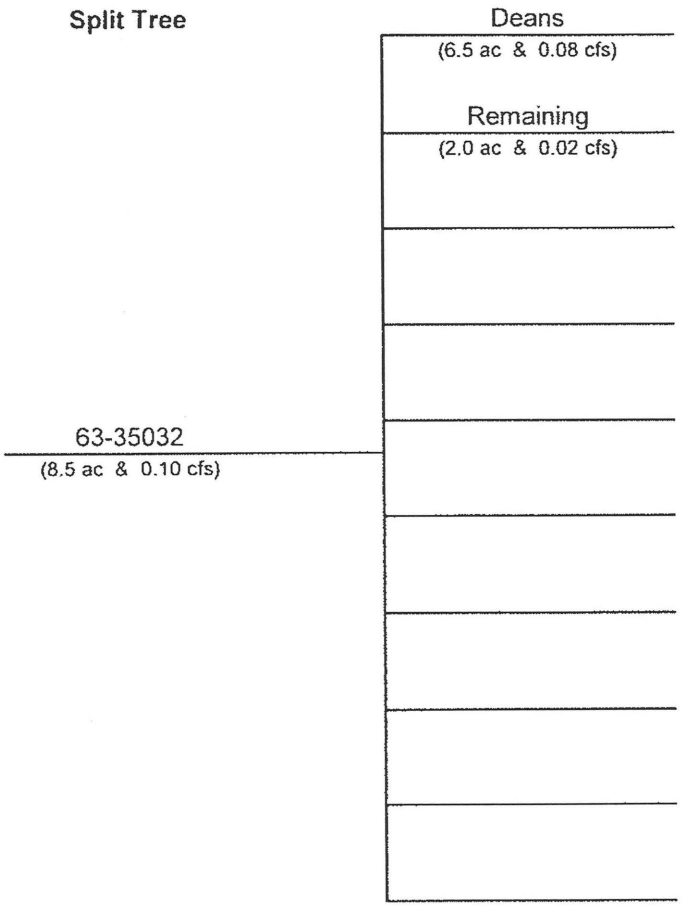
Water Right Number: 63-35032

Diversion Rate: 0.10 CFS

Reviewer Name: Deans

Date: 30-May-25

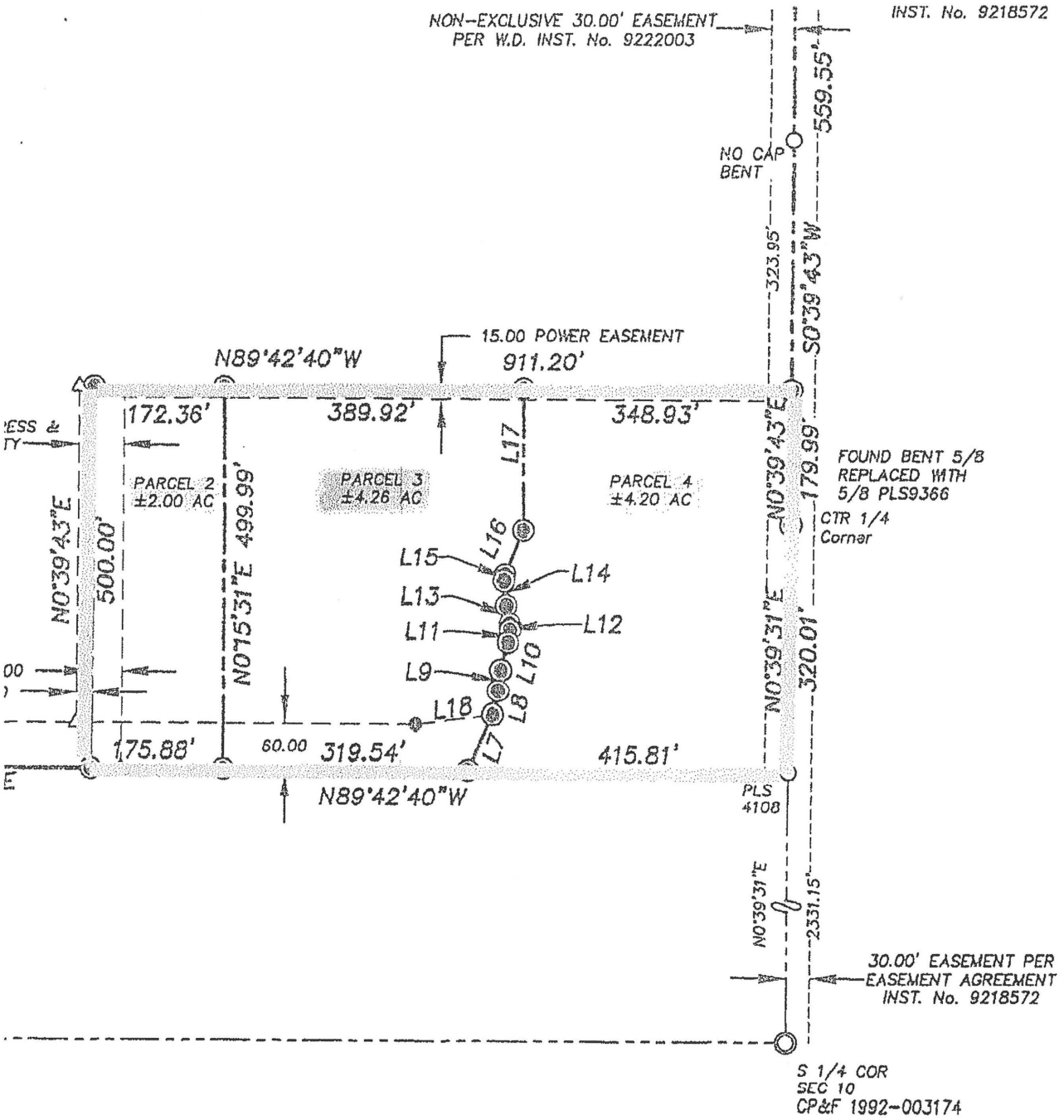
Split Tree



Summary

Right No:	Diversion Rate	Irrigated Acres	CFS / Acre
63-35032	0.1	8.5	0.012
Deans	0.08	6.5	0.012
Remaining	0.02	2	0.012

WARRANTY DEEDS



'OR

tify that I am a Professional Land
of Idaho, and that this Record of
survey made by me or under my
ıce with Idaho Code 31-2709, 1947
nd surveying. I further certify that I
hapter 16, Idaho Code.

PROFESSIONAL LAND SURVEYOR
REGISTERED
9366
3/01/23
STATE OF IDAHO
DARIN HOLZHEY

INDEX NO. 234-1

SURVEY FOR:

M

Mason
Associa

ILE THE OWNERS OF THE PARCELS
TEN CONVEYANCE MUST
F SURVEY DOES NOT SERVE AS A
.

THIS DRAWING DOES NOT NECESSARILY SHOW ALL OF THE PHYSICAL FEATURES OF THE PROPERTY. MASON & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR PRESENT OR FUTURE COMPLIANCE OR NON-COMPLIANCE WITH GOVERNING JURISDICTIONS RESTRICTIONS PERTAINING TO BUILDING PERMITS, VEHICLE ACCESS PERMITS OR SEPTIC PERMITS.

Parcel 2

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Jesse R. Thomas
Idaho Legal Estates & Probate
6126 W. State St.
Boise, ID 83703

2024-020623
RECORDED
07/02/2024 04:11 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=4 TYOUREN $15.00
TYPE: DEED
IDAHO LEGAL DEFENSE PLLC
ELECTRONICALLY RECORDED

(Space Above for Recorder's Use)

WARRANTY DEED

Mark S. Tracy, **a single person,** ("Grantor"), does hereby convey to Mark S. Tracy, **in trust, as trustee of the** Mark Tracy **Living Trust dated** May 10, 2024, ("Grantee") whose current address is 10506 Famer Road, Nampa, Idaho 83686, all right, title, and interest, which Grantor now has or may hereafter acquire in the following described real property situated in Canyon County, State of Idaho:

See Attached Exhibit A

SUBJECT TO taxes and assessments for the year 2024 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the real property herein described.

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The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

WITNESS WHEREOF, the Grantor has executed this instrument on this 2 day of July, 2024.

Mark S. Tracy

Grantor

STATE OF IDAHO)
:ss
COUNTY OF ADA)

On this 2 day of July, 2024 before me Jesse Thomas appeared Mark S. Tracy, known or identified to me, to be the persons whose name is subscribed to the within instrument, and acknowledged to me that they 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.

JESSE THOMAS
Notary Public - State of Idaho
Commission Number 20216587
My Commission Expires 11-15-2027

NOTARY PUBLIC

Bldg Lot

EXHIBIT A

Mason & Associates Inc.

Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

e-mail: dholzhey@masonandassociates.us

FOR: Mark Tracy
JOB NO.: JA0119
DATE: February 19, 2021

PARCEL 2

A parcel of land being a portion of the SE1/4 NW1/4 and a portion of the NE1/4 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of the NE1/4 SW1/4;

Thence S 00° 39' 31" W a distance of 320.01 feet along the east boundary of the NE1/4 SW1/4;

Thence N 89° 42' 40" W a distance of 735.34 feet parallel with the north boundary of the NE1/4 SW1/4 to the POINT OF BEGINNING;

Thence N 89° 42' 40" W a distance of 175.88 feet parallel with the north boundary of the NE1/4 SW1/4;

Thence N 00° 39' 43" E a distance of 500.00 feet;

Thence S 89° 42' 40" E a distance of 172.36 feet parallel with the south boundary of the SE1/4 NW1/4;

Thence S 00° 15' 31" W a distance of 499.99 feet to the POINT OF BEGINNING.

This parcel contains 2.00 acres more or less.

Also, subject to and together with a 60.00 foot wide ingress-egress and utility easement more particularly described as follows:

An easement being a portion of the NW1/4 SW1/4 and a portion of the NE1/4 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of the NW1/4 SW1/4

Thence S 00° 41' 57" W a distance of 260.00 feet along the west boundary of the NW1/4 SW1/4 to the **POINT OF BEGINNING** of said easement;

Thence S 89° 42' 40" E a distance of 1712.35 feet parallel with the north boundaries of the NW1/4 SW1/4 and the NE1/4 SW1/4;

Thence N 00° 39' 43" E a distance of 440.00 feet;

Thence S 89° 42' 40" E a distance of 60.00 feet parallel with the north boundary of the NW1/4 SW1/4

Thence S 00° 39' 43" W a distance of 500.00 feet;

Thence N 89° 42' 40" W a distance of 1772.39 feet parallel with the north boundaries of the NW1/4 SW1/4 and the NE1/4 SW1/4 to a point on the west boundary of the NW1/4 SW1/4;

Thence N 00° 41' 57" E a distance of 60.00 feet along the west boundary of the NW1/4 SW1/4 to the **POINT OF BEGINNING** of said easement;

Also, this parcel is subject to all easements and rights-of-way of record or implied.



Parcel 3

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Jesse R. Thomas
Idaho Legal Estates & Probate
6126 W. State St.
Boise, ID 83703

2024-020624
RECORDED
07/02/2024 04:11 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=4 TYOUREN $15.00
TYPE: DEED
IDAHO LEGAL DEFENSE PLLC
ELECTRONICALLY RECORDED

(Space Above for Recorder's Use)

WARRANTY DEED

Mark S. Tracy, **a single person,** ("Grantor"), does hereby convey to Mark S. Tracy, **in trust, as trustee of the** Mark Tracy **Living Trust dated** May 10, 2024, ("Grantee") whose current address is 10506 Famer Road, Nampa, Idaho 83686, all right, title, and interest, which Grantor now has or may hereafter acquire in the following described real property situated in Canyon County, State of Idaho:

See Attached Exhibit A

SUBJECT TO taxes and assessments for the year 2024 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the real property herein described.

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The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

WITNESS WHEREOF, the Grantor has executed this instrument on this 2 day of July, 2024.

Mark S Tracy

Grantor

STATE OF IDAHO)
:ss
COUNTY OF ADA)

On this 2 day of July, 2024 before me Jesse Thomas appeared Mark S. Tracy, known or identified to me, to be the persons whose name is subscribed to the within instrument, and acknowledged to me that they 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.

JESSE THOMAS
Notary Public - State of Idaho
Commission Number 20215587
My Commission Expires 11-15-2027

NOTARY PUBLIC

Residence

EXHIBIT A

Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
e-mail: dholzhey@masonandassociates.us

FOR: Mark Tracy
JOB NO.: JA0119
DATE: January 30, 2023

PARCEL 3

A parcel of land being a portion of the SE1/4 NW1/4 and a portion of the NE1/4 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of the NE1/4 SW1/4;

Thence S 00° 39' 31" W a distance of 320.01 feet along the east boundary of the NE1/4 SW1/4;

Thence N 89° 42' 40" W a distance of 415.81 feet parallel with the north boundary of the NE1/4 SW1/4 to the **POINT OF BEGINNING**;

Thence N 89° 42' 40" W a distance of 319.54 feet parallel with the north boundary of the NE1/4 SW1/4;

Thence N 00° 15' 31" E a distance of 499.99 feet;

Thence S 89° 42' 40" E a distance of 389.92 feet parallel with the south boundary of the SE1/4 NW1/4;

Thence S 00° 17' 20" W a distance of 188.45 feet;

Thence S 22° 11' 48" W a distance of 63.05 feet;

Thence S 11° 24' 21" W a distance of 7.39 feet;

Thence S 04° 25' 03" E a distance of 31.65 feet;

Thence S 11° 50' 41" E a distance of 24.01 feet;

Thence S 03° 10' 40" E a distance of 8.08 feet;

Thence S 09° 15' 44" W a distance of 16.33 feet;

Thence S 14° 46' 53" W a distance of 36.79 feet;

Thence S 08° 24' 48" W a distance of 27.13 feet;

Thence S 12° 17' 03" W a distance of 31.58 feet;

Thence S 23° 20' 24" W a distance of 79.55 to the **POINT OF BEGINNING.**

This parcel contains 4.26 acres more or less.

Also, together with and subject to an ingress-egress and utility easement more particularly described as follows:

An easement being a portion of the N1/2 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of the N1/2 SW1/4

Thence S 00° 41' 57" W a distance of 260.00 feet along the west boundary of the N1/2 SW1/4 to the **POINT OF BEGINNING** of said easement;

Thence S 89° 42' 40" E a distance of 2159.39 feet parallel with the north boundary of the N1/2 SW1/4;

Thence N 82° 42' 11" E a distance of 100.01 feet;

Thence S 23° 20' 24" W a distance of 79.55 feet;

Thence N 89° 42' 40" W a distance of 2227.81 feet parallel with the north boundary of the N1/2 SW1/4 to a point on the west boundary of the N1/2 SW1/4;

Thence N 00° 41' 57" E a distance of 60.00 feet along the west boundary of the NW1/4 SW1/4 to the **POINT OF BEGINNING** of said easement;

Also, this parcel is subject to all easements and rights-of-way of record or implied.



Parcel 4

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Jesse R. Thomas
Idaho Legal Estates & Probate
6126 W. State St.
Boise, ID 83703

2024-020625
RECORDED
07/02/2024 04:11 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=4 TYOUREN $15.00
TYPE DEED
IDAHO LEGAL DEFENSE PLLC
ELECTRONICALLY RECORDED

(Space Above for Recorder's Use)

WARRANTY DEED

Mark S. Tracy, **a single person,** ("Grantor"), does hereby convey to Mark S. Tracy, **in trust, as trustee of the** Mark Tracy **Living Trust dated** May 10, 2024, ("Grantee") whose current address is 10506 Farmer Road, Nampa, Idaho 83686, all right, title, and interest, which Grantor now has or may hereafter acquire in the following described real property situated in Canyon County, State of Idaho:

See Attached Exhibit A

SUBJECT TO taxes and assessments for the year 2024 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the real property herein described.

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The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

WITNESS WHEREOF, the Grantor has executed this instrument on this 2 day of July, 2024.

Mark S. Tracy

Grantor

STATE OF IDAHO)
:ss
COUNTY OF ADA)

On this 2 day of July, 2024 before me Jesse Thomas appeared Mark S. Tracy, known or identified to me, to be the persons whose name is subscribed to the within instrument, and acknowledged to me that they 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.

JESSE THOMAS
Notary Public - State of Idaho
Commission Number 20215687
My Commission Expires 11-16-2027

NOTARY PUBLIC

Shops

EXHIBIT A

Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
e-mail: dholzhey@masonandassociates.us

FOR: Mark Tracy
JOB NO.: JA0119
DATE: February 19, 2021

PARCEL 4

A parcel of land being a portion of the SE1/4 NW1/4 and a portion of the NE1/4 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at the northeast corner of the NE1/4 SW1/4;

Thence S 00° 39' 31" W a distance of 320.01 feet along the east boundary of the NE1/4 SW1/4;

Thence N 89° 42' 40" W a distance of 415.81 feet parallel with the north boundary of the NE1/4 SW1/4;

Thence N 23° 20' 24" E a distance of 79.55 feet;

Thence N 12° 17' 03" E a distance of 31.58 feet;

Thence N 08° 24' 48" E a distance of 27.13 feet;

Thence N 14° 46' 53" E a distance of 36.79 feet;

Thence N 09° 15' 44" E a distance of 16.33 feet;

Thence N 03° 10' 40" W a distance of 8.08 feet;

Thence N 11° 50' 41" W a distance of 24.01 feet;

Thence N 04° 25' 03" W a distance of 31.65 feet;

Thence N 11° 24' 21" E a distance of 7.39 feet;

Thence N 22° 11' 48" E a distance of 63.05 feet;

Thence N 00° 17' 20" E a distance of 188.45 feet;

Thence S 89° 42' 40" E a distance of 348.93 feet parallel with the south boundary of the SE1/4 NW1/4 to a point on the east boundary of the SE1/4 NW1/4;

Thence S 00° 39' 43" W a distance of 179.99 feet along the east boundary of the SE1/4 NW1/4 to the **POINT OF BEGINNING.**

This parcel contains 4.199 acres more or less.

Also, together with an ingress-egress and utility easement more particularly described as follows:

An easement being a portion of the N1/2 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of the N1/2 SW1/4

Thence S 00° 41' 57" W a distance of 260.00 feet along the west boundary of the N1/2 SW1/4 to the **POINT OF BEGINNING** of said easement;

Thence S 89° 42' 40" E a distance of 2159.39 feet parallel with the north boundary of the N1/2 SW1/4;

Thence N 82° 42' 11" E a distance of 100.01 feet;

Thence S 23° 20' 24" W a distance of 79.55 feet;

Thence N 89° 42' 40" W a distance of 2227.81 feet parallel with the north boundary of the N1/2 SW1/4 to a point on the west boundary of the N1/2 SW1/4;

Thence N 00° 41' 57" E a distance of 60.00 feet along the west boundary of the NW1/4 SW1/4 to the **POINT OF BEGINNING** of said easement;

Also this parcel is subject to a Non-Exclusive 30.00 Easement per Warranty Deed Inst No. 9222003.

Also, this parcel is subject to all easements and rights-of-way of record or implied.



Mason & Associates Inc.

Professional Engineers, Land Surveyors and Planners

PioneerTitleCo.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

RECEIVED
JUN 20 2025
WATER RESOURCES
WESTERN REGION

June 16, 2025

State Of Idaho Water
2735 Airport Way
Boise, ID 83705

File No. 879035
Property Address: Parcel 2, 10506 Farner Road, Nampa, ID 83686

Sincerely,

Dawn McCutchen, Title Officer
Ph: (208) 455-7323
Email: dmccutchen@pioneertitleco.com

Form 42-248/42-1409(6) Rev. 6/22

RECEIVED
JUN 20 2025
DE
WATER RESOURCES
WESTERN REGION

STATE OF IDAHO
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?
63-35031	Yes ■	Yes ☐		Yes ☐	Yes ☐
63-35032	Yes ■	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Mark S and Susan Tracy
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Gabriel and Michelle Dean
   New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or**

   10506 Farner Rd — Mailing address
   Nampa — City
   ID — State
   83686 — Zip

   Gabriel - 208-919-3687; Michelle - 208-440-9195 — Telephone
   Gabriel - gdaystar@outlook.com; Michelle - michelle@fashionfloorsidaho.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: June 20, 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):
     - $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.

8. Signature: _____ (Signature of new owner/claimant) _____ (Title, if applicable) 6-16-25 (Date)
   Gabriel Dean (Print name)

   Signature: _____ (Signature of new owner/claimant) _____ (Title, if applicable) 6-16-25 (Date)
   Michelle Dean (Print name)

For IDWR Office Use Only:

Receipted by_____ Date_____ Receipt No._____ Receipt Amt._____

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_____ Date_____

Close

Water Right Report : 63-35031(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	TRACY, MARK S	10506 FARNER RD	NAMPA	ID	83686
Current Owner	TRACY, SUSAN	10506 FARNER RD	NAMPA	ID	83686
Original Owner	FARM CREDIT BANK OF SPOKANE	PO BOX 15367	BOISE	ID	83715
Original Owner	MILLAR, BRYCE	RT 7 BOX 7380	NAMPA	ID	83651

Water Right Status

Priority Date : 4/13/1967
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	02N	03W	10	0		NE	SW	CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.10 CFS	48.20 AFA
TOTAL			0.10 CFS	48.20 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
02N	03W	10			SE	NW	5.5
02N	03W	10			NE	SW	6.5

Irrigation Totals

Total Acres	Acre Limit
12.00	

Conditions

Code	Condtions
X35	Rights 63-35031 and 63-35032 when combined shall not exceed the irrigation of 12 acres.
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 lands above.
X61	The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 3/15 is subordinate to all water rights having no subordinated early irrigation use and a priority date earlier than 3/24/2009.
01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
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.
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.

Dates

Licensed Date :
Decreed Date : 2/11/2009
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Recevied Date:
Protest Deadline Date:

Other Information

State or Federal : S
Water District Number : EXC
Generic Max Rate Per Acre : 0.02
Generic Max Volume Per Acre : 4.5
Civil Case Number :
Decree Plantiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

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State of Idaho
Department of Water Resources

Water Right

63-35031

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





0 0.03 0.07 0.13 0.2 0.26

Miles

Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

N

Date created: 5/29/2025

Split Analysis

Water Right Number: 63-35031
Diversion Rate: 0.10 CFS
Owner Name: Deans
Date: 30-May-25

Acreage Analysis

					Parent	Children Acres									
Twp	Rng	Sec	Q-Q	Lot	63-35031	Deans	Remaining								
2N	3W	10	SENW		5.5	3.5	2								
			NESW		6.5	6.5									

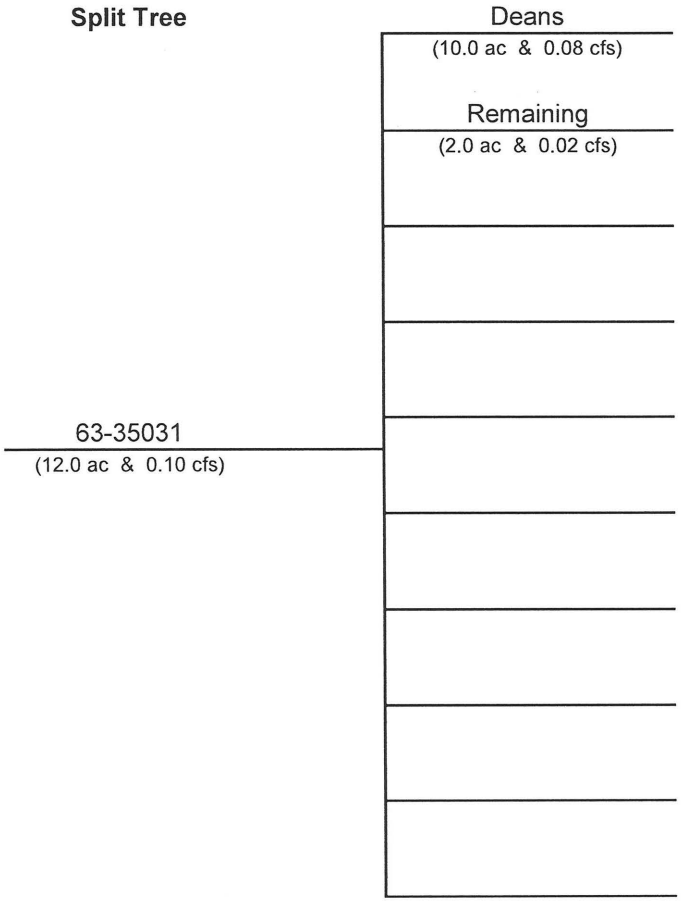
Water Right Number: 63-35031

Diversion Rate: 0.10 CFS

Reviewer Name: Deans

Date: 30-May-25

Split Tree



Summary

Right No:	Diversion Rate	Irrigated Acres	CFS / Acre
63-35031	0.1	12	0.008
Deans	0.08	10	0.008
Remaining	0.02	2	0.008

Close

Water Right Report : 63-35032(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	TRACY, MARK S	10506 FARNER RD	NAMPA	ID	83686
Current Owner	TRACY, SUSAN	10506 FARNER RD	NAMPA	ID	83686

Water Right Status

Priority Date : 4/16/1992
Basis : License
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	02N	03W	10	0		NE	SW	CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.10 CFS	5.50 AFA
TOTAL			0.10 CFS	4.20 AFA

Places of Use

Printable View | Paged View

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
02N	03W	10			SE	NW	5.5
02N	03W	10			NE	SW	3.0

Irrigation Totals

Total Acres	Acre Limit
8.50	

Conditions

Code	Condtions
X35	Rights 63-35031 and 63-35032 when combined shall not exceed the irrigation of 12 acres.
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 lands above.
01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
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.
T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
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.

Dates	
Licensed Date :	
Decreed Date :	
Permit Proof Due Date :	
Permit Proof Made Date :	
Permit Approved Date :	
Permit Moratorium Expiration Date :	
Enlargment Use Priority Date :	
Enlargement Statute Priority Date :	
Application Recevied Date:	
Protest Deadline Date:	

Other Information	
State or Federal :	
Water District Number : EXC	
Generic Max Rate Per Acre : 0.02	
Generic Max Volume Per Acre : 4.5	
Civil Case Number :	
Decree Plantiff :	
Decree Defendant :	
Swan Falls Trust or Nontrust :	
Swan Falls Dismissed :	
DLE Act Number :	
Cary Act Number :	
Mitigation Plan: False	

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State of Idaho
Department of Water Resources

Water Right

63-35032

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





0 0.03 0.07 0.13 0.2 0.26
Miles

Legend
- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

N

Date created: 5/29/2025

Split Analysis

Water Right Number: 63-35032
Diversion Rate: 0.10 CFS
Owner Name: Deans
Date: 30-May-25

Acreage Analysis

					Parent	Children Acres									
Twp	Rng	Sec	Q-Q	Lot	63-35032	Deans	Remaining								
2N	3W	10	SENW		5.5	3.5	2								
			NESW		3	3									

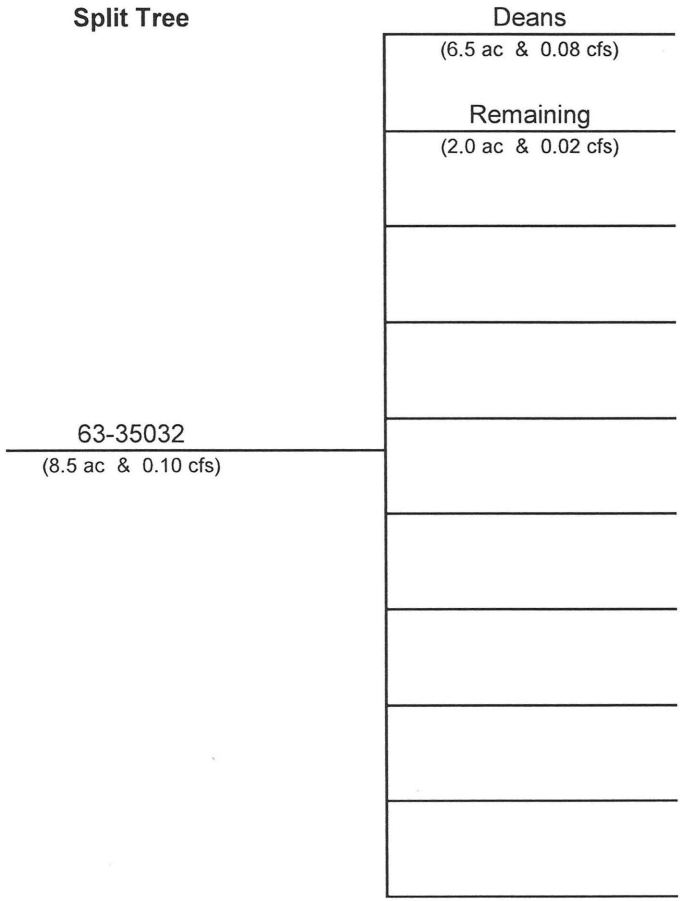
Water Right Number: 63-35032

Diversion Rate: 0.10 CFS

Reviewer Name: Deans

Date: 30-May-25

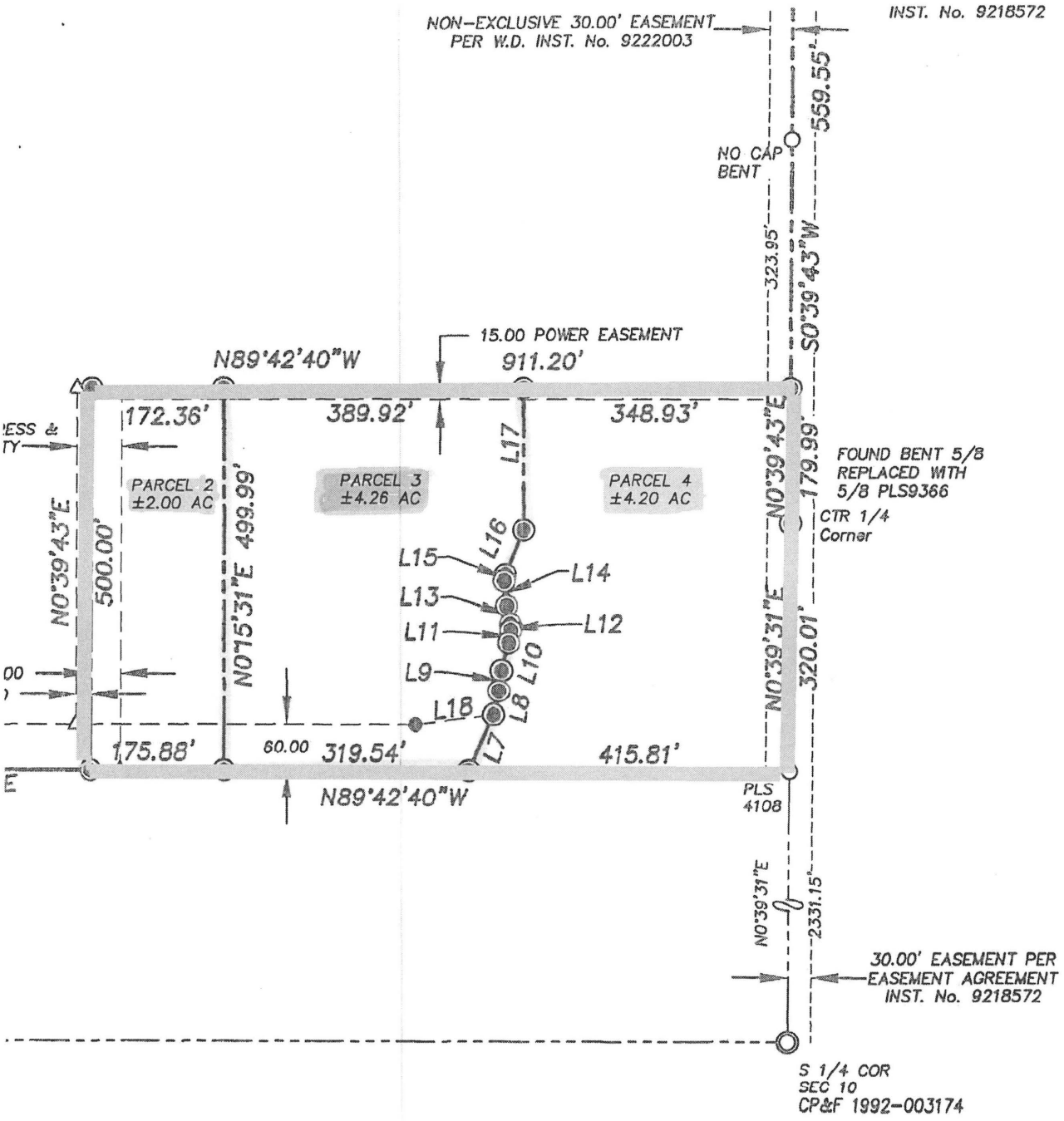
Split Tree



Summary

Right No:	Diversion Rate	Irrigated Acres	CFS / Acre
63-35032	0.1	8.5	0.012
Deans	0.08	6.5	0.012
Remaining	0.02	2	0.012

WARRANTY DEEDS



'OR

tify that I am a Professional Land
of Idaho, and that this Record of
survey made by me or under my
nce with Idaho Code 31-2709, 1947
nd surveying. I further certify that I
hapter 16, Idaho Code.

PROFESSIONAL LAND SURVEYOR
REGISTERED
9366
3/01/23
STATE OF IDAHO
DARIN HOLZHEY

INDEX NO. 234-1

SURVEY FOR:

M

Mason
Associa

ILE THE OWNERS OF THE PARCELS
TEN CONVEYANCE MUST
E SURVEY DOES NOT SERVE AS A
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THIS DRAWING DOES NOT NECESSARILY SHOW ALL OF THE PHYSICAL FEATURES OF THE PROPERTY. MASON & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR PRESENT OR FUTURE COMPLIANCE OR NON-COMPLIANCE WITH GOVERNING JURISDICTIONS RESTRICTIONS PERTAINING TO BUILDING PERMITS, VEHICLE ACCESS PERMITS OR SEPTIC PERMITS.

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Jesse R. Thomas
Idaho Legal Estates & Probate
6126 W. State St.
Boise, ID 83703

2024-020623
RECORDED
07/02/2024 04:11 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=4 TYOUREN $15.00
TYPE: DEED
IDAHO LEGAL DEFENSE PLLC
ELECTRONICALLY RECORDED

(Space Above for Recorder's Use)

WARRANTY DEED

Mark S. Tracy, **a single person,** ("Grantor"), does hereby convey to Mark S. Tracy, **in trust, as trustee of the** Mark Tracy **Living Trust dated** May 10, 2024, ("Grantee") whose current address is 10506 Farner Road, Nampa, Idaho 83686, all right, title, and interest, which Grantor now has or may hereafter acquire in the following described real property situated in Canyon County, State of Idaho:

See Attached Exhibit A

SUBJECT TO taxes and assessments for the year 2024 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the real property herein described.

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The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

WITNESS WHEREOF, the Grantor has executed this instrument on this 2 day of July, 2024.

Mark S. Tracy

Grantor

STATE OF IDAHO)
:ss
COUNTY OF ADA)

On this 2 day of July, 2024 before me Jesse Thomas appeared Mark S. Tracy, known or identified to me, to be the persons whose name is subscribed to the within instrument, and acknowledged to me that they 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.

JESSE THOMAS
Notary Public - State of Idaho
Commission Number 20216587
My Commission Expires 11-15-2027

NOTARY PUBLIC

Bldg Lot

EXHIBIT A

Mason & Associates Inc.

Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

e-mail: dholzhey@masonandassociates.us

FOR: Mark Tracy
JOB NO.: JA0119
DATE: February 19, 2021

PARCEL 2

A parcel of land being a portion of the SE1/4 NW1/4 and a portion of the NE1/4 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of the NE1/4 SW1/4;

Thence S 00° 39' 31" W a distance of 320.01 feet along the east boundary of the NE1/4 SW1/4;

Thence N 89° 42' 40" W a distance of 735.34 feet parallel with the north boundary of the NE1/4 SW1/4 to the **POINT OF BEGINNING**;

Thence N 89° 42' 40" W a distance of 175.88 feet parallel with the north boundary of the NE1/4 SW1/4;

Thence N 00° 39' 43" E a distance of 500.00 feet;

Thence S 89° 42' 40" E a distance of 172.36 feet parallel with the south boundary of the SE1/4 NW1/4;

Thence S 00° 15' 31" W a distance of 499.99 feet to the **POINT OF BEGINNING.**

This parcel contains 2.00 acres more or less.

Also, subject to and together with a 60.00 foot wide ingress-egress and utility easement more particularly described as follows:

An easement being a portion of the NW1/4 SW1/4 and a portion of the NE1/4 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of the NW1/4 SW1/4

Thence S 00° 41' 57" W a distance of 260.00 feet along the west boundary of the NW1/4 SW1/4 to the **POINT OF BEGINNING** of said easement;

Thence S 89° 42' 40" E a distance of 1712.35 feet parallel with the north boundaries of the NW1/4 SW1/4 and the NE1/4 SW1/4;

Thence N 00° 39' 43" E a distance of 440.00 feet;

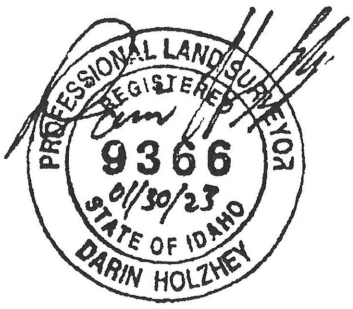
Thence S 89° 42' 40" E a distance of 60.00 feet parallel with the north boundary of the NW1/4 SW1/4

Thence S 00° 39' 43" W a distance of 500.00 feet;

Thence N 89° 42' 40" W a distance of 1772.39 feet parallel with the north boundaries of the NW1/4 SW1/4 and the NE1/4 SW1/4 to a point on the west boundary of the NW1/4 SW1/4;

Thence N 00° 41' 57" E a distance of 60.00 feet along the west boundary of the NW1/4 SW1/4 to the **POINT OF BEGINNING** of said easement;

Also, this parcel is subject to all easements and rights-of-way of record or implied.



Parcel 3

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Jesse R. Thomas
Idaho Legal Estates & Probate
6126 W. State St.
Boise, ID 83703

2024-020624
RECORDED
07/02/2024 04:11 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=4 TYOUREN $15.00
TYPE: DEED
IDAHO LEGAL DEFENSE PLLC
ELECTRONICALLY RECORDED

(Space Above for Recorder's Use)

WARRANTY DEED

Mark S. Tracy, **a single person,** ("Grantor"), does hereby convey to Mark S. Tracy, **in trust, as trustee of the** Mark Tracy **Living Trust dated** May 10, 2024, ("Grantee") whose current address is 10506 Farmer Road, Nampa, Idaho 83686, all right, title, and interest, which Grantor now has or may hereafter acquire in the following described real property situated in Canyon County, State of Idaho:

See Attached Exhibit A

SUBJECT TO taxes and assessments for the year 2024 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the real property herein described.

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The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

WITNESS WHEREOF, the Grantor has executed this instrument on this 2 day of July, 2024.

Mark S Tracy

Grantor

STATE OF IDAHO)
:ss
COUNTY OF ADA)

On this 2 day of July, 2024 before me Jesse Thomas appeared Mark S. Tracy, known or identified to me, to be the persons whose name is subscribed to the within instrument, and acknowledged to me that they 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.

JESSE THOMAS
Notary Public - State of Idaho
Commission Number 20215587
My Commission Expires 11-15-2027

NOTARY PUBLIC

Residence

EXHIBIT A

Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
e-mail: dholzhey@masonandassociates.us

FOR: Mark Tracy
JOB NO.: JA0119
DATE: January 30, 2023

PARCEL 3

A parcel of land being a portion of the SE1/4 NW1/4 and a portion of the NE1/4 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of the NE1/4 SW1/4;

Thence S 00° 39' 31" W a distance of 320.01 feet along the east boundary of the NE1/4 SW1/4;

Thence N 89° 42' 40" W a distance of 415.81 feet parallel with the north boundary of the NE1/4 SW1/4 to the **POINT OF BEGINNING**;

Thence N 89° 42' 40" W a distance of 319.54 feet parallel with the north boundary of the NE1/4 SW1/4;

Thence N 00° 15' 31" E a distance of 499.99 feet;

Thence S 89° 42' 40" E a distance of 389.92 feet parallel with the south boundary of the SE1/4 NW1/4;

Thence S 00° 17' 20" W a distance of 188.45 feet;

Thence S 22° 11' 48" W a distance of 63.05 feet;

Thence S 11° 24' 21" W a distance of 7.39 feet;

Thence S 04° 25' 03" E a distance of 31.65 feet;

Thence S 11° 50' 41" E a distance of 24.01 feet;

Thence S 03° 10' 40" E a distance of 8.08 feet;

Thence S 09° 15' 44" W a distance of 16.33 feet;

Thence S 14° 46' 53" W a distance of 36.79 feet;

Thence S 08° 24' 48" W a distance of 27.13 feet;

Thence S 12° 17' 03" W a distance of 31.58 feet;

Thence S 23° 20' 24" W a distance of 79.55 to the **POINT OF BEGINNING.**

This parcel contains 4.26 acres more or less.

Also, together with and subject to an ingress-egress and utility easement more particularly described as follows:

An easement being a portion of the N1/2 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of the N1/2 SW1/4

Thence S 00° 41' 57" W a distance of 260.00 feet along the west boundary of the N1/2 SW1/4 to the **POINT OF BEGINNING** of said easement;

Thence S 89° 42' 40" E a distance of 2159.39 feet parallel with the north boundary of the N1/2 SW1/4;

Thence N 82° 42' 11" E a distance of 100.01 feet;

Thence S 23° 20' 24" W a distance of 79.55 feet;

Thence N 89° 42' 40" W a distance of 2227.81 feet parallel with the north boundary of the N1/2 SW1/4 to a point on the west boundary of the N1/2 SW1/4;

Thence N 00° 41' 57" E a distance of 60.00 feet along the west boundary of the NW1/4 SW1/4 to the **POINT OF BEGINNING** of said easement;

Also, this parcel is subject to all easements and rights-of-way of record or implied.



Mason & Associates Inc.

Professional Engineers, Land Surveyors and Planners

Parcel 4

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Jesse R. Thomas
Idaho Legal Estates & Probate
6126 W. State St.
Boise, ID 83703

2024-020625
RECORDED
07/02/2024 04:11 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=4 TYOUREN $15.00
TYPE: DEED
IDAHO LEGAL DEFENSE PLLC
ELECTRONICALLY RECORDED

(Space Above for Recorder's Use)

WARRANTY DEED

Mark S. Tracy, **a single person,** ("Grantor"), does hereby convey to Mark S. Tracy, **in trust, as trustee of the** Mark Tracy **Living Trust dated** May 10, 2024, ("Grantee") whose current address is 10506 Farner Road, Nampa, Idaho 83686, all right, title, and interest, which Grantor now has or may hereafter acquire in the following described real property situated in Canyon County, State of Idaho:

See Attached Exhibit A

SUBJECT TO taxes and assessments for the year 2024 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the real property herein described.

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The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

WITNESS WHEREOF, the Grantor has executed this instrument on this 2 day of July, 2024.

Mark S. Tracy

Grantor

STATE OF IDAHO)
:ss
COUNTY OF ADA)

On this 2 day of July, 2024 before me Jesse Thomas appeared Mark S. Tracy, known or identified to me, to be the persons whose name is subscribed to the within instrument, and acknowledged to me that they 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.

JESSE THOMAS
Notary Public - State of Idaho
Commission Number 20215587
My Commission Expires 11-16-2027

NOTARY PUBLIC

Shops

EXHIBIT A

Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
e-mail: dholzhey@masonandassociates.us

FOR: Mark Tracy
JOB NO.: JA0119
DATE: February 19, 2021

PARCEL 4

A parcel of land being a portion of the SE1/4 NW1/4 and a portion of the NE1/4 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at the northeast corner of the NE1/4 SW1/4;

Thence S 00° 39' 31" W a distance of 320.01 feet along the east boundary of the NE1/4 SW1/4;

Thence N 89° 42' 40" W a distance of 415.81 feet parallel with the north boundary of the NE1/4 SW1/4;

Thence N 23° 20' 24" E a distance of 79.55 feet;

Thence N 12° 17' 03" E a distance of 31.58 feet;

Thence N 08° 24' 48" E a distance of 27.13 feet;

Thence N 14° 46' 53" E a distance of 36.79 feet;

Thence N 09° 15' 44" E a distance of 16.33 feet;

Thence N 03° 10' 40" W a distance of 8.08 feet;

Thence N 11° 50' 41" W a distance of 24.01 feet;

Thence N 04° 25' 03" W a distance of 31.65 feet;

Thence N 11° 24' 21" E a distance of 7.39 feet;

Thence N 22° 11' 48" E a distance of 63.05 feet;

Thence N 00° 17' 20" E a distance of 188.45 feet;

Thence S 89° 42' 40" E a distance of 348.93 feet parallel with the south boundary of the SE1/4 NW1/4 to a point on the east boundary of the SE1/4 NW1/4;

Thence S 00° 39' 43" W a distance of 179.99 feet along the east boundary of the SE1/4 NW1/4 to the **POINT OF BEGINNING.**

This parcel contains 4.199 acres more or less.

Also, together with an ingress-egress and utility easement more particularly described as follows:

An easement being a portion of the N1/2 SW1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of the N1/2 SW1/4

Thence S 00° 41' 57" W a distance of 260.00 feet along the west boundary of the N1/2 SW1/4 to the **POINT OF BEGINNING** of said easement;

Thence S 89° 42' 40" E a distance of 2159.39 feet parallel with the north boundary of the N1/2 SW1/4;

Thence N 82° 42' 11" E a distance of 100.01 feet;

Thence S 23° 20' 24" W a distance of 79.55 feet;

Thence N 89° 42' 40" W a distance of 2227.81 feet parallel with the north boundary of the N1/2 SW1/4 to a point on the west boundary of the N1/2 SW1/4;

Thence N 00° 41' 57" E a distance of 60.00 feet along the west boundary of the NW1/4 SW1/4 to the **POINT OF BEGINNING** of said easement;

Also this parcel is subject to a Non-Exclusive 30.00 Easement per Warranty Deed Inst No. 9222003.

Also, this parcel is subject to all easements and rights-of-way of record or implied.

PROFESSIONAL LAND SURVEYOR
REGISTERED
9366
2/23/21
STATE OF IDAHO
DARIN HOLZHEY

Mason & Associates Inc.

Professional Engineers, Land Surveyors and Planners

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

December 16, 2025

GABRIEL DEAN AND MICHELLE DEAN
10506 FARNER RD
NAMPA ID 83686-9150

Re: Change in Water Right Ownership: 63-35031 (Split into 63-35031 and ***63-35777***)

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.

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 208-605-4633.

Sincerely,

Marina Bozdog

Marina Bozdog
Technical Records Specialist 1

Enclosure(s)

c: SUSAN TRACY AND MARK S TRACY

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

Water Right 63-35777

Owner Type	Name and Address
Current Owner	MICHELLE DEAN 10506 FARNER RD NAMPA, ID 83686-9150 (208) 440-9195
Current Owner	GABRIEL DEAN 10506 FARNER RD NAMPA, ID 83686-9150 (208) 919-3687

Priority Date: 4/13/1967
Basis: Decreed
Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.080 CFS	40.2 AF
	Total Diversion		0.080 CFS	40.2 AF

Source and Point(s) of Diversion:

GROUND WATER	NESW	Sec. 10, Twp 02N, Rge 03W, CANYON County

Place Of Use:
IRRIGATION within CANYON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
02N	03W	10								3.5	6.5								10.0

POU Total Acres: 10.0

Conditions of Approval:

1.	X35	Rights 63-35031 and 63-35032 when combined shall not exceed the irrigation of 12 acres.
2.	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 lands above.
3.	X61	The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water

		before 3/15 is subordinate to all water rights having no subordinated early irrigation use and a priority date earlier than 3/24/2009.
4.	01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
5.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
6.	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.
7.	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	mbozdog	12/15/2025	POU

Updated Shape

2	mbozdog	12/15/2025	Split Right

This right is the result of split from 63-35031 per ownership change notice from Gabriel & Michelle Dean.

Dates and Other Information:
Decreed Date: 2/11/2009
State or Federal: S
Owner Name Connector: AND
Water District Number: EXC
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:
N/A

State of Idaho
Department of Water Resources

Water Right

63-35777

Place of Use for Irrigation (After Split)



0 0.035 0.07 0.14 Miles

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

N

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

December 16, 2025

GABRIEL DEAN AND MICHELLE DEAN
10506 FARNER RD
NAMPA ID 83686-9150

Re: Change in Water Right Ownership: 63-35032 (Split into 63-35032 and ***63-35779***)

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. Please note that the volume for irrigation on the original split water right (63-35032 before the split to 63-35779) was mistakenly listed as 5.5 acre-feet, although the total volume was recorded correctly as 4.2 acre-feet. When 63-35032 was split, the original owners retained 1.0 AF of the total *4.2 acre-feet volume* and a diversion rate of 0.02 cfs of the total 0.1 cfs, whereas the Deans received 3.2 AF of volume and 0.08 cfs. 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.

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 208-605-4633.

Sincerely,

Marina Bozdog

Marina Bozdog
Technical Records Specialist 1

Enclosure(s)

c: SUSAN TRACY AND MARK S TRACY

IDAHO DEPARTMENT OF WATER RESOURCES **12/16/2025**

Proof Report

Water Right 63-35779

Owner Type	**Name and Address**
Current Owner	MICHELLE DEAN 10506 FARNER RD NAMPA, ID 83686-9150 (208) 440-9195
Current Owner	GABRIEL DEAN 10506 FARNER RD NAMPA, ID 83686-9150 (208) 919-3687

Priority Date: 4/16/1992
Basis: License
Status: Active

Source	**Tributary**
GROUND WATER	

Beneficial Use	**From**	**To**	**Diversion Rate**	**Volume**
IRRIGATION	03/01	11/15	0.080 CFS	3.2 AF
	Total Diversion		0.080 CFS	3.2 AF

Source and Point(s) of Diversion:

GROUND WATER NESW Sec. 10, Twp 02N, Rge 03W, CANYON County

Place Of Use:

IRRIGATION within CANYON County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
02N	03W	10								3.5	3.0								6.5

POU Total Acres: 6.5

Conditions of Approval:

1.	X35	Rights 63-35031 and 63-35032 when combined shall not exceed the irrigation of 12 acres.
2.	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 lands above.
3.	01M	After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.

4.	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.
5.	T07	The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
6.	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.

Comments:

1 mbozdog 12/16/2025 Split Right
This right is the result of split from 63-35032 per ownership change notice from Gabriel and Michelle Dean.

2 mbozdog 12/16/2025 POU
Updated Shape

Dates and Other Information:

Owner Name Connector: AND
Water District Number: EXC
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:

N/A

State of Idaho
Department of Water Resources

Water Right

63-35779

Irrigation Place of Use (After Split)



0 0.035 0.07 0.14 Miles

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

N

Bozdog, Marina

From: Bozdog, Marina
Sent: Friday, July 25, 2025 4:14 PM
To: gdaystar@outlook.com; michelle@fashionfloorsidaho.com
Cc: dmccutchen@pioneertitleco.com
Subject: OWNERSHIP CHANGE 63-35031 & 63-35032: Conveyance Document & Split Ownership Filing Fee
Attachments: Michelle and Gabriel Dean - Ownership Change Notice.pdf

Hi Gabriel and Michelle,

The Department of Water Resources (Department) acknowledges receipt of the Notice of Change in Water Right Ownership (Notice) submitted for Gabriel and Michelle Dean. Our review of the Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Regarding the attached change of ownership form and packet that the Idaho Department of Water Resources received from you on June 20, 2025, I see that there is a sticky note indicating that the filing fee of $200.00 ($100.00 per split water right) was pre-paid. However, we do not have any records of payment or receipts under the names "Dean", "Pioneer Title Co." or for either of the 2 water right numbers you are requesting ownership of. Do you happen to have a copy of the receipt that we would have given you confirming payment, or otherwise any proof of payment of the ownership change filing fee? We will need the filing fee payment from you before we can proceed with processing the ownership change.

- Evidence of Water Right Ownership: copy of Warranty Deed, Title Policy, Contract of Sale or other legal document indicating your ownership of the property and/or water rights in question – Attached is the scanned Ownership Change Notice and supporting documents you submitted to our office for your reference. The property conveyance documents (warranty deeds) that you have submitted with the notice are not showing that the property ownership is being conveyed to you, the new owners as listed on the form (Gabriel and Michelle Dean). The deeds are conveying the property to The Mark Tracy Living Trust, which is not the new owner requesting the water right ownership changes. The new owners of the water rights written on item #3 of the form must be the same as listed on the warranty deed. Please provide the correct warranty deed that shows the property conveyance to Michelle and Gabriel Dean, as listed in Item #3. The deed must be fully executed (signed by the Grantor [current water right owner] and notarized).

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

You must submit the supporting documentation to file@idwr.idaho.gov. If you wish, you may copy me on the submission. Documents must be filed as text-searchable PDFs no larger than 15mb. Payments (checks/cash/credit card) cannot be made electronically or received online. Cash or check payments must be mailed in to our office, or you may stop by the Western Regional Office to drop off the payment, or make a credit card payment in person at our office. E-filed documents are considered filed on the date and time the email is received. The document will be routed to my office the day of your submission or the day after, depending on when it is received.

Please feel free to contact me should you have any questions.

Thank you,



Marina Bozdog
Technical Records Specialist I
IDWR Western Region
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Front Desk: (208) 334-2190
Direct Office: (208) 605-4633