

MAR 09 2026 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?
63-17780	Yes ☐	Yes ☐	63-17783	Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

- | | | | | | |
|----|------------------------------|--|-----------------------|---|-----------|
| 2. | Previous Owner's Name: | <u>Richard M. Philips (correct spelling is Phillips)</u> | | | |
| | | <u>Name of current water right holder/claimant</u> | | | |
| 3. | New Owner(s)/Claimant(s): | <u>Monica McGuire</u> | | | |
| | | <u>New owner(s) as listed on the conveyance document</u> | <u>Name connector</u> | ☐ and ☐ | <u>or</u> |
| | <u>5381 N. Coffey Street</u> | <u>Garden City</u> | <u>ID</u> | <u>83714</u> | |
| | Mailing address | City | State | Zip | |
| | <u>Telephone</u> | <u>Email</u> | | | |

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: _____

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:

 - ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
 - ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
 - ☒ Filing fee (see instructions for further explanation):
 - o \$25 per undivided water right.
 - o \$100 per split water right.
 - o No fee is required for pending adjudication claims.
 - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
 - ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA
IN FILE # 63-17780

SUPPORT DATA

IN FILE # 63-17780

8. Signature: Monica McGuire Title, if applicable: _____ Date: 03-05-20
Signature of new owner/claimant _____
Monica McGuire
Print name _____

Signature: _____

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

Print name

For IDWR Office Use Only:

Received by Sh Date 3/9/2006 Receipt No. W052961 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 _____ Processed by MB Date 3/9/2026

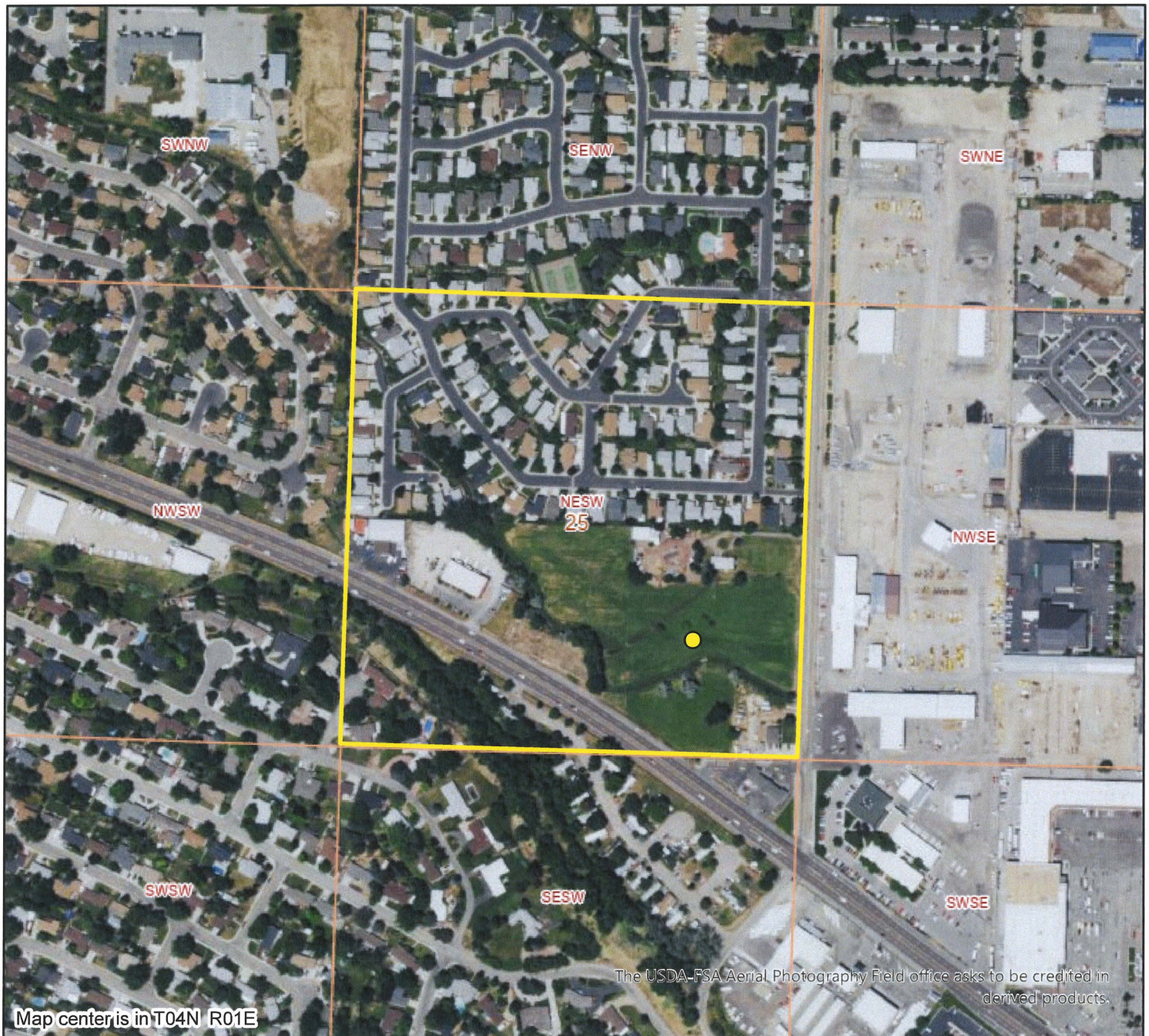
State of Idaho
Department of Water Resources

Water Right

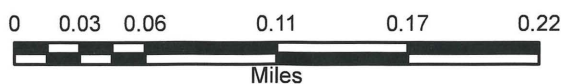
63-17783

DOMESTIC

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.



Date created: 2/11/2026



Legend

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



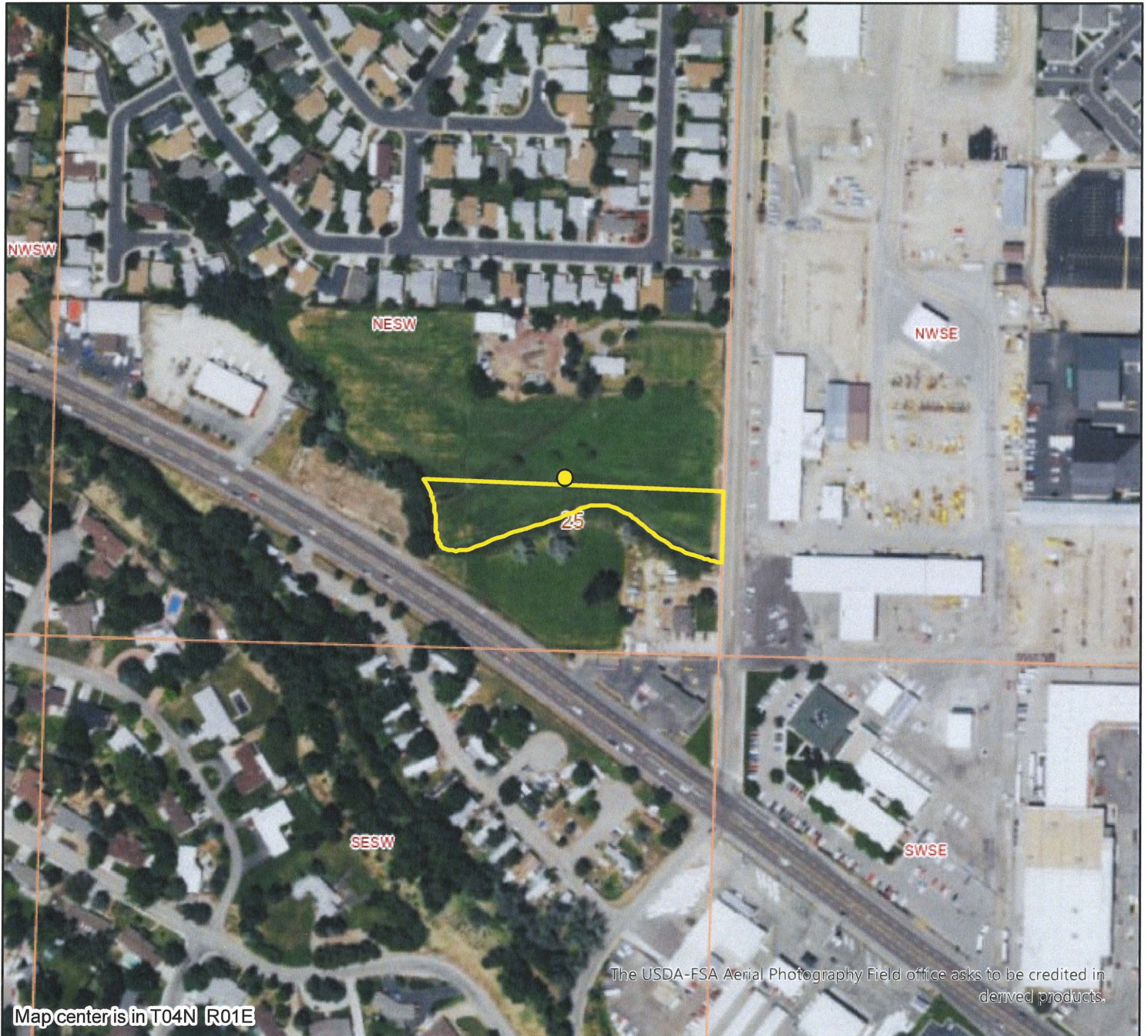
State of Idaho
Department of Water Resources

Water Right

63-17780

DOMESTIC

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.



Date created: 2/11/2026



Legend

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



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

THORNTON BYRON LLP
P.O. BOX 7156
BOISE, IDAHO 83707-1156
208-344-8600

(Space Above Line for Recorder's Use)

**DEED OF DISTRIBUTION
BY PERSONAL REPRESENTATIVE**
(5381 N. Coffey Street, Garden City, Idaho 83714)

THIS DEED is made by Nathan R. Mitchell, as Personal Representative of the Estate of Richard M. Phillips, Deceased ("Grantor"), to Monica McGuire, as her sole and separate property ("Grantee"), whose current address is 5381 N. Coffey Street, Garden City, Idaho 83714.

WHEREAS, Grantor is the qualified Personal Representative of said Estate, filed as Case No. CV01-25-22201 in Ada County, Idaho; and

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

NOW, THEREFORE, Grantor hereby quitclaims, transfers and conveys to Grantee all of said Estate's right, title and interest in and to the following described real property situated in Ada County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

IN WITNESS WHEREOF, Grantor has hereunto executed this instrument dated this 20th day of February, 2026.

Grantor:

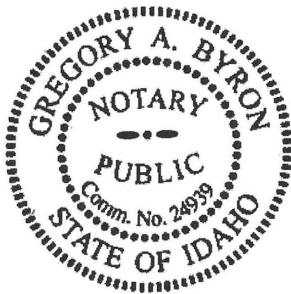
Estate of Richard M. Phillips, Deceased

By: 
Nathan R. Mitchell, Personal Representative

STATE OF IDAHO)
 ss.
COUNTY OF ADA)

On this 20th day of February, 2026, before me personally appeared Nathan R. Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of Richard M. Phillips, Deceased, and acknowledged to me that he executed the same for and on behalf of said Estate.

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



A handwritten signature in dark ink, appearing to read "Gregory A. Byron", written over a horizontal line.

Notary Public, State of Idaho
Residing at: Nampa, Idaho
Commission expires: November 13, 2031

Exhibit A

Legal Description

A portion of section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho, more particularly described as follows:

Commencing at the west $\frac{1}{4}$ corner of section 25, Township 4 North, Range 1 East, Boise Meridian, thence

S 68°16'10" E 1833.04 feet to a point on the South line of Willowbrook Estates Subdivision No. 1, thence along said line

S 89°04'34" E 616.64 feet to the POINT OF BEGINNING, thence leaving said line

S 01°16'04" E 150.11 feet, thence

S 89°04'34" E 303.54 feet (formerly 303.53), thence

N 00°16'46" E 150.01 feet, (formerly N 00°16'46" E 150.11) to a point on the South line of Willowbrook Estates Subdivision No. 1, thence

N 89°04'34" W 307.59 feet (formerly N 89°04'34" W 303.53) to the point of beginning.

Together with all water and water rights and ditch rights appurtenant thereto, including, but not limited to State of Idaho water Rights Number 63-17780 and 63-17783 and Water Stock Certificate No. 563 for one (1) share in the Thurman Mills Ditch Company, Ltd., and all tenements, hereditaments, and appurtenances thereunto belonging or in anyway appertaining.

Contains 1.05 acres

MAR 09 2026

LAW OFFICE
THORNTON ♣ BYRON LLP
TAX • ESTATE PLANNING • BUSINESS • WEALTH PRESERVATION

RIVERFRONT PLAZA
3101 W. MAIN, SUITE 200
BOISE, IDAHO 83702-2099

P.O. Box 7156
BOISE, IDAHO 83707-1156

TELEPHONE: 208-344-8600
FACSIMILE: 208-344-8720

WWW.THORNTONBYRON.COM

GREGORY A. BYRON, LL.M., P.A.
KEVIN C. BELEW, LL.M., P.A.
JOSHUA G. HILLYARD, LL.M., P.A.

WATER RESOURCES
WESTERN REGION

CORY B. FIELDING, LL.M.
THOMAS W. EVERSON, LL.M.
GUILLERMO R. SARRIERA-VALENTIN

OF COUNSEL
JENYA SHANAYEVA, LL.M., P.C.

PRACTICE LIMITED TO:
IDAHO, ARIZONA, CALIFORNIA,
MONTANA, NEVADA, OREGON,
UTAH, WASHINGTON

March 5, 2026

VIA CERTIFIED MAIL

Idaho Department of Water Resources
Western Regional Office
2735 W Airport Way,
Boise, Idaho 83705

Re: Notice of Change in Water Right Ownership / 5381 N Coffey Street /
Monica McGuire

To Whom It May Concerns:

Please find enclosed the Notice of Change in Water Right Ownership for water right numbers 63-17780 and 63-17783 associated with the certain real property located at 5381 N. Coffey Street, Garden City, Idaho.

Enclosed you will find:

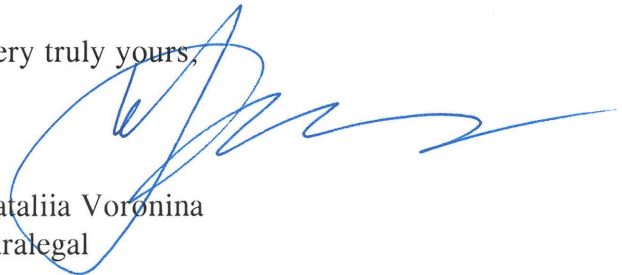
1. Notice of Change in Water Right Ownership, executed;
2. Copy of Deed dated February 20, 2026 and recorded in Ada County Recorder on February 27, 2026 with Instrument Number 2026-013692;
3. An aerial map depicting the water right No 63-17780;
4. An aerial map depicting the water right No 63-17783; and
5. A check in the amount of \$50.00 to cover the processing fee.

Please process the enclosed Notice and update your records to reflect Monica McGuire as the new owner of the water right associated with the above-referenced property.

March 5, 2026
Page 2

Thank you for your assistance. Please contact our office if any additional information is required.

Very truly yours,



Nataliia Voronina
Paralegal

/nv
Enclosures

Idaho Department of Water Resources Receipt

Receipt ID: W052961

Payment Amount	\$50.00	Date Received	3/9/2026	Region	WESTERN
Payment Type	Check	Check Number	7300		
Payer	THORNTON BYRON LLP				

Comments	CHANGE IN OWNERSHIP - MONICA McGUIRE 63-17780 PO Box 7156 Boise 83707-1156
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Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$50.00	OWNERSHIP CHANGES/SECURITY INTERESTS	62140	0229	21		1155



Signature Line (Department Representative)



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

March 09, 2026

MONICA MCGUIRE
5381 N COFFEY ST
GARDEN CITY ID 83714-1308

Re: Change in Ownership for Water Right No(s): 63-17780 & 63-17783

Dear Water Right Holder(s):

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

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at 208-605-4633.

Sincerely,

Marina Bozdog
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

3/9/2026

Water Right 63-17780

Owner Type **Name and Address**
Current Owner MONICA MCGUIRE
5381 N COFFEY ST
GARDEN CITY, ID 83714-1308

Original Owner HELEN E AUSTIN
5381 COFFEY ST
BOISE, ID 83714
(208) 375-3340

Original Owner HOWARD D AUSTIN
5381 COFFEY ST
BOISE, ID 83714
(208) 375-3340

Previous Owner RICHARD M PHILIPS
210 MURRAY ST
BOISE, ID 83714
(208) 376-4665

Priority Date: 7/13/1961

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	1/01	12/31	0.040 CFS	
	<u>Total Diversion</u>		0.040 CFS	

Source and Point(s) of Diversion:

GROUND WATER SENESW Sec. 25, Twp 04N, Rge 01E, ADA County

Place Of Use:

DOMESTIC within ADA 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
04N	01E	25									X								

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

3/9/2026

Conditions of Approval:

- | | | |
|----|-----|---|
| 1. | N13 | THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY. |
| 2. | N11 | THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE. |
| 3. | | PARCEL NO. R8191500005 PROPERTY ALSO KNOWN AS LOT 1, STRAWBERRY GLEN SUBDIVISION. |

Dates and Other Information:

Decreed Date: 1/19/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

3/9/2026

Water Right 63-17783

Owner Type **Name and Address**
 Current Owner MONICA MCGUIRE
 5381 N COFFEY ST
 GARDEN CITY, ID 83714-1308

Original Owner HELEN E AUSTIN
 5381 COFFEY ST
 BOISE, ID 83714
 (208) 375-3340

Original Owner HOWARD D AUSTIN
 5381 COFFEY ST
 BOISE, ID 83714
 (208) 375-3340

Previous Owner RICHARD M PHILIPS
 210 MURRAY ST
 BOISE, ID 83714
 (208) 376-4665

Priority Date: 5/30/1942

Basis: Decreed

Status: Active

Source
 GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	1/01	12/31	0.040 CFS	
	<u>Total Diversion</u>		0.040 CFS	

Source and Point(s) of Diversion:

GROUND WATER SENESW Sec. 25, Twp 04N, Rge 01E, ADA County

Place Of Use:

DOMESTIC within ADA County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	01E	25									X								

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

3/9/2026

Conditions of Approval:

- | | | |
|----|-----|---|
| 1. | N13 | THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY. |
| 2. | N11 | THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE. |
| 3. | | PARCEL NO. R8191508950 PROPERTY ALSO KNOWN AS LOT 42, STRAWBERRY GLENN SUBDIVISION. |

Dates and Other Information:

Decreed Date: 1/19/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A