

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 09 2023

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?
63-2652A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-11252	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-21387	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Bonnie Winters
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Cold Steel Properties LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

19212 Gold Birch Way Caldwell ID 83605
Mailing address City State Zip
208 734 3165 mike of iron@gmail.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: November 10 2022
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.

SUPPORT DATA
IN FILE # 63-2652A

MAR 21 2023

8. Signature: Mike Kane member 12-20-2022
Signature of new owner/claimant Title, if applicable Date
Mike Michael Kane
Print name

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

For IDWR Office Use Only:

Received by AB Date 1/9/2023 Receipt No. W050961 Receipt Amt. \$75.00
 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 DM Processed by DM Date 3-20-23

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

2022-050736

RECORDED

11/10/2022 03:56 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=3 JWINSLOW

\$15.00

TYPE: DEED

TITLEONE BOISE

ELECTRONICALLY RECORDED

WHEN RECORDED, PLEASE RETURN TO:

Cold Steel Properties LLC, an Idaho limited liability company

Attn: Michael Kane

19212 Goldfinch Way

Caldwell, ID 83605

22460145

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, Bonnie V. Winters, an unmarried woman ("**Grantor**"), hereby sells, transfers, and conveys unto Cold Steel Properties LLC, an Idaho limited liability company ("**Grantee**"), whose current address is 19212 Goldfinch Way, Caldwell, ID 83605 that certain real property located in Canyon County, Idaho and legally described in Schedule I attached hereto and incorporated herein (the "**Property**").

TOGETHER WITH all of Grantor's right, title, and interest in and to all streets, alleys, and rights of way adjacent thereto, all mineral and water rights appurtenant thereto, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Property, as well in law as in equity.

TO HAVE AND TO HOLD the Property with its appurtenances unto Grantee, its successors, heirs, and assigns, forever.

AND GRANTOR for itself, its successors, heirs, and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Property in fee simple and that the Property is free from all liens, claims or encumbrances done, made or suffered by Grantor, except (a) matters of record as of the date hereof; (b) real property taxes and assessments for the current year that are not yet delinquent; and (c) any matters arising from the acts or omissions of Grantee or Grantee's agents. Grantor hereby covenants to and with Grantee and its successors, heirs and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made or suffered by Grantor, but none other.

DATED EFFECTIVE November 10, 2022 (the "**Effective Date**").

[Remainder of page intentionally left blank; signature page follows.]

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Cold Steel Properties LLC, an Idaho limited liability company
Attn: Michael Kane
19212 Goldfinch Way
Caldwell, ID 83605
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DATED EFFECTIVE November 10, 2022 (the "**Effective Date**").

[Remainder of page intentionally left blank; signature page follows.]

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MAR 21 2023

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the Effective Date.

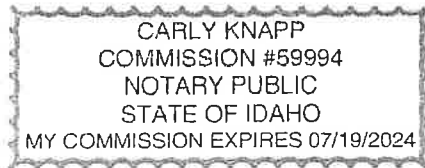
GRANTOR:


Bonnie V. Winters

STATE OF Idaho)
County of Ada) ss.

This record was acknowledged before me on this 10th day of November, 2022, by Bonnie V. Winters.


My Commission Expires _____



Residing in: Boise, ID
Commission expires: 07/19/2024

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MAR 21 2023

Schedule I

All of the Southwest quarter of the Northwest quarter of Section 24, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho.

Excepting therefrom that part thereof contained in the following:

Beginning at the Southwest corner of the Northwest quarter of the said Section 24; thence North along the Section line 1927 feet; thence East 75 feet; thence Southeasterly to a point in the South line of said Northwest quarter 500 feet East of the Point of Beginning; thence West 500 feet to the Point of Beginning.

Also Excepting Therefrom:

A parcel of land being on both sides of the centerline of State Highway No. 19, Project No. RS-3712 (8) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the Southwest quarter of the Northwest quarter of Section 24, Township 4 North, Range 4 West, Boise Meridian, described as follows, to-wit:

Commencing at the West quarter corner of the Section 24, Township 4 North, Range 4 West, Boise Meridian; thence Easterly (shown of record to be East) along the South line of the Southwest quarter of the Northwest quarter of said Section 24, a distance of 500.0 feet, more or less, (shown of record to be 500.0 feet) to the Southeast corner of the tract of land as described in that certain Quitclaim Deed dated January 26, 1960, recorded October 29, 1963, in Book 287 of Deeds at Page 248, as Instrument No. 540567, records of Canyon County, Idaho and being the Real Place of Beginning; thence North $12^{\circ}38'58''$ West (shown of record to be Northwesterly) along the Easterly line of said tract of land 122.0 feet more or less, to a point in a line parallel with and 60.0 feet Northerly from the centerline of said State Highway No. 19 Project No. RS-3712 (8) Highway Survey; thence South $89^{\circ}09'21''$ East along said parallel line 845.0 feet, more or less, to a point in the East line of said Southwest quarter of the Northwest quarter; thence Southerly along said East line 120.0 feet, more or less, to the Southeast corner of said Southwest quarter of the Northwest quarter; thence Westerly along the South line of said Southwest quarter of the Northwest quarter, a distance of 820.0 feet, more or less to the Real Place of Beginning.

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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 Gary Spackman

March 20, 2023

COLD STEEL PROPERTIES LLC
19212 GOLDFINCH WAY
CALDWELL ID 83605-5898

Re: Change in Ownership for Water Right No(s): **63-2652A, 63-11252, 63-21387**

Dear Water Right Holder(s):

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

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

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

If you have any questions concerning the enclosed information, please contact me at (208)605-4620.

Sincerely,

Debra Mansfield
Office Specialist II

Enclosure(s)

SCANNED

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