

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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RECEIVED

JUL 08 2026

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?
63-34867	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: McKay Properties

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Sky Mesa Development, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

923 S Bridgeway Pl

Eagle

ID

83616

Mailing address

City

State

Zip

208-577-5501

adickey@boisehunterhomes.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**: March 13, 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.
- ☐ 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]
- Signature of new owner/claimant
- Travis Hunter
- Print name

Member

Title, if applicable

CP6P6

Date

Signature: _____

Signature of new owner/claimant

Print name

Title, if applicable

Date

For IDWR Office Use Only:

Received by KW Date 7-8-2026

Receipt No. 1127124

Receipt Amt. \$25.00

Active in the Water Supply Bank? Yes ☐ No ☐

If yes, forward to the State Office for processing

W-9 received? Yes ☐ No ☐

Name on W-9 _____

Approved by _____

Processed by PL

Date

7/9/2026



File Number: V2514264

Warranty Deed

For value received,

HBU Investments, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Sky Mesa Development, LLC, an Idaho limited liability company

whose current address is 923 S. Bridgeway Place, Eagle, ID 83616

the grantee, the following described premises, in Ada County, Idaho, to wit:

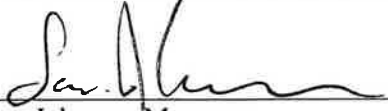
See Attached Exhibit A

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: March 13, 2025

HBU Investments, LLC, an Idaho limited liability company

By: 
Sam Johnson, Manager

State of Idaho,
County of Ada, ss:

This record was signed or acknowledged before me on this 13th day of March 2025, by Sam Johnson, as Manager of HBU Investments, LLC, an Idaho limited liability company.


Notary Public
Residing In: Canyon County
My Commission Expires: 02-10-2028
(seal)

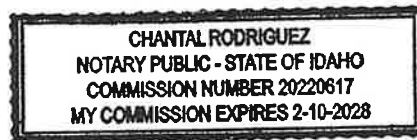


Exhibit A

Legal Description of the Premises

Land within the Northeast quarter of the Southeast quarter, Section 32, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, as follows:

Beginning at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 32, Township 3 North, Range 1 East of the Boise Meridian, which is marked by a found 5/8" iron pin with a plastic cap, from which the East quarter corner of Section 32, marked by a found 3/4" iron pin, bears North 00°12'18" East, 1338.21 feet; thence along the South line of said Northeast quarter of the Southeast quarter, North 89°50'04" West, 528.00 feet, to a set 5/8" iron pin with a plastic cap; thence North 00°12'18" East 866.05 feet, to a set 5/8" iron pin with a plastic cap; thence South 89°50'04" East 528.00 feet, to a point on the East line of said Northeast quarter of the Southeast quarter; thence along said East line, South 00°12'18" West, 866.05 feet, to the Point of Beginning.

EXCEPTING THEREFROM that portion deeded to the Ada County Highway District by Warranty Deed recorded September 29, 2023, as Instrument No. 2023-055988, records of Ada County, Idaho and being more particularly described as follows:

A parcel located in the Northeast quarter of the Southeast quarter of Section 32, Township 3 North, Range 1 East, Boise Meridian, and being a part of Parcel 1 as shown on Record of Survey No. 6601, Instrument No. 104105620, in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the Northeasterly corner of said Northeast quarter of the Southeast quarter, from which an aluminum cap monument marking the Southeasterly corner of said Section 32 bears South 0°13'41" West a distance of 2676.19 feet; thence South 0°13'41" West along the Easterly boundary of said Northeast quarter of the Southeast quarter a distance of 472.02 feet to the POINT OF BEGINNING; thence continuing South 0°13'41" West a distance of 866.00 feet to an aluminum cap monument marking the Southeasterly corner of said Northeast quarter of the Southeast quarter; thence leaving said Easterly boundary North 89°49'08" West along the Southerly boundary of said Northeast quarter of the Southeast quarter a distance of 45.50 feet to a point; thence leaving said Southerly boundary North 0°13'41" East a distance of 866.00 feet to a point on the Northerly boundary of said Parcel 1; thence South 89°49'01" East along said Northerly boundary a distance of 45.50 feet to the POINT OF BEGINNING.

63-34867

May, 2024 Aerial photo

Legend

 Place of Use



State of Idaho
Department of Water Resources

Attachment to Water Right License 63-34867

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

01E



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



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098

Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

July 09, 2026

SKY MESA DEVELOPMENT LLC
923 S BRIDGEWAY PL
EAGLE ID 83616-6098

Re: Change in Ownership for Water Right No(s): 63-34867

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 208-287-4978.

Sincerely,

Petula Lee
Technical Records Specialist 1

Enclosure(s)
Water District 63