



State of Idaho

DEPARTMENT OF WATER RESOURCES

15 West Center Street, Soda Springs, ID 83276

Phone: (208) 547-3993 Fax: (208) 547-3939 Web Site: www.idwr.state.id.us

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

Quinten Gneiting
216 South 550 West
Blackfoot, ID 83221

April 7, 2004

Re: Snake River Basin Adjudication (SRBA)
Claim 27-103575

Subject: CHANGE IN WATER RIGHT OWNERSHIP

Dear Mr. Gneiting;

Thank you for completing the ownership change form and returning it to me. I'm working on the adjudication claims in basin 27 that require a recommendation to the SRBA Court. Water right 27-103575 was decreed in April of 1999 and it does require a \$25.00 filing fee for the ownership change. So, I've forwarded the ownership change form and your warranty deed to KariLynn in our Boise office for processing. I'm returning your check for \$50.00 because your SRBA claim 27-10357 is still in the adjudication review process and does not require a filing fee to change the ownership.

You do need to send a new check for \$25.00 to IDWR at 1301 North Orchard St., Boise, Idaho 83706, attention KariLynn Townsend to complete the ownership change on your decreed right.

If you have any questions please feel free to call me at 547-3993.

Respectfully,

Cindy E. Bird
Adjudication Bureau

CEB/pb

enclosures: check # 7971 and notice of change in water right ownership form

cc: KariLynn Townsend, IDWR, Boise

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
 Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
27-10355					
	27-10357				

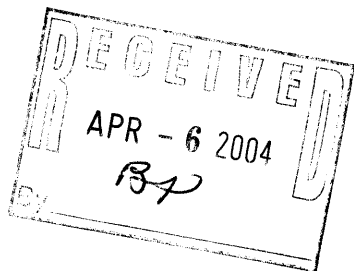
2. The following **REQUIRED** information must be submitted with this form:

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).

OR

If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3. Name and Address of Former Owner/Claimant(s) Sam Thyberg then sold to John Fairchild
4. New Owner/Claimant(s) Quinton Gneiting, Mikala Gneiting
 Name Connector (Check one): ☐ and, ☐ or, ☒ and/or
- New Mailing Address 216 South 550 West
- City, State and ZIP Code Blackfoot, ID 83221
- New Telephone Number (208) 785-0613
5. Date you acquired the property 11-03



IDAHO DEPARTMENT OF WATER RESOURCES
Adjudication Claim Report

03/26/2004

WATER RIGHT NO. 27-10357

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	SAMUEL TAD THYBERG 125 N 100 W BLACKFOOT, ID 83221-5867 (208)785-7107

Priority Date: 03/20/1886
Basis: Decreed
Status: Active

<u>Source</u>	<u>Tributary</u>
BLACKFOOT RIVER	SNAKE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	11/01	0.04 CFS	
Total Diversion			0.04 CFS	

Location of Point(s) of Diversion:

BLACKFOOT RIVER SWNE Sec. 18 Township 03S Range 35E BINGHAM County

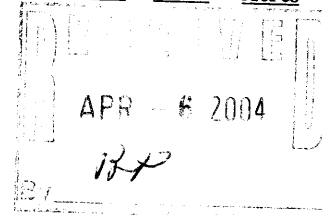
Place(s) of use:

Place of Use Legal Description: IRRIGATION BINGHAM County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
03S	35E	18		NENW	1.5									

Total Acres: 1.5

Remarks:

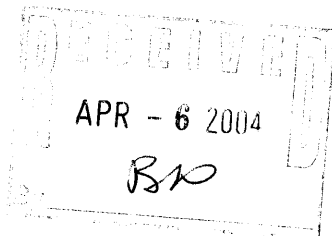


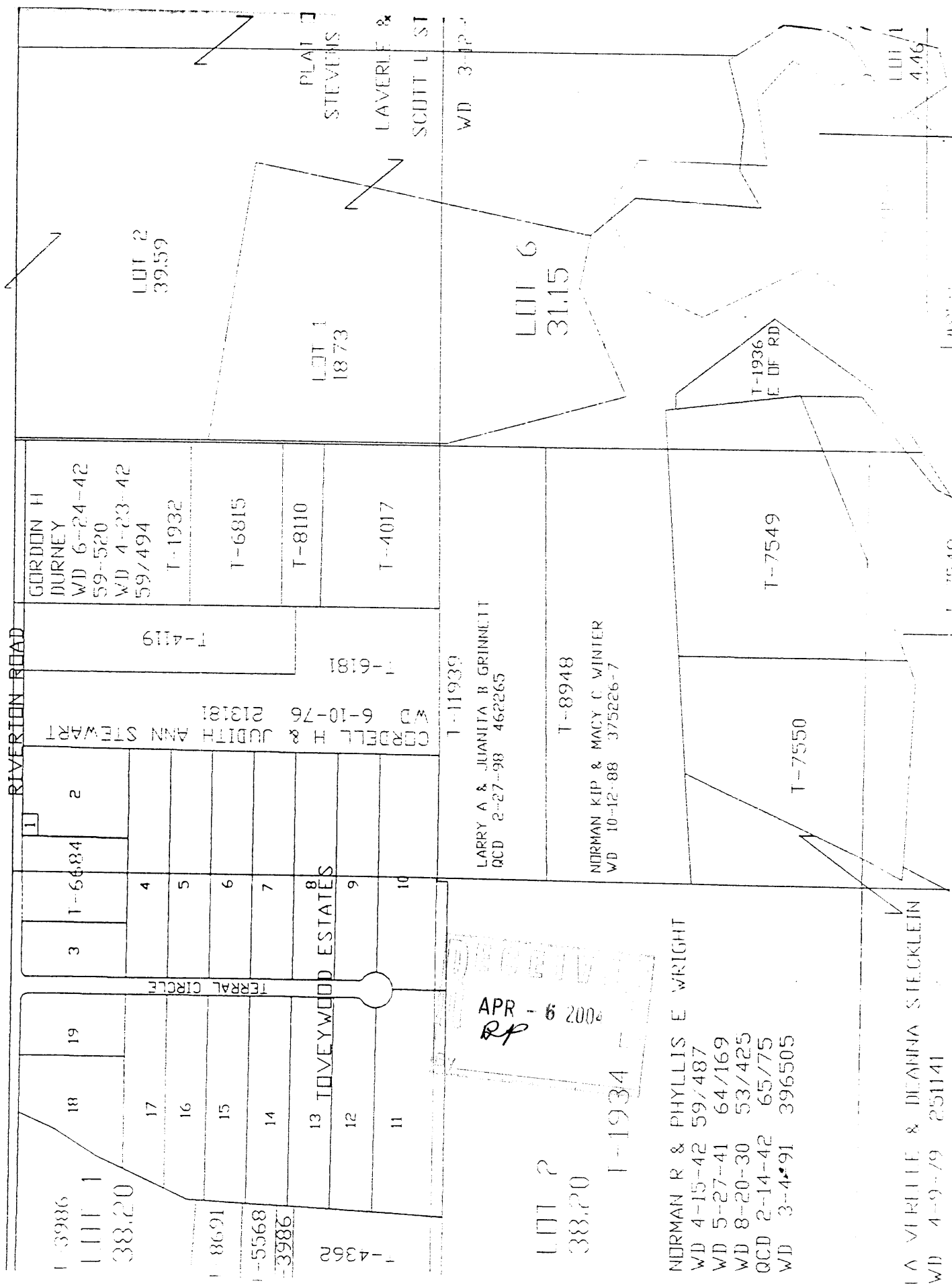
1. General THIS CLAIM IS BASED ON TWO INCHES OF DECREED WATER RIGHT IN THE BLACKFOOT RIVER WITH A PRIORITY OF MARCH 20,1886. (BEING A PORTION OF THE WELCH WATER AND STEPHEN'S DECREE #27-00037A.

Dates:

Licensed Date:
Claim Received Date:
Decreed Date:
Enlargement Use Priority Date:
Enlargement Statute Priority Date:

Other Information:
State or Federal: S
Owner Name Connector: OR
Water District Number:
Generic Max Rate per Acre:
Generic Max Volume per Acre:
Civil Case Number:
Old Case Number:
Decree Plaintiff:
Decree Defendant:
Swan Falls Trust or Nontrust:
Swan Falls Dismissed:
DLE Act Number:
Cary Act Number:
Mitigation Plan: False



$\frac{1}{2}N$ 

No. 11-

BLACKFOOT ABSTRACT COMPANY - BLACKFOOT, IDAHO

Dated- March 1st, 1904

Oct. 1-1904

I hereby certify that this mortgage
the indebtedness secured thereby is
paid, satisfied and discharged.

Signed and acknowledged before me this

day of

1904

County Recorder

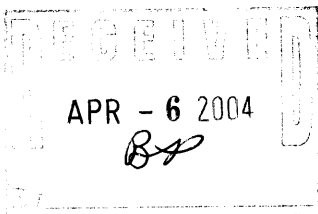
I hereby certify that this mortgage
the indebtedness secured thereby is
paid, satisfied and discharged.

Signed and acknowledged before me this

day of

1904

County Recorder



Winter Sun Ling

BLACKFOOT ABSTRACT COMPANY, BLACKFOOT, IDAHO

RECEIVED
MAR 10 2004
By CB

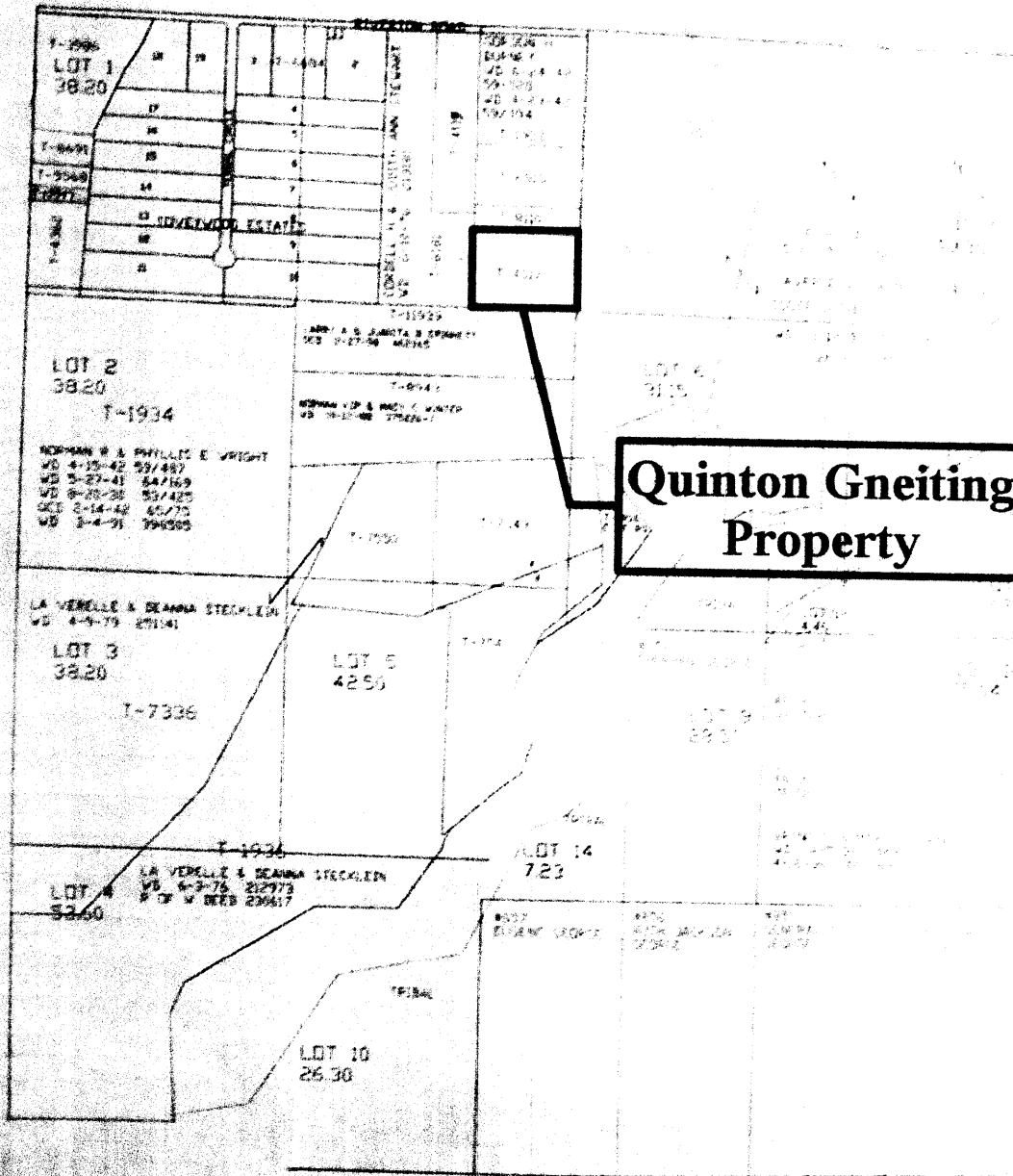
I hereby certify that this mortgage
the indebtedness secured thereby is **paid, satisfied and discharged.**

Signed and acknowledged before me this _____ day of _____ 2004
County Recorder

I hereby certify that this mortgage
the indebtedness secured thereby is **paid, satisfied and discharged.**

Signed and acknowledged before me this _____ day of _____ 2004

Section 18 Township 3s Range 35 E



PLAT OF SECTION 18, TOWNSHIP 3S, RANGE 35E

WARRANTY DEED

THIS INDENTURE made this 11th day of April, 1988, between Violet Hill, a widow, of the County of Bingham, State of Idaho, party of the first part, and Samuel T. Toyberg, of the County of Bingham, State of Idaho, party of the second part,

WITNESSETH, that the said party of the first part, for consideration of the sum of Fifty Dollars lawful money of the United States of America, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, to his heirs and assigns forever, all of the following described property, situated in Bingham County of the State of Idaho, to-wit:

Two inches of decreed water right in the Blackfoot River with a priority of March 20, 1886. (Being a portion of Welsh water in the Stevens decree) 27-00037A

Violet A. Hill

STATE OF IDAHO

County of Bingham

On this 12th day of April in the year 1988, before me, Stanley A. McDaniel, a Notary Public in and for said State, personally appeared Violet Hill, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and she acknowledged to me that she executed the same.

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

Stanley A. McDaniel
Notary Public for the State of Idaho
Residing at Blackfoot, Idaho
My Commission Expires: LIFE

MICROFILMED
NOV 12 1992

535103

WARRANTY DEED

BINGHAM COUNTY RECORDER
BLACKFOOT, IDAHO

FEE 3 - DEP C

Order No.: 3020305014-S

2003 DEC -1 PM 4:38

FOR VALUE RECEIVED

RECORDED AT THE REQUEST OF

John M. Fairchild and Tami L. Fairchild, Husband and Wife

Alliance Title & Escrow Corp.

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Quinton Gneiting, a married man dealing with his sole and separate property
whose current address is

216 South 550 West Blackfoot, ID 83221

the grantee(s), the following described premises, in Bingham County, Idaho, TO WIT:

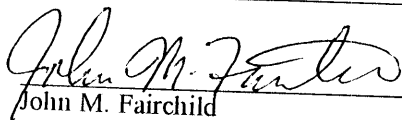
A portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 3 South, Range 35, East Boise Meridian,
Bingham County, Idaho, described as:

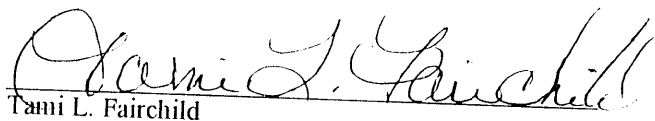
Beginning at a point 836 feet South of the N $\frac{1}{4}$ corner of said Section 18, and running thence South
127.75 feet; thence North 89°11'00" West 495.05 feet; thence North 120.69 feet; thence East 495 feet
to the Point of Beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns
forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in
fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions,
covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 11/24/2003


John M. Fairchild


Tami L. Fairchild

State of Idaho

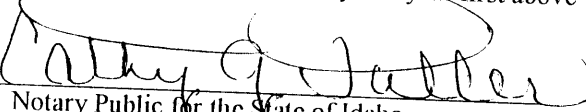
County of Bingham

} ss.

On this 25th day of November, 2003, before me, a Notary Public in and for said state, personally
appeared John M. Fairchild and Tami L. Fairchild

known or identified to me to be the person(s) whose name(s) 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 first above
written.


Notary Public for the State of Idaho
Residing at: Blackfoot
Commission Expires: 03-19-2007

535103

535104

QUITCLAIM DEED

BINGHAM COUNTY RECORDER
BLACKFOOT, IDAHO
FEE 3 - DEP C

2003 DEC -1 PM 4:39

ORDER NO.: 3020305014-S

FOR VALUE RECEIVED, Mikala L. Gneiting, a married woman

RECORDED AT THE REQUEST OF
Alliance Title & Escrow Corp

Do(es) hereby convey, release, remise and forever quit claim unto

Quinton Gneiting, a married man dealing with his sole and separate property

whose current address is: 216 S. 550 W., Blackfoot, Idaho 83221

the following described premises:

A portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 3 South, Range 35, East Boise Meridian, Bingham County, Idaho, described as:

Beginning at a point 836 feet South of the N $\frac{1}{4}$ corner of said Section 18, and running thence South 127.75 feet; thence North 89°11'00" West 495.05 feet; thence North 120.69 feet; thence East 495 feet to the Point of Beginning.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

November 24, 2003

Mikala L. Gneiting
Mikala L. Gneiting

State of Idaho

County of Bingham

}
} ss.

On this 25th day of November, in the year 2003, before me, a Notary Public in and for said state, personally appeared Mikala L. Gneiting known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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



Carly J. Muller
Notary Public for the State of Idaho
Residing at: Blackfoot
Commission Expires: 03-19-2007

535104

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY
(10-17-92)

13 0041 106 00002464

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

Issued by:
ALLIANCE TITLE AND ESCROW
CORPORATION
167 W. BRIDGE
BLACKFOOT, ID 83221
(208) 785-4573

CHICAGO TITLE INSURANCE COMPANY

By:

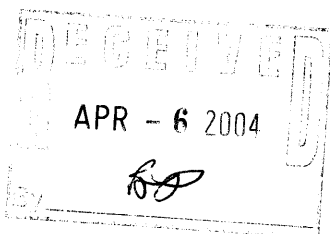


President

ATTEST



Secretary



OWNER'S POLICY

SCHEDULE A

Order Number	Policy Number	Date of Policy	Amount of Insurance	Premium Amount
3020305014-S	13 0041 106 00002464	December 1, 2003 At 4:40PM	\$88,000.00	\$416.13

1. Name of Insured:

Quinton Gneiting

2. The estate or interest in the land which is covered by this policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in:

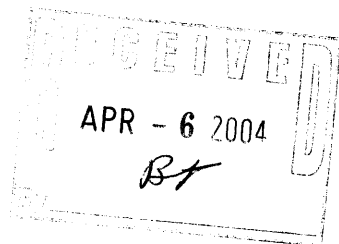
Quinton Gneiting, a married man dealing with his sole and separate property

4. The land referred to in this policy is described as follows:

A portion of the NE¼NW¼ of Section 18, Township 3 South, Range 35, East Boise Meridian, Bingham County, Idaho, described as:

Beginning at a point 836 feet South of the N¼ corner of said Section 18, and running thence South 127.75 feet; thence North 89°11'00" West 495.05 feet; thence North 120.69 feet; thence East 495 feet to the Point of Beginning.

END OF SCHEDULE A



OWNER'S POLICY

Order No: 3020305014-S

Policy No: 13 0041 106 00002464

SCHEDULE B PART I

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

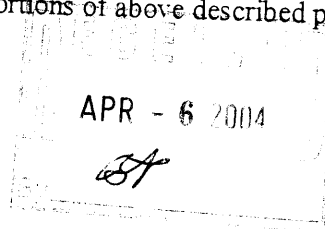
General Exceptions:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
3. Easements, or claims of easement, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

SCHEDULE B PART II

Special Exceptions:

1. Taxes including any assessments collected therewith, for the year 2003, in the original amount of \$1,047.92, for which the first installment is paid and the second installment is due and payable on or before June 20, 2004. Parcel No. RP 03707.02.
2. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company.
Purpose: Power Lines.
Recorded: April 17, 1940.
Book L, Page 528 of Official Records.
3. Right of way for ditch through the NW¼ of said Section 18, as disclosed by Instrument
Recorded: December 3, 1926
Misc. Book G. Page 520, of Official Records
4. Right, title and interest of the Public in and to those portions of above described property falling within the bounds of roads and highways.



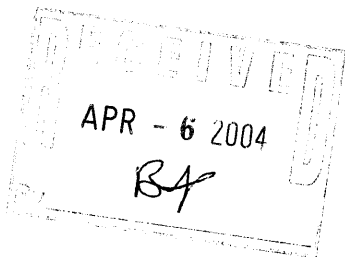
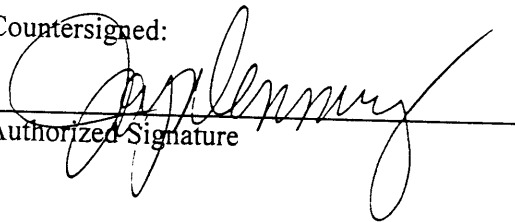
by an inspection: Power lines serving others.

6. A Deed of Trust and Adjustable Rate Rider to secure an indebtedness in the amount shown below:
Amount: \$70,400.00.
Dated: November 22, 2003
Trustor/Grantor: Quinton Gneiting, a married man as his sole & separate property.
Trustee: Fidelity National Title Insurance.
Beneficiary: "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender
Recorded: December 1, 2003.
Instrument No.: 535105 of Official Records.
7. A Deed of Trust to secure an indebtedness in the amount shown below:
Amount: \$17,600.00.
Dated: November 22, 2003
Trustor/Grantor: Quinton Gneiting, a married man as his sole & separate property..
Trustee: Fidelity National Title Insurance.
Beneficiary: America's Wholesale Lender, a Corporation
Recorded: December 1, 2003.
Instrument No.: 535106 of Official Records.

END OF SCHEDULE B

Countersigned:

Authorized Signature





State of Idaho

DEPARTMENT OF WATER RESOURCES

15 West Center Street, Soda Springs, ID 83276

Phone: (208) 547-3993 Fax: (208) 547-3939 Web Site: www.idwr.state.id.us

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

March 17, 2004

Quinten Gneiting
224 So. 550
Blackfoot, ID 83221

Ref: Snake River Basin Adjudication (SRBA)
Claim to water.

Subject: Ownership change

RESPONSE DATE: APRIL 8, 2004

Dear Mr. Gneiting:

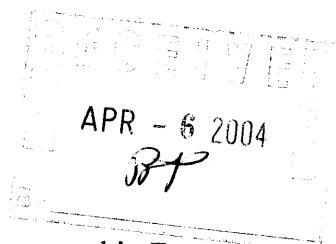
Mr. Coffman recently visited me in the Soda Springs office in regards to his claim to water in the SRBA. He also brought with him copies of documents for your file. I currently do not show any claim to water records for you. If you recently purchased a piece of property as the new owner it is your responsibilities to do an ownership change with IDWR.

For your convenience I've enclosed an ownership change form. Please fill out the yellow highlighted area and submit the signed form and all of the requested documentation by the above response date. If the water right has already been decreed in the SRBA court then there is a \$25.00 per water right fee required to change the ownership. If the water rights are still in the review process in the SRBA then there is not fee required. Please be sure to sign on line 7 before returning the form with the appropriate fee.

If you have any additional questions, please feel free to contact me in our Soda Springs Satellite office at 547-3993.

Respectfully,

Cindy E. Bird
Cindy E. Bird
Adjudication Bureau



Enclosure: Notice of Change in Water Right ownership Form -248/42-1409(6) July, 2000

Stevens Ditch SHARE holders

NAMES - Addresses

Phones
785-4819

Disposition

✓ HARVEY COFFMAN
487 W. Riverton Rd
BLACK FOOT, Ida 83221

✓ JASON Leiseth
212 So 550 W
BLACK FOOT, Ida 83221

782-3485

mailed to
Soda

✓ Cordell Stewart
563 W 200 So
BLACK FOOT, Idaho 83221

785-0988

working with
Water Resources

✓ Scott Stecklein
Laverelle Stecklein
757 W Riverton Rd
BLACK FOOT, Ida 83221

785 1594

working with
water resources

Doran Jorgensen
561 W 200 S
BLACK FOOT, Ida 83221

785-7902

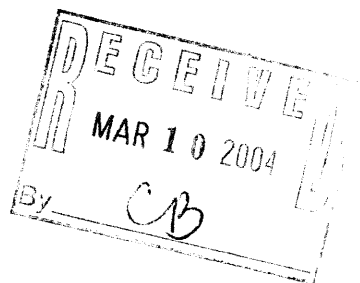
MAiled to Soda

Needs Richard Stokes
dress 2440 W Bay berry Dr
Indate. PAULDEN, AZ. 86334
27-4H, 27-10201

— Listed with a
Realator Co. CB.

Gordon Durvey
208 So 550 West
BLACK FOOT Ida 83221
27-10370 ; 11513

785-1264



Quinten GNEITING
224 So 550 W.
Blackfoot, Idaho 83221

680-1413

3/17/04 Sent
ownership lg.

Franklin D. Wright
1308 W Hoff Road
Blackfoot Idaho 83221

684-3655

Working with
water resource

Law Offices of
McGRATH, BAKER & MAROTZ

189 West Bridge
P.O. Box 577

Blackfoot, Idaho 83221

Telephone (208) 785-2510

Fax (208) 785-6749

IDAHO FALLS OFFICE

Stephen J. McGrath

Scott W. Marotz

Bryan D. Smith**

**Also admitted in California

BLACKFOOT OFFICE

Dwight E. Baker

Jared M. Harris*

*Also admitted in Colorado and Utah

December 7, 1994

Re: Stevens Ditch Company

Gentlemen:

I have modified the Articles of Incorporation to reflect the shares and percentages of the Stevens Ditch Company as follows:

USERS	SHARES	PERCENT	
Stevens 43	10	4	\$172.00
Central 10	43	16.5	~~140.25~~
~~LaVerelle Stecklein~~	69 + 100"	26.5	140.25
Scott Stecklein	69	26.5	\$12.30
Gordon Durney	6.5	2.5	
Cordell Stewart	5.5	2	
Russel Daniels	3	1	8.50
Sam Thyberg	2	1	per
Darwin Thompson	4	2	9%
Phyllis Wright	25"	18	
~~Phyllis Wright~~	~~43~~	~~18~~	
~~Gneiting Leiseth~~	~~3~~	~~1~~	
~~Jorgensen~~	~~2~~	~~1~~	
~~withdrown~~	~~4~~	~~2~~	
~~Phyllis Wright~~	~~25"~~	~~18~~	
TOTAL 312 + 25 lease & D. v			334"

You will each find enclosed your respective subscription agreements. Please execute and deliver the agreement to the secretary, Darwin Thompson, together with a check indicating the amount of the subscription price, which is equal to \$4.00 for each share. 25" Wrights

Additionally, I enclose a copy of the following:

1. Articles of Incorporation;
2. Minutes of the First Meeting of Stockholders; and
3. Bylaws.

312" TOTAL
AS OF 7-27-03

<u>Priority</u>	<u>Dates</u>	<u>Inches</u>		<u>Inches</u>	
Stokes	6-01-85	10	Stewart	3-1-73	5.5
Coffman	7-06-69	43	Leiseth	3-20-86	3.0
Stecklein	7-06-69	85	~~Gneiting~~	3-20-86	2.0
Stecklein	10-01-84	53	Jorgensen	10-1-84	4.0
Durney	10-01-84	60.5	Stecklein (?)		100
			(Storage - Snake River)		
					312 " TOTAL