



State of Idaho

DEPARTMENT OF WATER RESOURCES

900 N. Skyline Dr., Suite A • Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 • Fax: (208) 525-7177 • Web Site: www.idwr.idaho.gov

EASTERN REGION

C. L. "BUTCH" OTTER
Governor

DAVID R. TUTHILL, JR.
Interim Director

March 23, 2007

STEVE & KAREN NELSON REVOCABLE TRUST
349 FRENCH AVE
GRASS VALLEY CA 95945

RE: Notice of Change of Water Right Ownership (NCO) for
22-2296C and Notice of Completed Administrative Proceeding
(NCAP)

Dear Mr. and Mrs. Nelson:

The Idaho Department of Water Resources (IDWR) received an NCO changing the right holder for a portion of the above referenced water right(s). Based on this NCO, IDWR water right records for the Snake River Basin Adjudication (SRBA) have been updated with new water right numbers reflecting the division of the water right(s).

Furthermore, as directed by the SRBA Court, this office mailed a copy of the updated water right record(s) to each party listed on the enclosed NCAP. The intent of this mailing is to ensure each party has a current record of the water right(s) as recorded in the SRBA.

Please feel free to contact me if you have any questions concerning this matter.

Respectfully,

Jennifer Crabtree
Technical Records Specialist

Enclosure

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA

)

Water Rights: 22-2296C split into
22-13681, 22-13682, 22-13683

Case No. 39576

)

)

NOTICE OF COMPLETED
ADMINISTRATIVE
PROCEEDING

IDWR has completed the following Administrative proceeding:

- ☐ Address change
- ☒ Substitution of Party TETON RAINBOW RANCH TO TETON RAINBOW RANCH,
STEVE & KAREN NELSON REVOCABLE TRUST, ROBERT & YVONNE KINCAID
- ☐ I.C. § 42-222 transfer
 - ☐ point of diversion ☐ place of use
 - ☐ period of use ☐ nature of use
 - ☐ split of water right ☐ change in ownership

IDWR certifies that it has completed its investigation into the changes to the elements of the water rights listed above as set forth in the attached *Amended Director's Reports* for said water rights. No other changes have been made to the elements of these water rights except as set forth above.

IDWR has served copies of the *Notice of Completed Administrative Proceeding* and *Amended Director's Report(s)* on the claimant(s), prior claimant(s) and all parties in the subcases affected, if any, as reflected on the attached certificate of mailing.

DATED: March 21, 2007



Signature of IDWR Representative

CERTIFICATE OF MAILING

I certify that on March 23, 2007, I mailed the original and copies of this form to the following persons, postage prepaid by regular mail and addressed as follows:

1. Original to:

Clerk of the District Court
Snake River Basin Adjudication
PO Box 2707
Twin Falls ID 83303-2707

2. One copy to:

Claimant/Seller for Substitution of Party or attorney of record:
TETON RAINBOW RANCH INC
665 S 450 W
VICTOR ID 83455

3. One copy to:

Claimant/Purchaser for Substitution of Party, or attorney of record:
TETON RAINBOW RANCH INC ROBERT & YVONNE KINCAID
665 S 450 W PO BOX 136
VICTOR ID 83455 VICTOR ID 83455

STEVE & KAREN NELSON REVOCABLE TRUST
349 FRENCH AVE
GRASS VALLEY CA 95945

4. One copy to:

Each party in the subcase, or attorney of record
N/A

5. One copy each to:

Chief Natural Resources Division
Office of the Attorney General
PO Box 44449
Boise ID 83711-4449

6. One Copy to:

United States Dept of Justice
Environment & Natural Resource Div
550 West Fort Street MSC 033
Boise ID 83724

Jennifer Crabtree
Signature of person or attorney mailing the form

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
<u>22-2296C</u>		☒			

RECEIVED
JAN 10 2007
 Department of Water Resources
 Eastern Region

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) TETON RAINBOW RANCH, INC.
721 So. 450W
VICTOR, IDAHO 83455
4. New Owner/Claimant(s) STEVE + KAREN NELSON REVOCABLE TRUST
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address 349 FRENCH AVE
- City, State and ZIP Code GRASS VALLEY, CA 95945
- New Telephone Number (530) 273-2733
5. Date you acquired the property MAY 31, 1991

*needs
NCRP*

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7. If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number <u>22-2296C</u> <u>5/31/90</u>		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	<u>.760 CFS</u>	<u>38 ACRES</u>
Stock		<u>GRASS, OAK HAY</u>
Domestic		
Other		
Total		

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number <u>22-2296C</u> <u>01/01/07</u>		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	<u>524.4 CFS</u>	<u>26.22 ACRES</u>
Stock	<u>.70 CFS</u>	<u>3.5 SHARES WELL WATER</u>
Domestic		
Other		<u>GRASS OAK, HAY, ALPINE</u>
Total	<u>594.4</u>	

7. Signature of New Owner(s) or Claimant(s) Karen S. Nelson
(include title if applicable)

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

$$26.22 + 3.5 = 29.72 \text{ water right @ } 25.00 = 743.00$$

For Office Use Only

Received by _____	Date _____	Fee <u>\$748.00</u>
Receipted by _____	Date _____	Receipt No. _____
Processed by _____	AJ Date _____	WR _____ Date _____

BONNIE BEARD
35 N MAIN #2
DEIGGS ID 83422

ASSESSMENT NOTICE

PARCEL DESCRIPTION:
PART OF SE4SW4
SEC 14 T4N R45E

For any questions, please notify
the Assessor's office immediately.
Assessor's telephone#: (208) 354-3500

PARCEL ADDRESS:
68 W 400 S

NELSON STEVEN J REVOC TRST
NELSON KAREN S REVOC TRST
PO BOX 1012
GRASS VALLEY CA 95945

Appeals of your property value must
be filed in writing on a form provided
by the County, by:
JUNE 26, 2006

Tax Code Area: 5-0000

Parcel Number:

RP04N45E146750 2

Property Tax Reduction is not included.

ASSESSED VALUE OF YOUR PROPERTY

CATEGORY AND DESCRIPTION	LOTS/ACRES	LAST YEAR'S VALUE	CURRENT YEAR'S VALUE
12 RURAL RES TR	26.220 AC	283,176	566,351
SUBTOTAL:			
	26.220	283,176	566,351
LESS HOMEOWNERS EXEMPTION:			
NET TAXABLE PROPERTY VALUE:		283,176	566,351

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	LAST YEAR'S TAXES	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
COUNTY		208-354-2905	08/28/2006
SCH DIST 401		208-354-2207	06/12/2006
CEM DRI-DAR		208-354-8311	08/23/2006
FIRE PROTECTION		208-354-2760	08/22/2006
LIBRARY		208-787-2201	09/05/2006
AMBULANCE		208-354-2905	08/28/2006
SUBTOTAL:			
+ FEES:			
= TOTAL:			

THIS IS NOT A BILL. DO NOT PAY.

MAY 31 1991

TETON Co. Id.
Clerk Recorder

CORRECTION
WARRANTY DEED
(Corporate Form)

TETON RAINBOW RANCHES, INC., an Idaho Corporation, a corporation organized and existing under the laws of the State of Idaho, with its principal office at Victor, Idaho of County of Teton, State of Idaho, grantor, hereby CONVEYS or GRANTS and WARRANTS TO STEVEN J. NELSON AND KAREN S. NELSON, husband and wife, grantee of 720 S. Auburn Street, Grass Valley, California 95945 for the sum of TEN & NO/100----- DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described tract(s) of land in TETON County, State of Idaho:

A Portion of the SE1/4SW1/4, Section 14, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: From the S1/4 Corner of Section 14, Township 4 North, Range 45 East, Boise Meridian, North 0 degrees 05'51" West, 466.70 feet to the point of beginning; Thence North 0 degrees 05'51" West, 859.16 feet to a point; Thence South 89 degrees 52'20" West, 1330.64 feet to a point; Thence South 0 degrees 09'08" East, 1324.44 feet to a point; Thence North 89 degrees 56'00" East, 862.68 feet to a point; Thence North 0 degrees 05'51" West, 466.70 feet to a point; Thence North 89 degrees 56'00" East, 466.70 feet to the point of beginning.

TOGETHER with 35 shares water in Cherry Grove Canal Company.

ALSO TOGETHER with 3.5 Shares of water in well.

SUBJECT TO existing Road and Utility Easements along the South and East Property Lines.

This Deed is being recorded to correct Recorder's No. 107128 which has an error in the legal description.

The office who signs this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer this 29th day of November, A.D. 1990

108052 FILED

AT THE REQUEST OF

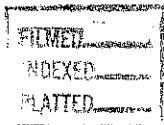
First American

TETON RAINBOW RANCHES, INC.

(Corporate Name)

55: MAY 31, 1991
Asa J. Drake
Nora Hill

By *Larry J. Kunz*
Larry J. Kunz, President

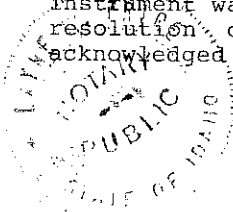


State of Idaho
County of Teton)

On the 31st day of May, A.D. 1991, personally appeared before me LARRY J. KUNZ who being by me duly sworn did say, for himself that he, the said LARRY J. KUNZ is the president, of TETON RAINBOW RANCHES, INC., a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said LARRY J. KUNZ duly acknowledged to me that said corporation executed the same.

Wayne W. Rini
(Notary Public)

My residence is *DEER*
My Commission Expires *5-19-94*



RECEIVED

JUN 23 1998

TETON CO. ID
CLERK RECORDER

130659

FILED

AT THE REQUEST OF

Clark & Nelson

AT 15 MINUTES PAST 11 A.M.

DATE June 23, 1998

Ada J. Drake

BY *Nora R. Hughes*

CLERK OF RECORD
DEPUTY

Recording Requested By and
When Recorded Mail To:

CLARK & NELSON
Attorneys at Law
P.O. Box 968
Colusa, CA 95932

This transfer is exempt under
R&T Section 1191. To Grantor's
Revocable Trust.

Mail Tax Statements to:

Mr. and Mrs. Steven J. Nelson,
Co-Trustees
P.O. Box 1012
Grass Valley, CA 95945

Documentary Transfer Tax -0-
____ Computed on Full Value
of Property Conveyed
____ Computed on Full Value
Less Liens and Encumbrances
Remaining at Time of Sale

Robert J. Clark

INDIVIDUAL GRANT DEED

FOR NO CONSIDERATION, STEVEN J. NELSON and KAREN S.
NELSON, hereby grants to STEVEN J. NELSON and KAREN S. NELSON,
Co-Trustees of the STEVEN J. NELSON AND KAREN S. NELSON REVOCABLE
TRUST (created by a Declaration Trust dated June ____, 1998), the
following described real property in the County of Teton, State
of Idaho, more particularly described as follows:

A Portion of the South East 1/4 South West
1/4, Section 14, Township 4 North, Range 45
East, Boise Meridian, Teton County, Idaho,
being further described as: From the South
1/4 Corner of Section 14, Township 4 North,
Range 45 East, Boise Meridian, North 0
degrees 05' 51" West, 466.70 feet to the
point of beginning; Thence North 0 degrees
05' 51" West, 859.16 feet to a point; Thence
South 89 degrees 52' 20" West, 1330.64 feet
to a point; Thence South 0 degrees 09' 08"
East, 1324.44 feet to a point; Thence North
89 degrees 56' 00" East, 862.68 feet to a
point; Thence North 0 degrees 05' 51" West,
466.70 feet to a point; Thence North 89
degrees 56' 00" East, 466.70 feet to the point
of beginning.

TOGETHER with 35 shares water in Cherry Grove
Canal Company.

130659

ALSO TOGETHER with 3.5 shares of water in well.

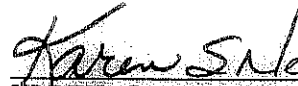
SUBJECT TO existing Road and Utility Easements along the South and East Property Lines.

Contains 35.46 acres more or less.

A.P. No. RP04N45E146600A

Dated: June 16, 1998.


STEVEN J. NELSON


KAREN S. NELSON

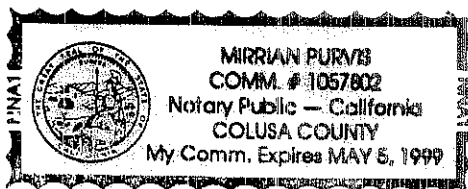
STATE OF CALIFORNIA
COUNTY OF COLUSA

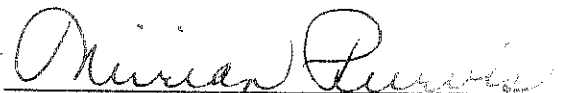
On June 16, 1998, before me, the undersigned notary public, personally appeared, STEVEN J. NELSON and KAREN S. NELSON

XX personally known to me

___ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.




Notary Public

130659