



T3N
R2E
Sec 14

P.P.
Don P.O.

MICROFILMED
AUG 21 1992

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

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM.

CIVIL CASE NUMBER: 39576

Ident. Number: A63-07309
Date Received: 6/26/1989
Receipt No: C007788
Received By: [Signature]

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name: IRENE J. AITCHISON 208-343-5307
Address: 254 SCHMEIZER LANE
BOISE, ID 83706

OR

Name: MARTIN V. NELSON 208-343-6144
Address: 2963 LAW AVE
BOISE, ID 83706

2. Date of Priority: MAR 20, 1970

3. Source: GROUNDWATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4 of	Lot	County
03N	02E	14	NW	SW	SE		ADA

5. Description of diverting works:
DRILLED WELL, APP. 45' DEPTH, WITH PUMP & PIPELINE

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
DOMESTIC	01/01	12/31	0.040		

7. Total Quantity Appropriated is:
0.040 C.F.S. (and/or) A.F.A.

8. Total consumptive use is Acre Feet Per Annum.

9. Non-irrigation uses:
DOMESTIC FOR ONE HOUSEHOLD, LAWN AND GARDEN, LESS THAN 1/2-ACRE

10. Place of Use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
03N	02E	14	SW SE		DOMEST	

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? YES

13. Other Water Rights Used:
IRRIG.RIGHTS SO.BOISE IRRIG.

14. Remarks:

THIS RIGHT WAS ORIGINALLY LICENSED FOR IRRIGATION FOR ONE ACRE. CLAIMANT HAS SINCE BEEN USING THE RIGHT FOR A DOMESTIC FOR ONE HOUSEHOLD, AND IRRIGATION OF ONE-HALF ACRE OR LESS. THE REASON FOR THIS CHANGE WAS BECAUSE BOISE WATER CORPORATION REFUSED TO ALLOW THE CLAIMANT TO REPLACE THE SUPPLY LINE FROM THE METER WHEN IT FAILED AND FLOODED THE RESIDENCE. THE LENGTH OF SEASON FOR THE CHANGE IN NATURE OF USE WILL BE SLIGHTLY LONGER, BUT TOTAL WATER USED WILL BE LESSENER. THE AMOUNT OF LAND INVOLVED QUALIFIES FOR SMALL DOMESTIC AND STOCKWATER WITH USE UNDER A TOTAL OF 13,000 GALLONS PER DAY.

15. Basis of Claim: LICENSE

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the Snake River Basin Adjudication." (b.) I/We do _____ do not ☒ wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: one

For Individuals:

I/We do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s): June J. Aitchison Date: June 26, 1989
Date: _____

State of Idaho)
County of Ada) SS.

Subscribed and sworn (or affirmed) before me this 26th day
of JUNE 1989
James E. Suthy
Notary Public

Seal

Residing at BOISE, ID
My Commission Expires 11/08/1994

MICROFILMED
AUG 21 1992

AJ5856NP

IDAHO DEPARTMENT OF WATER RESOURCES
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

DATE: MAR-23-1999
PAGE: A-7

RIGHTS FROM: SOURCE: GROUNDWATER

RIGHT NUMBER: 63-07309

NAME & ADDRESS: MARTIN V NELSON
2963 LAW AVE
BOISE ID 83706

IRENE J AITCHISON
C/O WANDA NELSON
2963 LAW AVE
BOISE ID 83706-5056

SOURCE: GROUNDWATER

QUANTITY: 0.04 CFS
4.5 AFY

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
GALLONS PER DAY.

PRIORITY DATE: 03/20/1970

POINT OF DIVERSION: T03N R02E S14 NWSWSE Within ADA County

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	DOMESTIC 1 HOME	01-01 12-31	0.04 CFS 4.5 AFY

PLACE OF USE: DOMESTIC Within ADA County
T03N R02E S14 SWSE

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.

EXPLANATORY MATERIAL: BASIS OF CLAIM - LICENSE
PARCEL NO. S 1014438970

RECEIVED
APR 13 1999
WATER RESOURCES
WESTERN REGION

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)
Case No. 39576) NOTICE OF COMPLETED
ADMINISTRATIVE PROCEEDINGS
Water Right 63-07309

IDWR has completed the following Administrative Proceeding:

☒ Change of Address
☐ Substitution of Party
☐ I.C. 42-222 Transfer

CHANGE OF ADDRESS

Name of Claimant: IRENE J AITCHISON
New Address: C/O WANDA NELSON
2963 LAW AVE
BOISE ID 83706-5056
Phone: (208) 343-6144

Claimant's Water Rights: 63-07309

The Claimant has filed Objections or Responses to the following water rights:

NOTICE OF COMPLETED
ADMINISTRATIVE PROCEEDING
3/23/1999

63-07309

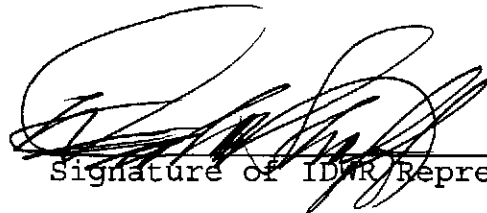
PAGE 1

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 Transfer and Amended Director's Reports(s) on the claimant(s), prior claimants(s) and all parties in the subcases affected, if any, as reflected on the attached certificate of mailing.

DATED:

4/01/99

A handwritten signature in black ink, consisting of several loops and strokes, positioned above a horizontal line.

Signature of IDWR Representative

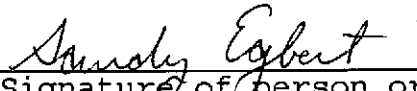
CERTIFICATE OF MAILING

I certify that on 4-9-99 I mailed the original
and copies of this form to the following persons, postage prepaid
and addressed as follows:

1. Original to:
Clerk of the District Court
Snake River Basin Adjudication
253 Third Avenue North
P.O. Box 2707
Twin Falls, Idaho 83303-2707
2. One Copy to:
Each party in the subcase, or attorney of record:

MARTIN V NELSON
2963 LAW AVE
BOISE ID 83706

IRENE J AITCHISON
C/O WANDA NELSON
2963 LAW AVE
BOISE ID 83706-5056
3. One Copy to:
Chief, Natural Resources Division
Office of the Attorney General
P.O. Box 44449
Boise, Idaho 83711-4449
4. One Copy to:
United States Dept. of Justice
Environment & Natural Resource Div.
550 West Fort Street, MSC 033
Boise, ID 83724



Signature of person or attorney mailing the form



State of Idaho

DEPARTMENT OF WATER RESOURCES

1301 North Orchard Street, P.O. Box 83720, Boise, Idaho 83720-0098

Phone: (208) 327-7900 FAX: (208) 327-7866

DIRK KEMPTHORNE
GOVERNOR

March 19, 1999

KARL J. DREHER
DIRECTOR

JAY AND JANET COMBS
271 SCHMEIZER LN
BOISE ID 83706

RE: Snake River Basin Adjudication (SRBA)
Water Right #63-07309

Dear Water Right Holders:

We have been advised you may be the current owners of the property and water right shown above. Before we can modify our records to reflect your ownership of the property and water right referenced above, we need Form 42-248/42-1409(6) completed and returned. I have enclosed this form for your use.

Please send the completed form with warranty deed copy and map to our Boise Region office by April 5, 1999.

Idaho Department of Water Resources
Adjudication Bureau
2735 Airport Way
Boise, ID 83705-5082

Please call me toll-free at 1-800/451-4129 if you have any questions.

Sincerely,

Sally Sherman
Technical Records Specialist
Adjudication Bureau

SS:region
Enclosures:
Form 42-248/42-1409(6)
cc: W. Nelson



State of Idaho

DEPARTMENT OF WATER RESOURCES

1301 North Orchard Street, P.O. Box 83720, Boise, Idaho 83720-0098

Phone: (208) 327-7900 FAX: (208) 327-7866

RECEIVED

MAR 02 1999

Department of Water Resources

DIRK KEMP THORNE
GOVERNOR

February 26, 1999

KARL J. DREHER
DIRECTOR

IRENE J. AITCHISON
2963 LAW AVE
BOISE ID 83706-5056

Re: Snake River Basin Adjudication (SRBA)
Adjudication Claim #63-07309
Change of Address

Dear Claimant:

IDWR has been notified the address presently in our records is incorrect. Although we have reached you at the address above, we need your written confirmation this is your correct mailing address before we can change our records. Future notices related to your water right(s) can be sent only to the address on your water right(s) or as otherwise changed by you.

Please sign your name at the bottom of this letter and return it to this office. Make corrections to your name and address if necessary and list any other water rights you may have before returning this letter by March 12, 1999. Thank you for your help.

If your mail delivery address changes in any form, please contact us in writing so we can update our records.

If there has been a change in ownership of the property connected with the water right(s) referenced above, please call this office toll-free at 1-800/451-4129 to obtain a form to make this required change to the water right record.

Sincerely,

Sally
Sally Sherman
Technical Records Specialist
Adjudication Bureau

CHANGE OF OWNERSHIP
LETTER SENT 3-19-99

SS:region

#####

The address is correct as shown above or as otherwise changed.

Claimant Signature

Telephone No.

254 Schweitzer Lane

*Mr. Aitchison died 12/8/97
Jail + Corp. records
Cook*

*may be in
of
Jail +
- 96
Jail
Combs*

*My phone # is
343-6144
Wanda Nelson
Niece by marriage*

return
to sender

fee due 50¢

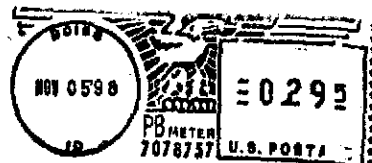
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

U.S. POSTAL SERVICE
PS FORM 3547

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
1301 North Orchard Street, P.O. Box 83720
Boise, Idaho 83720-0098

ADDRESS SERVICE
REQUESTED

PRESORTED
FIRST CLASS



IMPORTANT WATER RIGHT INFORMATION

only w/r

63-07309
IRENE J AITCHISON
254 SCHMEIZER LN
BOISE ID 83706

AITC254 837062221 1498 05 11/07/98
FORM 3547

AITCHISON
2543 LAW AVE
BOISE ID 83706-5056

83786-4026 18



RIGHTS FROM: SOURCE: GROUNDWATER

RIGHT NUMBER: 63-07309

NAME & ADDRESS: JANET B COMBS
JAY E COMBS
271 SCHMEIZER LN
BOISE ID 83706

SOURCE: GROUNDWATER

QUANTITY: 0.04 CFS
4.5 AFYTHE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
GALLONS PER DAY.

PRIORITY DATE: 03/20/1970

POINT OF DIVERSION: T03N R02E S14 NWSWSE Within ADA County

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	DOMESTIC 1 HOME	01-01 12-31	0.04 CFS 4.5 AFY

PLACE OF USE: DOMESTIC Within ADA County
T03N R02E S14 SWSE

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.EXPLANATORY MATERIAL: BASIS OF CLAIM - LICENSE
PARCEL NO. S 1014438970

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	)	NOTICE OF COMPLETED
Case No. 39576	)	ADMINISTRATIVE PROCEEDINGS
	)	Water Right 63-07309

IDWR has completed the following Administrative Proceeding:

☐ Change of Address
☒ Substitution of Party
☐ I.C. 42-222 Transfer

SUBSTITUTION OF PARTY

Does the change in "ownership" result in a splitting of the water
right claimed? ☐ Yes ☒ No

If yes, does the split involve an I.C. 42-222 transfer? ☐ Yes ☐ No

Water Right(s): 63-07309

NOTICE OF COMPLETED
ADMINISTRATIVE PROCEEDING
4/29/1999

63-07309

PAGE 1

From (Claimant/Seller):

Name of Claimant: MARTIN V NELSON
Address: 2963 LAW AVE
BOISE ID 83706
Phone: (208) 343-6144

Name of Claimant: IRENE J AITCHISON
Address: C/O WANDA NELSON
2963 LAW AVE
BOISE ID 83706-5056
Phone: (208) 343-6144

To (Claimant/Purchaser):

Name of Claimant: JANET B COMBS
JAY E COMBS
Address: 271 SCHMEIZER LN
BOISE ID 83706
Phone: (208) 343-3565

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 Transfer and Amended Director's Reports(s) on the claimant(s), prior claimants(s) and all parties in the subcases affected, if any, as reflected on the attached certificate of mailing.

DATED: April 29, 1999



Signature of IDWR Representative

CERTIFICATE OF MAILING

I certify that on April 29, 1999 I mailed the original and copies of this form to the following persons, postage prepaid and addressed as follows:

1. Original to:
Clerk of the District Court
Snake River Basin Adjudication
253 Third Avenue North
P.O. Box 2707
Twin Falls, Idaho 83303-2707
2. One Copy to:
Claimant/Seller for Substitution of Party or attorney of record:

MARTIN V NELSON
2963 LAW AVE
BOISE ID 83706

IRENE J AITCHISON
C/O WANDA NELSON
2963 LAW AVE
BOISE ID 83706-5056
3. One Copy to:
Claimant/Purchaser for Substitution of Party or attorney of record:

JANET B COMBS
JAY E COMBS
271 SCHMEIZER LN
BOISE ID 83706
4. One Copy to:
Chief, Natural Resources Division
Office of the Attorney General
P.O. Box 44449
Boise, Idaho 83711-4449
5. One Copy to:
United States Dept. of Justice
Environment & Natural Resource Div.
550 West Fort Street, MSC 033
Boise, ID 83724

Denise Buffington
Signature of person or attorney mailing the form

RECEIVED

APR 20 1999

Department of Water Resources

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

Please print or type. Attach pages with additional information. Instructions are on the back of this page.
 Incomplete forms will be returned.

RECEIVED

APR 21 1999

WATER RESOURCES
WESTERN REGION

1. Water Right or Adjudication Claim No(s): 63-07309
2. The following **REQUIRED** information must be submitted with this form:
 - A. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION.**
 - AND
 - B. **PLAT OF PROPERTY** or **SURVEY MAP** for parcel of ten acres or less. (These are usually attached to your deed or on file with the county.)
 - OR
 - C. For water rights or adjudication claims involving ten or more irrigated acres, a USDA Farm Service Agency **AERIAL PHOTO** with irrigated acres outlined and point(s) of diversion clearly marked.
3. Name and Address of Former Owner/Claimant Irene J. Aitchison
254 Schmeizer Lane
4. New Owner/Claimant(s) Jay E & Janet B. Combs
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
 New Mailing Address 271 Schmeizer Lane
 City, State and ZIP Code Boise Idaho 83706
 New Telephone Number (208) 343-3565
5. Date you acquired the property ~~Jan 8, 1988~~ July 15, 1998
6. If you have acquired only a portion of the former owner's property, IDWR may need to split the water right(s) or adjudication claim(s). If this applies, describe in detail your portion of each water right or adjudication claim in the spaces below. If necessary, attach additional pages.
 Number of acres you irrigate 1 Number and type of stock N/A
 Diversion rate in CFS _____ Number of homes 1 Other uses house water
 If a water right or adjudication claim is being split and you are not sure how to identify your portion of the original right or claim, please contact the nearest IDWR office for assistance.
7. Signature of New Owner or Claimant(s) Jay Combs
Janet Combs
- Corporations or other organizations must submit a list of directors and/or officers demonstrating authority to sign this form.
8. For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him or her for all matters related to your claims.

INSTRUCTIONS

This form has been prepared to assist new owners of property to comply with the requirements of Sections 42-248 and 42-1409(6), Idaho Code. Section 42-248 requires certain property holders to notify the Department of Water Resources (IDWR) of any change in mailing address or ownership of all or part of a water right record on file with IDWR. Section 42-1409(6) provides that new property owners must notify IDWR of any change in ownership of a water right during an adjudication of water rights. Required claims may be filed by a new owner.

Separate brochures are available from IDWR describing the adjudication of water rights and the requirement to notify IDWR of changes in ownership. Please contact your nearest IDWR office, or call 1-800-451-4129, if you would like more information or need help completing this form. Please attach additional sheets to the form if you require additional space to describe or explain any of the items on the form.

1. If there are water rights associated with the property, the seller should be able to provide you with the water right or adjudication claim number(s). Please enter these number(s) at **Item 1**. If you or the seller believes there are water rights for the property but the numbers are unknown, you may wish to contact IDWR for assistance in identifying the water rights for the property in question. If claims for the rights are required, and have not been filed, IDWR will so advise you.
2. The information described at **Item 2** is required, since IDWR cannot process the requested change without documentation of ownership. The preferred types of documentation are shown; contact IDWR if you have difficulty obtaining this information. Do not obtain a new survey for purposes of this form before contacting IDWR.
3. Please provide the name and address of the former owner of the water right and/or adjudication claim at **Item 3**.
4. The name, mailing address, and telephone number of the new owner(s) is entered at **Item 4**. Please indicate the relationship between multiple owners by using the connector 'and', 'or', or 'and/or'. If an 'and' is used, all parties must sign this form. If an 'and/or' or 'or' is used, all parties may sign. However, only one of the named parties is required to sign.
5. At **Item 5**, please provide the date the property in question was acquired. This may be the date of "closing" in the case of a real estate transaction or the date of court order for other types of ownership changes.
6. You may be purchasing only a portion of the total water right held by the seller. This means the water right held by the seller may be "split" to provide your share of the right in question. Be sure to include a description of the portion of the water right you have purchased at **Item 6**.

Please provide as much detail as possible concerning your water right: include the number of homes, irrigated acreage if more than 1/2 acre is irrigated, type and number of stock if your right is for stockwater, etc. In the absence of information to the contrary, IDWR will assume the intent is to split the rights *proportionately*.
7. The new owner(s) must sign the form in the space(s) provided at **Item 7**. Corporations and other organizations must submit a list of directors or officers demonstrating the authority of the director or officer to sign the form.
8. There is no filing fee. When complete, you should retain a copy and return the original of the form to the IDWR office nearest you:

IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082
(208) 334-2190

IDWR Southern Region
1341 Fillmore St., Suite 200
Twin Falls, ID 83301-3380
(208) 736-3033

IDWR Northern Region
1910 Northwest Blvd., Suite 210
Coeur d'Alene, ID 83814-2615
(208) 769-1450

IDWR Eastern Region
900 N. Skyline Dr., Suite A
Idaho Falls, ID 83402-1718
(208) 525-7161

Owner's Policy

American Land Title Association Owner's Policy 10-17-92



Policy Number **SV 2918031**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota 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, the said Old Republic National Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers as of the date shown in Schedule A, the policy to be valid when countersigned by an authorized officer or agent of the Company.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of

1. (a) Any law, ordinance or governmental regulation (including, but not limited to, building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land, (ii) the character, dimensions or location of any improvement now or hereafter erected on the land, (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on
 - (a) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (b) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (i) to timely record the instrument of transfer; or
 - (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

Issued through the Office of:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

400 Second Avenue South, Minneapolis, Minnesota 55401

(612) 371-1111

Authorized Signatory

By

President

Attest

Secretary

(Continued from inside cover)

remedies in the proportion which the Company's payment bears to the whole amount of the loss

If loss should result from any act of the insured claimant, as stated above that act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation

(b) The Company's Rights Against Non-insured Obligors

The Company's right of subrogation against non-insured obligors shall exist and shall include, without limitation, the rights of the insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments which provide for subrogation rights by reason of this policy

14. Arbitration

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. All arbitrable matters when the Amount of Insurance is \$1,000,000 or less shall be arbitrated at the option of either the Company or the insured. All arbitrable matters when the Amount of Insurance is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the insured. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located

permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

15. Liability Limited to this Policy; Policy Entire Contract.

(a) This policy together with all endorsements, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest covered hereby or by any action asserting such claim, shall be restricted to this policy.

(c) No amendment of or endorsement to this policy can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or Validating Officer or Authorized Signatory of the Company.

16. Severability.

In the event any provision of the policy is held invalid or unenforceable under the applicable law, the policy shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

17. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to its Home Office: 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.

Agent#	State	Cty.	Prop.	Tran	Reissue Amt.	Re. Tran	Simultaneous	Issue
A11006	11	001	1	010	\$			

OWNERS

SCHEDULE A

OFFICE FILE #	POLICY NUMBER	DATE OF POLICY	AMT OF INSURANCE	TOTAL PREMIUM
P165290	SV 2918031	July 16, 1998 AT 4:15 PM	\$200,000.00	\$1,282.50

1. Name of Insured:

JAY COMBS AND JANET COMBS

2. The estate or interest in the land to as covered by the policy is:

FEE SIMPLE

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

JAY COMBS AND JANET COMBS, HUSBAND AND WIFE

4. The land herein described is encumbered by the following mortgage or Trust Deed, and assignments:

NONE

5. The land referred to in this Policy is described as follows:

SEE SCHEDULE C

OWNER
SCHEDULE B

EXCEPTIONS FROM COVERAGE

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

Special Exceptions:

1. GENERAL TAXES FOR THE YEAR 1998, WHICH ARE LIENS, ARE NOT YET DUE AND PAYABLE.
2. ANY, RIGHT OR INTEREST IN ANY MINERAL, MINERAL RIGHTS, OR RELATED MATTERS, INCLUDING BUT NOT LIMITED TO OIL, GAS, COAL, AND OTHER HYDROCARBONS.
3. SEWERAGE CHARGES AND SPECIAL ASSESSMENT POWERS OF THE CITY OF BOISE. NO SPECIAL ASSESSMENTS NOW SHOW OF RECORD.
4. LIENS AND ASSESSMENTS OF THE FOLLOWING DISTRICT AND THE RIGHTS AND POWERS THEREOF AS PROVIDED BY LAW. NO DELINQUENCIES APPEAR IN THE COUNTY RECORDER'S OFFICE.
DISTRICT: WHITNEY FIRE PROTECTION DISTRICT
5. DITCH, CANAL, ROAD AND NATURAL WATERWAYS EASEMENTS AS THE SAME MAY EXIST OVER THE PREMISES.
6. TERMS AND PROVISIONS OF JOINT USE AND MAINTENANCE AGREEMENT
DATED: AUGUST 9, 1989
RECORDED: AUGUST 11, 1989
INSTRUMENT NO.: 8938103
7. TERMS, CONDITIONS, AND PROVISIONS OF THE TRUST UNDER WHICH TITLE IS VESTED.
8. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE RIVER OR CREEK HEREIN NAMED, OR DUE TO SAID RIVER OR CREEK HAVING CHANGED ITS COURSE.
NAME OF RIVER/CREEK: LOGGER CREEK
9. RIGHT OF THE STATE OF IDAHO IN AND TO THAT PORTION OF SAID PREMISES, IF ANY, LYING IN THE BED OR THE FORMER BED OF THE LOGGER CREEK.

CONTINUED

10. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT:
 - A.
SAID LAND OR ANY PART THEREOF IS NOW OR AT ANY TIME HAS BEEN BELOW THE ORDINARY HIGH WATER MARK OF THE LOGGER CREEK
 - B.
SOME PORTION OF SAID LAND HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED
 - C.
SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE LOGGER CREEK, OR HAS BEEN FORMED BY ACCRETION TO SUCH PORTION SO CREATED
11. AN EASEMENT CONTAINING CERTAIN TERMS, CONDITIONS AND PROVISIONS AFFECTING A PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN FOR: A PERPETUAL AND PERMANENT EASEMENT AND RIGHT OF WAY, THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PREMISES HEREINAFTER DESCRIBED, AND THE RIGHT TO BUILD A ROAD OR ROADS WITH WHICH TO IMPLEMENT THIS RIGHT OF INGRESS AND EGRESS.
IN FAVOR OF: IRENE J. AITCHISON
RECORDED: OCTOBER 16, 1969
INSTRUMENT NO.: 727434
AFFECTS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7, MARTIN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE COUNTRY RECORDER, ADA COUNTY, IDAHO; THENCE SOUTH 0 DEGREES 44' WEST ALONG THE WEST BOUNDARY OF SAID SUBDIVISION 40 FEET; THENCE SOUTH 89 DEGREES 17' EAST 35 FEET; THENCE NORTH 0 DEGREES 41' EAST 40 FEET; THENCE NORTH 89 DEGREES 17' WEST 35 FEET TO THE PLACE OF BEGINNING.
12. ANY EASEMENTS NOT DISCLOSED BY THOSE PUBLIC RECORDS WHICH IMPART CONSTRUCTIVE NOTICE AND WHICH ARE NOT VISIBLE AND APPARENT FROM AN INSPECTION OF THE SURFACE OF SAID LAND.
13. ANY SERVICE, INSTALLATION OR CONSTRUCTION CHARGES FOR SEWER, WATER GARBAGE OR ELECTRICITY.
14. THIS POLICY DOES NOT INSURE AGAINST ANY ADVERSE CLAIM ARISING BY REASON OF THE LOCATION OF EXISTING FENCES.

END OF EXCEPTIONS

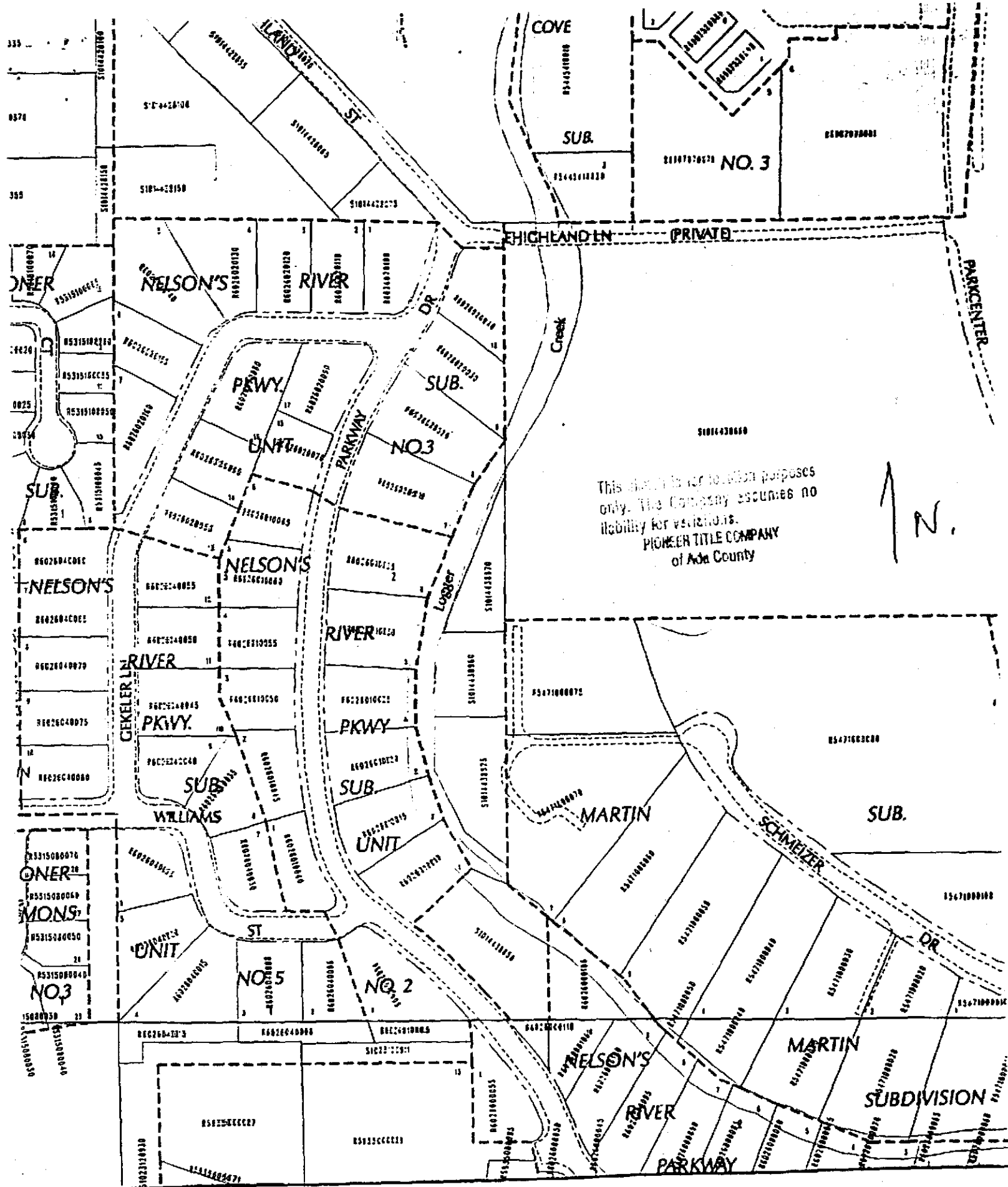
NOTE:

THERE IS NO NOTICE OF RECORD AND THEREFORE NO SEARCH HAS BEEN MADE FOR ANY UNPAID ASSESSMENTS, CHARGES OR FEES FOR SEWER, WATER, GARBAGE, IRRIGATION AND OTHER POSSIBLE UTILITY SERVICES.

SCHEDULE C

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, LYING ADJACENT TO MARTIN SUBDIVISION AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 7, MARTIN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE WITH THE ADA COUNTY RECORDER'S OFFICE;
THENCE NORTH 0 DEGREES 44' EAST, 234.03 FEET TO A POINT ON THE CREEK BANK;
THENCE SOUTH 23 DEGREES 23' WEST ALONG THE CREEK 275.26 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 16' EAST 106.01 FEET TO A POINT;
THENCE NORTH 0 DEGREES 44' EAST 20.0 FEET TO THE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION



DATE: 03/19/99
PAGE: 1

Comments: Date: 02/14/1997 User-ID: CORR2 Subject: COPIED FROM REMARKS
THIS RIGHT WAS ORIGINALLY LICENSED FOR IRRIGATION FOR ONE ACRE.
CLAIMANT HAS SINCE BEEN USING THE RIGHT FOR A DOMESTIC FOR ONE
HOUSEHOLD, AND IRRIGATION OF ONE-HALF ACRE OR LESS. THE REASON
FOR THIS CHANGE WAS BECAUSE BOISE WATER CORPORATION REFUSED TO
ALLOW THE CLAIMANT TO REPLACE THE SUPPLY LINE FROM THE METER
WHEN IT FAILED AND FLOODED THE RESIDENCE. THE LENGTH OF SEASON
FOR THE CHANGE IN NATURE OF USE WILL BE SLIGHTLY LONGER, BUT
TOTAL WATER USED WILL BE LESSENER. THE AMOUNT OF LAND INVOLVED
QUALIFIES FOR SMALL DOMESTIC AND STOCKWATER WITH USE UNDER A
TOTAL OF 13,000 GALLONS PER DAY.

Date: 03/19/1999 User-ID: SSHERMAN Subject: ADDRESS CHANGE
ADDRESS CHANGE BY NOTE AND TELEPHONE CONVERSATION WITH CLAIMANT'S
NIECE, WANDA NELSON.

Audit: 03/19/99 SSHERMAN

=====

Dates:	Exam Made Date:	Verified Date:	Objection Filed Date:
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Misc:	Water District Number:	Field Inspection Flag: Presumption Flag:
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Comments: Date: 02/14/1997 User-ID: CORR2 Subject: COPIED FROM REMARKS
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Date: 03/19/1999 User-ID: SSHERMAN Subject: ADDRESS CHANGE
ADDRESS CHANGE BY NOTE AND TELEPHONE CONVERSATION WITH CLAIMANT'S
NIECE, WANDA NELSON.

Date: 04/28/1999 User-ID: DBUFFING Subject: NAME CHANGE - OWNERSHIP CHANGE
THE DATA IN THE NAME FIELD WAS CHANGED TO SHOW THIS RIGHT HAS AN
OWNERSHIP CHANGE.

Audit: 04/28/99 DBUFFING



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190

FAX (208) 334-2348

April 29, 1999

DIRK KEMPTHORNE
GOVERNOR

KARL J. DREHER
DIRECTOR

RE: Water Right No. 63-07309

Janet B Combs
Jay E Combs
271 Schmeizer Ln
Boise ID 83706

Dear Property Owners:

Enclosed is a copy of the above referenced water right which reflects the change in ownership of the land and appurtenant water rights covered under the original filing. Also enclosed is a copy of the Notice of Completed Administrative Proceedings which has been sent to the Snake River Basin Court as notification of the change.

If you have any questions concerning the enclosed water rights, please feel free to contact this office.

Sincerely,


Denise Buffington
Records Clerk
Adjudication Section
Western Region

DB:db

Enclosures

cc: Martin V Nelson and Irene J Aitchison

DATE: 09/06/98
PAGE: 1

Misc:

Water District Number:	Field Inspection Flag:
	Presumption Flag:

Comments:

Date: 02/14/1997 User-ID: CORR2 Subject: COPIED FROM REMARKS
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QUALIFIES FOR SMALL DOMESTIC AND STOCKWATER WITH USE UNDER A
TOTAL OF 13,000 GALLONS PER DAY.

Audit: 09/06/98 CWALKER

DATE: 08/27/98
PAGE: 23

Dates:	Exam Made Date:	Verified Date:	Objection Filed Date:
Misc:	Water District Number:	Field Inspection Flag:	Presumption Flag:

AJ5809NP
No. R63-07309

IDAHO DEPARTMENT OF WATER RESOURCES
ADJUDICATION CLAIM PROFILE REPORT

DATE: 08/27/98
PAGE: 24

Comments:

Date: 02/14/1997 User-ID: CORR2 Subject: COPIED FROM REMARKS
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QUALIFIES FOR SMALL DOMESTIC AND STOCKWATER WITH USE UNDER A
TOTAL OF 13,000 GALLONS PER DAY.

Audit: 02/14/97 CORR2

WR5809NP
No. 63-07309

OWNER CODE	NAME & ADDRESS	PRIORITY DATE	WATER USE	USE PERIOD FROM TO	DIVERSION RATE	DIVERSION VOLUME
C	IRENE J. AITCHISON 254 SCHWEITZER BOISE ID	03/20/1970	IRRIGATION	03/15 11/01	0.040 CFS	4.50 AFA
				TOTAL DIVERSION:	0.040 CFS	4.50 AFA

[illegible]

Pou County: ADA	
Dates:	App. Received: Proof Due Date: Exam Made Date: Licensed Date:
	09/12/1979
Misc:	Water District Number: Field Exam Fee:
Audit:	05/20/85 05/01/88 CONVERT
	Priority Date: Proof Made Date: Exam Sent to S.O.:
	03/20/1970

WATER RIGHT NUMBER - A63-07309 PREFIX TRANSLATION: ADJUDICATION CLAIM OLD (D) NUMBER -

+ - - - - LAST NAME - - - - + + - - - - FIRST NAME - - - - + + - - - - ADDRESS - - - - - +

*** C - CURRENT OWNER ***
AITCHISON

IRENE J.

1 - 254 SCHMEIZER LANE

2 -

3 -

CITY- BOISE

PHONE - 208-343-5307

1 - 2963 LAW AVE

2 -

3 -

CITY- BOISE

PHONE - 208-343-6144

STATE- ID ZIP- 83706

MARTIN V.

STATE- ID ZIP- 83706

+ - - - - PRIORITY DATE - - - - + + - - - - REGION - - - - + + - - - - STAGE - - - - + + - - - - STATUS - - - - +
03/20/1970 14 WESTERN L - LICENSE

+ - - - - SOURCE - - - - - + + - - - - TRIBUTARY - - - - - + + - - - -

GROUNDWATER

+ - - - - + - - - - POINT OF DIVERSION - - - - - + + - - - - STREAM INDEX (BLANK IF NO INDEX CODE)

TWN RNG SEC TRACT LOT RFLG COUNTY

03N 02E 14 NW SW SE (1) ADA

+ - - - - + - - - - WATER USE - - - - - + + - - - - DIVERSION RATE + - - - - DIVERSION VOLUME

CODE DESCRIPTION PERIOD FROM PERIOD TO

43 - DOMESTIC

01/01 12/31

0.040

+ - - - - TOTAL DIV. RATE - - - - + + - - - - TOTAL DIV. VOLUME - - - - + + - - - - TOTAL DIV. CAPACITY - - - - + + - - - - TOTAL CONSUMPTIVE USE - - - - + + - - - - KW USAGE - - - - +

0.040

+ - - - - + - - - - PLACE OF USE - - - - - + + - - - - DESCRIPTION + - - - - COUNTY

TWN RNG SEC TRACT LOT ACRES CODE

03N 02E 14 SW SE

43 DOMESTIC

(1) ADA

+ - - - - DIVERSION MEANS - ORILLED WELL, APP. 4.5' DEPTH, WITH PUMP & PIPELINE

+ - - - - NON-IRRIGATION USE - DOMESTIC FOR ONE HOUSEHOLD, LAWN AND GARDEN, LESS THAN 1/2-ACRE

+ - - - - OTHER RIGHTS FOR SAME USE - IRRIG. RIGHTS SO. BOISE IRRIG.

+ - - - - + - - - - REMARKS - - - - - + + - - - -

THIS RIGHT WAS ORIGINALLY LICENSED FOR IRRIGATION FOR ONE ACRE.
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WATER RIGHT NUMBER - A63-07309 PREFIX TRANSLATION: ADJUDICATION CLAIM

REMARKS
QUALIFIES FOR SMALL DOMESTIC AND STOCKWATER WITH USE UNDER A
TOTAL OF 13,000 GALLONS PER DAY.

OLD WATER RIGHT NUMBERS
NO OLD WATER RIGHT NUMBERS FOUND.

CONDITIONS OF APPROVAL
NO CONDITIONS OF APPROVAL FOUND.

DEGREE PLAINTIFF
DEGREE DEFENDANT
DEGREE DATE
00/00/0000

AUDIT FIELDS - 06/26/89 LUTHY

COMMENTS
NO COMMENTS FOUND

ADJUDICATION RIGHTS DATES AND FLAGS AREA

COURT REPORT FILING	00/00/0000	FIELD INSPECTION MADE	00/00/0000	CIVIL CASE NUMBER	39576
OBJECTION FILED DATE	00/00/0000	FIELD INSPECTION FLAG		OLD CASE NUMBER	
RESPONSE FILED DATE	00/00/0000	VERIFIED DATE	05/20/1985	OLD JUDICIAL DISTRICT	
CLAIM RECEIVED DATE	06/26/1989	LAST AMENDED DATE	00/00/0000	TEMPORARY RIGHT	P
PROOF DUE DATE	00/00/0000	PROOF MADE DATE	00/00/0000	WATER DISTRICT	
LICENSED DATE	00/00/0000	RECEIPT NUMBER	C007788	FEDERAL/STATE INDICATOR	S
CLAIMS TAPE ERROR FLG		POU OWNERSHIP FLAG	Y	PRESUMPTION FLAG	
FEE EXEMPT FLAG		NAME CONNECTOR	OR		

51014438970

DATA ENTRY
ENTERED
CHECKED
7/1 2/8/92

Verified By
Topo Map/Ortho-PQ
ASCS Map
Watermaster Records
NAPP Photos
Field Exam
Other (See Remarks)
County Records
Witness Statement
Project Records
IDWR Records

VERIFIED
SEP 23 1991

CERTIFIED
SEP 23 1991
WATER EXAMINER