

RECEIVED

AUG 11 2022

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
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?
63-31913	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: Louis E. and Lola M. Lodigiani
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Theodore Wilson, Ttee, Theodore Wilson Trust & Susan M. Franks, Ttee, Susan M. Franks Survivor Trust
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or

40085 Bella Vista Rd

Mailing address

(951) 764-7687

Telephone

Temecula

City

sjfranks@verizon.net

Email

CA

State

92592

Zip

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: 07/29/2022
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] Trustee 6 Aug '22
Signature of new owner/claimant Title, if applicable Date
Theodore Wilson
Print name
- Signature: [Signature] Trustee 08/06/2022
Signature of new owner/claimant Title, if applicable Date
Susan M. Franks
Print name

Received by KU Date 8.11.22 For IDWR Office Use Only: Receipt No. C113667 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 dh Date 9/1/22



AFTER RECORDING MAIL TO:

Susan M. Franks Survivor's Trust established under the
John C. and Susan M. Fran
40085 Bella Vista Road
Temecula , CA 92592-8228

2022-036859
RECORDED
07/29/2022 09:00 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 JWINSLOW \$15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4103-3972053 (TK)

Date: **July 13, 2022**

For Value Received, **Louis E. Lodigiani, also known as Lou Lodigiani and Lola M. Lodigiani, as Trustees of the Louis and Lola Lodigiani Revocable Living Trust dated May 19, 2016**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Susan M. Franks, Trustee, or Successor Trustee, under the Susan M. Franks Survivor's Trust established under the John C. and Susan M. Franks Family Trust dated May 11, 1995, as amended, as to an undivided 58.8% interest, and Theodore Wilson, Trustee of the Theodore Wilson Trust Agreement dated April 2, 2020, as to an undivided 41.2% interest**, hereinafter referred to as Grantee, whose current address is **40085 Bella Vista Road, Temecula , CA 92592-8228**, the following described premises, situated in **Canyon County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

Parcel I:

Part of the Northeast Quarter of the Northwest Quarter of Section 7, Township 5 North, Range 2 West, of the Boise Meridian, Canyon County, Idaho, described as follows:

Commencing at a brass cap monument marking the Northwest corner of Section 7, Township 5

North, Range 2 West, of the Boise Meridian, Canyon County, Idaho and running thence

North 89°32'55" East 1303.03 feet to the POINT OF BEGINNING; thence

North 89°32'55" East 552.68 feet to a point of curve with a radius of 50.00 feet, a central angle of 78°24'54" and a chord that bears

South 51°14'38" East 63.21 feet; thence to the left along said curve 68.43 feet; thence

South 12°02'11" East 222.42 feet; thence

South 2°50'01" East 184.60 feet; thence

South 10°07'32" East 138.27 feet to a point of curve with a radius of 20.00 feet, a central angle of 75°31'21" and a chord that bears

South 27°38'08" West 24.49 feet; thence to the right along said curve 26.36 feet to a point of reverse curve with a radius of 60.00 feet, a central angle of 70°55'17" and a chord that bears

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**South 29°56'10" West 69.62 feet; thence to the left along said curve 74.27 feet; thence
South 89°34'30" West 634.38 feet; thence
North 0°06'52" West 659.97 feet to the POINT OF BEGINNING.**

**Being Lot 18, High Plains Estates of Record of Survey, recorded April 21, 2004, as
Instrument No. 200421334, records of Canyon County, Idaho.**

PARCEL II:

A 60-foot wide right-of-way to be used for ingress-egress and utilities lying in the Southeast Quarter of Section 1, Township .5 North, Range 3 West of the Boise Meridian, the South Half of Section 6, Township 5 North, Range 2 West of the Boise Meridian and the North Half of Section 7, Township 5 North, Range 2 West of the Boise Meridian described as follows:

**Beginning at a brass cap monument marking the Southeast 1/16 corner of Section 1, Township 5 North, Range 3 West of the Boise Meridian and running thence
North 89°53'06" East 1316.24 feet to a brass cap monument marking the South 1/16 corner of said Section 1; thence
North 89°51'15" East 1286.78 feet to a brass cap monument marking the Southwest 1/16 corner of Section 6, Township 5 North, Range 2 West of the Boise Meridian; thence
North 89°41'07" East 1319.08 feet to a brass cap monument marking the center South 1/16 corner of said Section 6; said point being a point of curve with a radius of 60.00 feet, a central angle of 255°44'17" and a chord that bears
South 37°35'11" West 95.05 feet; thence to the right along said curve 267.81 feet to a point of reverse curve with a radius of 20.00 feet, a central angle of 75°31'21" and a chord that bears
North 52°33'13" West 24.49 feet; thence to the left along said curve 26.36 feet; thence
South 89°41'07" West 1160.53 feet to a point of curve with a radius of 50.00 feet, a central angle of 90°24'59" and a chord that bears
South 44°28'37" West 70.97 feet; thence to the left along said curve 78.90 feet; thence
South 0°43'52" East 1101.47 feet to a point of curve with a radius of 50.00 feet, a central angle of 89°43'13" and a chord that bears
South 45°35'29" East 70.54 feet; thence to the left along said curve 78.30 feet; thence
North 89°32'55" East 1224.01 feet; thence
North 89°51'00" East 2641.63 feet; thence
South 0°09'00" East 60.00 feet to a 5/8 inch iron rod with yellow plastic cap marked P.L.S. 7323 marking the Southeast corner of said Section 6; thence
South 89°51'00" West 2641.75 feet to a 5/8 inch iron rod with yellow plastic cap marked P.L.S. 7323 marking the South Quarter corner of said Section 6; thence
South 89°32'55" West 587.02 feet to a point of curve with a radius of 50.00 feet, a central angle of 101°35'06" and a chord that bears
South 38°45'22" West 77.49 feet; thence to the left along said curve 88.65 feet; thence
South 12°02'11" East 194.45 feet; thence
South 2°50'01" East 185.61 feet; thence
South 10°07'32" East 211.90 feet to a point of curve with a radius of 60.00 feet, a central angle of 255°31'21" and a chord that bears
North 62°21'52" West 94.87 feet; thence to the right along said curve 267.58 feet to a point of reverse curve with a radius of 20.00 feet, a central angle of 75°31'21" and a chord that**

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bears

North 27°38'08" East 24.49 feet; thence to the left along said curve 26.36 feet; thence
North 10°07'32" West 138.27 feet; thence
North 2°50'01" West 184.60 feet; thence
North 12°02'11" West 222.42 feet to a point of curve with a radius of 50.00 feet, a central
angle of 78°24'54" and a chord that bears North 51°14'38" West 63.21 feet; thence to the
left along said curve 68.43 feet; thence
South 89°32'55" West 1746.08 feet to a point of curve with a radius of 50.00 feet, a central
angle of 89°35'08" and a chord that bears
South 44°45'21" West 70.45 feet; thence to the left along said curve 78.18 feet; thence
South 0°02'13" East 485.13 feet to a point of curve with a radius of 20.00 feet, a central
angle of 75°31'21" and a chord that bears
South 37°47'54" East 24.49 feet; thence to the left along said curve 26.36 feet to a point of
reverse curve with a radius of 60.00 feet, a central angle of 255°31'21" and a chord that
bears
South 52°12'06" West 94.87 feet; thence to the right along said curve 267.58 feet; thence
North 0°02'13" West 611.80 feet to a brass cap monument marking the Southwest corner of
said Section 6; thence
North 89°55'43" West 658.93 feet to a point of curve with a radius of 60.00 feet, a central
angle of 243°01'43" and a chord that bears
North 31°31'17" East 102.30 feet; thence to the right along said curve 254.50 feet to a point
of reverse curve with a radius of 50.00 feet, a central angle of 62°57'52" and a chord that
bears
South 58°26'48" East 52.22 feet; thence to the left along said curve 54.95 feet; thence
North 89°42'46" East 1782.95 feet to a point of curve with a radius of 50.00 feet, a central
angle of 90°16'46" and a chord that bears
North 44°24'31" East 70.88 feet; thence to the left along said curve 78.78 feet; thence
North 0°43'52" West 1102.09 feet to a point of curve with a radius of 50.00 feet, a central
angle of 89°24'52" and a chord that bears
North 45°26'18" West 70.35 feet; thence to the left along said curve 78.03 feet; thence
South 89°51'15" West 1208.02 feet; thence
South 89°53'06" West 1316.31 feet; thence
North 0°02'31" East 60.00 feet to the POINT OF BEGINNING.

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TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the
Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said
Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all
encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations,
restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant
and defend the same from all claims whatsoever.

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Louis E. Lodigiani, also known as Lou Lodigiani
and Lola M. Lodigiani, as Trustees of the Louis
and Lola Lodigiani Revocable Living Trust dated
May 19, 2016

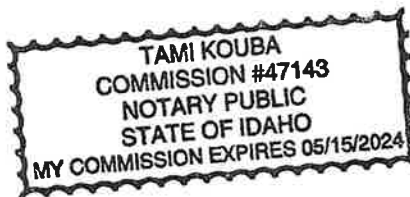
Louis E. Lodigiani Trustee
Louis Edward Lodigiani, Trustee

Lola May Lodigiani Trustee
Lola May Lodigiani, Trustee

STATE OF Idaho)
COUNTY OF Ada)
ss.

This record was acknowledged before me on 7/07/2022 by Louis E. Lodigiani and Lola M. Lodigiani as Trustee of Louis E. Lodigiani, also known as Lou Lodigiani and Lola M. Lodigiani, as Trustees of the Louis and Lola Lodigiani Revocable Living Trust dated May 19, 2016.

Tami Kouba
Signature of Notary Public
My Commission Expires: 05/15/2024





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 Gary Spackman

September 2, 2022

SUSAN M FRANKS SURVIVORS TRUST
THEODORE WILSON TRUST
40085 BELLA VISTA RD
TEMECULA CA 92592-8228

Re: Change in Ownership for Water Right No: 63-31913

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right 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) 287-4920 or debby.judd@idwr.idaho.gov.

Sincerely,

Debby Judd
Technical Records Specialist

Enclosures