

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 23 2022

DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
45-11187	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-13881	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-13883	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Sandra Koyle
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Tyson Hutchison
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- Mailing address: PO Box 104 City: Albion State: ID Zip: 83311
Telephone: 208-431-6901 Email: thutch6901.th@gmail.com
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: 8/18/15
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] Title, if applicable: owner Date: _____
 Signature of new owner/claimant
- Print name: _____
- Signature: _____ Title, if applicable: _____ Date: _____
 Signature of new owner/claimant
- Print name: _____

For IDWR Office Use Only:

Received by: sq Date: 5-4-2022 Receipt No. 5039219 Receipt Amt. \$75-
 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: SUPPORT DATA Processed by: dm Date: 5-5-2022
 IN FILE # 45-11187



Order Number: 15254882

CASSIA COUNTY
RECORDED FOR:
TITLEONE - RUPERT
02:54:03 PM 08-13-2015
2015-003580
NO. PAGES: 1 FEE: \$10.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: HYoung
Electronically Recorded by Simplifile

Warranty Deed

For value received,

Lucky Koyle and Sandra D. Koyle, husband and wife

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

Tyson Hutchison and Sara Hutchison, husband and wife as community property with right of survivorship

whose current address is 913 South 1050 East Albion, ID 83311

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

TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE ROISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 7: Part of Lot 1, more particularly described as follows:

Commencing at the Northwest corner of said Section 7, said corner marked by a 5/8 inch rebar and 3 inch aluminum cap, which shall be the True Point of Beginning;

Thence North 89°22'28" East for a distance of 354.98 feet;

Thence South 00°19'15" West 25.00 feet to a 1/2 inch rebar set at the intersection thereof with the South line of the county road easement;

Thence continuing along said East line South 00°19'15" West 476.87 feet to a 1/2 inch rebar;

Thence continuing along said East line South 00°19'15" West 819.74 feet to a 1/2 inch rebar;

Thence along the South line thereof South 89°13'06" West 328.39 feet to a 1/2 inch rebar;

Thence South 89°13'06" West for a distance of 25.00 feet to the Southwest corner of Lot 1;

Thence North 00°15'06" East for a distance of 820.69 feet to a 1/2 inch rebar;

Thence continuing North 00°15'06" East for a distance of 501.86 feet to the True Point of Beginning.

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

Dated: August 13, 2015

Lucky Koyle

Sandra D. Koyle

State of Idaho, County of Cassia, ss.

On this 13th day of August in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Lucky Koyle and Sandra D. Koyle, known or identified to me 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.

Notary Public

Residing In: Rupert, Ida.

My Commission Expires: 6-20-2020

(seal)

JULIA G. COFFMAN
NOTARY PUBLIC
STATE OF IDAHO

RECEIVED

MAY 02 2022

DEPT OF WATER RESOURCES
SOUTHERN REGION

AFTER RECORDING MAIL TO:

Tyson Hutchison
913 South 1050 East
Albion, ID 83311

QUITCLAIM DEED

File No.: **963228RU (kw)**

Date: **May 14, 2021**

For Value Received, **Kirsten Hutchison, wife of Tyson Hutchison**, do(es) hereby convey, release, remise, and forever quit claim unto **Tyson Hutchison, a married man as his sole and separate property**, whose address is **913 South 1050 East, Albion, ID 83311**, herein after called the Grantee, the following described premises situated in **Cassia County, Idaho**, to-wit:

TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN CASSIA COUNTY, IDAHO

Section 7: Part of Lot 1, more particularly described as follows:

Commencing at the Northwest corner of said Section 7, said corner marked by a 5/8 inch rebar and 3 inch aluminum cap, which shall be the True Point of Beginning;
Thence North 89°22'28" East for a distance of 354.98 feet;
Thence South 00°19'15" West 25.00 feet to a 1/2 inch rebar set at the intersection thereof with the South Line of the county road easement;
Thence continuing along said East line South 00°19'15" West 476.87 feet to a 1/2 inch rebar;
Thence continuing along said East line South 00°19'15" West 819.74 feet to a 1/2 inch rebar;
Thence along the South line thereof South 89°13'16" West 328.39 feet to a 1/2 inch rebar;
Thence South 89°13'06" West for a distance of 25.00 feet to the Southwest corner of lot 1;
Thence North 00°15'06" East for a distance of 820.69 feet to a 1/2 inch rebar;
Thence continuing North 00°15'16" East for a distance of 501.86 feet to the True Point of Beginning.

together with its appurtenances.


Kirsten Hutchison

On this ____ day of May, 2021, before me, a Notary Public in and for said State, personally appeared **Kirsten Hutchison**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that she executed the same.

Commission Expires: _____



First American Title Company

RECEIVED

MAY 02 2022

DEPT OF WATER RESOURCES
SOUTHERN REGION

QUITCLAIM DEED ESCROW INSTRUCTIONS

To: **First American Title Company**
Escrow Officer: **Kortney Ward**

File No.: **963228RU (kw)**
Date: **May 14, 2021**

Re: **913 South 1050 East, Albion, ID 83311**

As a condition of the loan, the lender requires that the property be owned in the name of **Tyson Hutchison**. You are instructed to prepare a Quitclaim Deed from **Sara Hutchison, an unmarried woman who acquired title as Sara Hutchison, a married woman** to **Tyson Hutchison, a married man as his sole and separate property** and obtain Grantor(s) signature(s) on said deed.

You are instructed to record said deed.

The undersigned understands and agrees that their interest in the property will cease, or be materially affected by the execution and recordation of the deed. First American Title Company has requested that we consult with our attorney. Our signatures appear on the Quitclaim Deed after either consulting with our attorney or having the opportunity to do so. The undersigned understands that First American Title Company is preparing the deed solely at our and our lender's request, and agree to indemnify and hold First American Title Company harmless from and against actions or damages, included but not limited to attorney's fees and court costs, that may be incurred by reason of First American Title Company having prepared and recorded said Quitclaim Deed.

If the above mentioned transaction does not close, we instruct you to:

- 1) Record the quitclaim deed and bill us for the recording fee.
Send the bill to:
- 2) Return the unrecorded quitclaim deed to:

Dated: **May 14, 2021**

By: 
Tyson Hutchison

By: 
Sara Hutchison



First American Title Company

QUITCLAIM DEED ESCROW INSTRUCTIONS

To: **First American Title Company**
Escrow Officer: **Kortney Ward**

File No.: **963228RU (kw)**
Date: **May 14, 2021**

Re: **913 South 1050 East, Albion, ID 83311**

As a condition of the loan, the lender requires that the property be owned in the name of **Tyson Hutchison**. You are instructed to prepare a Quitclaim Deed from **Kirsten Hutchison** to **Tyson Hutchison, a married man as his sole and separate property** and obtain Grantor(s) signature(s) on said deed.

You are instructed to record said deed.

The undersigned understands and agrees that their interest in the property will cease, or be materially affected by the execution and recordation of the deed. First American Title Company has requested that we consult with our attorney. Our signatures appear on the Quitclaim Deed after either consulting with our attorney or having the opportunity to do so. The undersigned understands that First American Title Company is preparing the deed solely at our and our lender's request, and agree to indemnify and hold First American Title Company harmless from and against actions or damages, included but not limited to attorney's fees and court costs, that may be incurred by reason of First American Title Company having prepared and recorded said Quitclaim Deed.

If the above mentioned transaction does not close, we instruct you to:

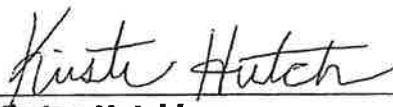
(1) Record the quitclaim deed and bill us for the recording fee.

Send the bill to:

(2) Return the unrecorded quitclaim deed to:

Dated: **May 14, 2021**

By: 
Tyson Hutchison

By: 
Kirsten Hutchison

File No.: 963228RU

Printed: 05/14/2021, 11:53 AM

Officer/Escrow Officer: Kortney Ward/kw

Settlement Location:

417 N. Overland Ave., Burley, ID 83318

First American Title Company

417 N. Overland Ave. • Burley, ID 83318

Phone: (208)878-4772 Fax: (208)878-4780

Final Settlement Statement



Property Address: 913 South 1050 East, Albion, ID 83311

Borrower: Tyson Hutchison

Lender: Idaho Central Credit Union

Settlement Date: 05/21/2021

Disbursement Date: 05/26/2021

Description	Borrower	
	Debit	Credit
Financial		
Loan Amount - Idaho Central Credit Union		
Loan Charges		
Loan Charges to Idaho Central Credit Union		
Prepaid Interest 05/26/21 to 06/01/21		
Origination Fee		
Underwriting Fee		
Appraisal Fee to Southern Idaho Appraisals, LLC		
Credit Report to CoreLogic Credco		
Flood Certification to CoreLogic Flood Services		
Tax Service		
Impounds		
Homeowner's Insurance 2 mo(s)		
County Property Taxes 2 mo(s)		
Title Charges & Escrow / Settlement Charges		
Title - Policy-Extended Lender's Policy		
Policy-Extended Lender's Policy to First American Title Company		
Title - Endorsement 22-06 Location		
Endorsement 22-06 Location to First American Title Company		
Title - Endorsement 7.1-06 Manufactured Home		
Endorsement 7.1-06 Manufactured Home to First American Title Company		
Title - Endorsement 8.1-06 Environmental		
Endorsement 8.1-06 Environmental to First American Title Company		
Title - Endorsement 9-06 REM		
Endorsement 9-06 REM to First American Title Company		
Title - Reconveyance Tracking		
Reconveyance Tracking to First American Title Company		
Title - Settlement or Closing Fee		
Settlement or Closing Fee to First American Title Company		
Title - Courier and Handling Fee Refinance		

This is a summary of the closing transaction prepared by First American Title Company. This document is not intended to replace the Closing Disclosure form.

Description	Borrower	
	Debit	Credit
Courier and Handling Fee Refinance to First American Title Company		
Title - e-document filing fee		
e-document filing fee to First American Title Company		
Government Recording and Transfer Charges		
Recording Fee-Mortgage		
Recording Fee-Miscellaneous QCD (2)		
Payoff(s) and Payment(s)		
Idaho Central Credit Union		
Payoff balance valid thru 5/31/2021 to Idaho Central Credit Union		
Miscellaneous		
Homeowner's Insurance Premium to Farm Bureau		
Property Taxes 2020 2nd half to Cassia County Treasurer		
Subtotals		
Due To Borrower		
Totals		

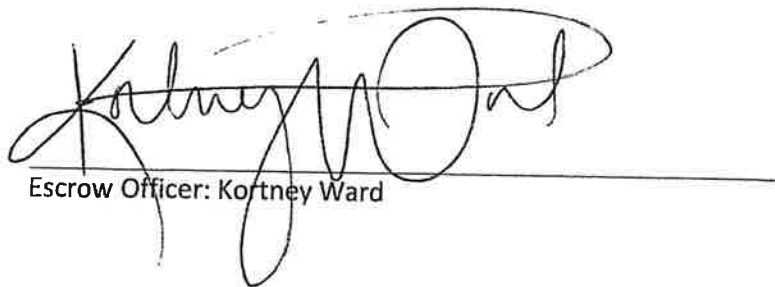
Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize First American Title Company to cause the funds to be disbursed in accordance with this statement.

Borrower(s):



Tyson Hutchison



Escrow Officer: Kourtney Ward

This is a summary of the closing transaction prepared by First American Title Company. This document is not intended to replace the Closing Disclosure form.

Cassia County Assessor

**203 East 15th Street
Burley, ID 83318
208-878-3540**

Transaction Verification /Homeowner's Exemption Application

Starting Tax Year: 2016

Parcel #

Date: 8-18-15

Owner(s) of Record: Tyson & Sara Hutchison

Mailing Address: PO Box 164

Physical Address: 913 S 1050 E

City, State: Albion, La S

City, State: Albion, Ind.

Zip: 53311

Zip: 83311

Transaction Verification

1. Type of Property Purchased: ☐ Bare land only ☐ Residence ☒ Manufactured Home
2. If your purchase was a Manufactured Home, was land included in the purchase: ☒ Yes ☐ No
3. TOTAL PURCHASE PRICE of this property \$ _____
4. Date property was Purchased (Mo/Day/Yr) 8 / 18 / 15
5. Date property was Occupied (Mo/Day/Yr) 8 / 18 / 15
6. Type of sale or activity: ☒ a typical home purchase ☐ to refinance property
☐ a transfer between relatives ☐ forced sale (e.g., in lieu of foreclosure, by a court order, etc.)
☐ a transfer of convenience (i.e. Quit Claim deed, create a life estate, name change, etc.)
7. Are you the first occupant of this dwelling: ☐ Yes ☒ No
8. Comments: _____

Homeowner's Exemption Eligibility Declaration

To qualify for a HOMEOWNER'S EXEMPTION under Idaho Code 63-602G, this property must serve as your primary dwelling. To receive the Homeowner's Exemption for the current year, you must apply & have occupied the dwelling before April 15. Applications received after this deadline will be considered for the next tax year.

1. Is there a co-signer on your loan? ☐ Yes ☒ No
If yes, Affidavit of Possessory & Security Interests is required to obtain full exemption.
2. Is this property held in title by a Trust? (Other than deed of trust) ☐ Yes ☒ No
If yes, Affidavit Regarding Residence of Trust is required to obtain exemption
3. Previous Address 230 E 10th N Malta, Tel 83342
4. Previous County Cassia
5. Is an exemption claimed at this address? NO

By signing this application I certify to the Cassia County Assessor that I meet all of the following requirements to qualify for the Homeowner's Exemption: 1) I am a resident of Idaho. 2) I own or am purchasing under contract and I occupy as my primary dwelling place the property herein described. 3) I have not made application for Homeowner's Exemption on any other previously mentioned property in the state of Idaho, and 4) the information I have provided is true and correct.

ALL OWNERS CLAIMING THE EXEMPTION MUST SIGN

Sara Hutchinson

8 18 15

Owner/Occupant Signature _____

Date _____

Work Phone 436-4322

Home Phone 431-9376

Email address Sara.jobott@hotmail.com

Would you like a receipt of this application? ☒ Yes ☐ No

Pursuant to Idaho Code 63-602G(5) upon discovery of evidence indicating the existence of an improperly claimed Homeowner's Exemption, the Assessor must assess a recovery of property taxes, plus costs, late charges and interest.



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

May 5, 2022

TYSON HUTCHISON
PO BOX 104
ALBION ID 83311-0104

Re: Change in Ownership for Water Right No(s): 45-11187, 45-13881 and 45-13883

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Water District 45F



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

March 28, 2022

TYSON HUTCHISON
PO BOX 104
ALBION ID 83311-0104

RE: Change in Ownership for Water Right No(s): 45-11187, 45-13881 and 45-13883

Dear Mr. Hutchison:

The Idaho Department of Water Resources (Department) received your Notice of Change in Water Right Ownership (Notice) for the above referenced water rights. The Notice could not be processed due to the following reasons:

- The appropriate filing fee of \$75.00 (\$25.00 *per water right*) was not included.
- Sufficient proof of ownership was not included with the Notice. Proof of ownership can be a copy of a Warranty Deed, Quitclaim Deed, Court Decree, or Contract of Sale. The Settlement Statement received cannot be accepted as sufficient proof of ownership.

Please submit the necessary information and filing fees within (30) thirty days of this letter, and the Department will be able to move forward with processing.

Thank you in advance. If you have any questions regarding this matter, please contact me at (208) 736-3033.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant 1

Enclosure(s)



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

February 23, 2022

TYSON HUTCHISON
913 S 1050 E
ALBION ID 83311

RE: Water Right No. 45-11187, 45-13881 and 45-13883

Dear Mr. Hutchison:

The Department has been notified that you may be the current owner(s) of a parcel of land associated with the water right(s) referenced above. Enclosed is additional information, for your review.

In order to update our records to reflect your ownership, you will need to file the enclosed Notice of Change in Water Right Ownership. Please complete the form and return to this office with all of the required information within sixty (60) days of the date of this letter.

Thank you in advance. If you have any questions regarding this letter, please feel free to contact our office.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant

Enclosures

IDAHO
650 /
TWIN

SC: 5330158525 0091N324183-02579
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
0111/20/21 842 7E 1 NIXIE

US POSTAGE
\$ 001.56
NOV 15 2021

RECEIVED
NOV 23 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

SANDRA KOYLE
PO BOX 123
ALBION, ID 83311

|||||

45-11187
45-13881
45-13883