

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 19 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
47-12010	Yes ☒ ~~Not~~	Yes ☐		Yes ☐	Yes ☐
47-12011	Yes ☒ ~~Not~~	Yes ☐		Yes ☐	Yes ☐
47-16841	Yes ☒ ~~Not~~	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Estate of DESSIE D. COURTNEY, a Protected Individual, Deceased
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Patrick J. Courtney, a married man dealing with his sole and separate property
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 2706 E 2500 N Twin Falls ID 83301
Mailing address City State ZIP
208-655-4243
Telephone Email
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: January 14, 2022
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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.

SUPPORT DATA

IN FILE # 47-12010

8. Signature: Pat Courtney 1-18-2022
Signature of new owner/claimant Title, if applicable Date
- Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by SG Date 1/19/22 Receipt No. 5039041 Receipt Amt. \$300.00
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 JS Date 1-28-2022

\$225.00 to be refunded to Titlefact inc

Case No. 76653 CM

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

THIS INSTRUMENT FILED FOR
RECORD BY TITLEFACT, INC. AS
AN ACCOMMODATION ONLY. IT
HAS NOT BEEN EXAMINED AS TO
ITS EXECUTION OR AS TO ITS
EFFECT UPON THE TITLE.

CERTIFIED TO BE A TRUE AND
EXACT COPY OF THE ORIGINAL

TITLEFACT, INC.

TWIN FALLS COUNTY

RECORDED FOR:
TITLEFACT, INC.

09:26:26 AM 01-19-2022

2022001144

NO. PAGES 4 FEE: \$15.00

KRISTINA GLASCOCK
COUNTY CLERK

DEPUTY: CT

Electronically Recorded by Simplifile

PERSONAL REPRESENTATIVE'S DEED

FOR VALUE RECEIVED Ataraxis Accounting and Advisory Services, Chtd, Nancy Koonce, as its agent, as Personal Representative of the Estate of DESSIE D. COURTNAY, a Protected Individual, Deceased, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto PATRICK J. COURTNAY, a married man dealing with his sole and separate property, hereinafter called Grantee, whose address is:

2702 East 2500 North, Twin Falls, ID 83301
the following described premises in Twin Falls County, Idaho; to-wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and 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 they are free from all encumbrances except as described above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: January 14, 2022

Estate of DESSIE D. COURTNAY, a Protected Individual, Deceased

By: Ataraxis Accounting and Advisory Services, Chtd., Personal Representative

BY: Nancy Koonce, Authorized Agent
Nancy Koonce, Authorized Agent

STATE OF IDAHO
County of Twin Falls

On this 18th day of January, 2022, before me, a Notary Public, personally appeared Nancy Koonce, known or identified to me to be the person who executed the instrument and acknowledged to me that she executed the same as the Authorized Agent for Ataraxis Accounting and Advisory Services, Chtd., Personal Representative of the Estate of DESSIE D. COURTNAY, a protected individual, deceased.

Chantil Marlow
Notary Public for Idaho
Residing in Twin Falls
Commission Expires: 11-23-2026

CHANTIL MARLOW
COMMISSION #20204408
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/23/2026

PARCEL 2

L E G A L D E S C R I P T I O N

Part of Section 24 in Township 12 South, Range 16 East of the Boise Meridian, Twin Falls County, State of Idaho.

Beginning at the Southeast Corner of Section 24 in T.12 S., R.16 E., B.M. said corner marked by a ½" rebar; Thence South 89 degrees 56 minutes 24 seconds West along the south line of Section 24 for a distance of 2321.15 feet to the Point of Beginning;

THENCE South 89 degrees 56 minutes 24 seconds West along said section line for a distance of 336.07 feet to a ¾" rebar with 2" aluminum cap at the South ¼ Corner;

THENCE South 89 degrees 56 minutes 24 seconds West along said section line for a distance of 2645.33 feet to a ¾" rebar at the Southwest Corner of Section 24;

THENCE North 00 degrees 02 minutes 07 seconds East along the west line of Section 24 for a distance of 1074.00 feet to a ½" rebar;

THENCE North 28 degrees 17 minutes 03 seconds East for a distance of 829.40 feet to a ½" rebar;

THENCE North 70 degrees 35 minutes 53 seconds West for a distance of 416.10 feet to a ½" rebar on the west line of Section 24;

THENCE North 00 degrees 02 minutes 07 seconds East along said section line for a distance of 713.12 feet to a ¾" rebar at the West ¼ Corner;

THENCE North 89 degrees 55 minutes 34 seconds East along the north line of the SW¼ for a distance of 2644.97 feet to a ¾" rebar with 2" aluminum cap at the Center ¼ Corner;

THENCE North 00 degrees 01 minutes 39 seconds East along the west line of the E½ for a distance of 1157.82 feet to a ½" rebar;

THENCE North 00 degrees 01 minutes 39 seconds East along said ¼ section line for a distance of 23.88 feet to the centerline of a canal;

THENCE South 60 degrees 35 minutes 38 seconds East along said centerline for a distance of 94.49 feet;

THENCE South 87 degrees 03 minutes 07 seconds East along said centerline for a distance of 76.90 feet;

THENCE North 84 degrees 20 minutes 36 seconds East along said centerline for a distance of 135.25 feet;

(Con't on Page 2)

PARCEL 2 (Con't)

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THENCE North 87 degrees 16 minutes 25 seconds East along said centerline for a distance of 318.68 feet;

THENCE South 85 degrees 24 minutes 54 seconds East along said centerline for a distance of 87.62 feet;

THENCE South 58 degrees 54 minutes 12 seconds East along said centerline for a distance of 85.58 feet;

THENCE South 46 degrees 58 minutes 27 seconds East along said centerline for a distance of 102.33 feet;

THENCE South 35 degrees 12 minutes 01 seconds East along said centerline for a distance of 246.46 feet;

THENCE South 15 degrees 03 minutes 56 seconds East along said centerline for a distance of 95.77 feet;

THENCE South 11 degrees 10 minutes 12 seconds East along said centerline for a distance of 221.53 feet;
THENCE South 22 degrees 18 minutes 46 seconds East along said centerline for a distance of 85.56 feet;
THENCE South 30 degrees 07 minutes 07 seconds East along said centerline for a distance of 291.18 feet;
THENCE South 28 degrees 27 minutes 31 seconds East along said centerline for a distance of 363.55 feet;
THENCE South 46 degrees 46 minutes 39 seconds East along said centerline for a distance of 81.89 feet;
THENCE South 63 degrees 04 minutes 34 seconds East along said centerline for a distance of 514.48 feet;
THENCE South 00 degrees 01 minutes 28 seconds East for a distance of 16.51 feet to a ½" rebar;
THENCE South 00 degrees 01 minutes 28 seconds East for a distance of 58.18 feet to a ½" rebar;
THENCE South 89 degrees 58 minutes 32 seconds West for a distance of 515.86 feet to a ½" rebar;
THENCE along a curve to the left for a distance of 1667.36 feet to a ½" rebar, said curve having a radius of 1080.00 feet, a delta angle of 88 degrees 27 minutes 23 seconds, and a long chord bearing of South 45 degrees 40 minutes 59 seconds West for a distance of 1506.64 feet;
THENCE South 00 degrees 01 minutes 28 seconds East for a distance of 1091.45 feet to a ½" rebar;
THENCE South 00 degrees 01 minutes 28 seconds East for a distance of 25.00 feet to the Point of Beginning.

SUBJECT TO: a county road right of way along the south side.

PARCEL 3

L E G A L D E S C R I P T I O N

Part of the SE¼ of Section 24 in Township 12 South, Range 16 East of the Boise Meridian, Twin Falls County, State of Idaho.

Beginning at the Southeast Corner of Section 24 in T.12 S., R.16 E., B.M. said corner marked by a ½" rebar; Thence North 00 degrees 01 minutes 28 seconds West along the east line of Section 24 for a distance of 1292.12 feet to the Point of Beginning;

THENCE South 89 degrees 58 minutes 32 seconds West for a distance of 25.00 feet to a ½" rebar;

THENCE South 89 degrees 58 minutes 32 seconds West for a distance of 186.72 feet to a ½" rebar;

THENCE along a curve to the left for a distance of 375.38 feet to a ½" rebar, said curve having a radius of 1050.00 feet, a delta angle of 20 degrees 29 minutes 01 seconds, and a long chord bearing of North 21 degrees 31 minutes 29 seconds West for a distance of 373.39 feet;

THENCE North 89 degrees 58 minutes 32 seconds East for a distance of 283.57 feet to a ½" rebar;

THENCE South 00 degrees 01 minutes 28 seconds East for a distance of 35.00 feet to a ½" rebar;

THENCE North 89 degrees 58 minutes 32 seconds East for a distance of 40.00 feet to a ½" rebar;

THENCE North 89 degrees 58 minutes 32 seconds East for a distance of 25.00 feet to the east line of Section 24;

THENCE South 00 degrees 01 minutes 28 seconds East along said section line for a distance of 312.40 feet to the Point of Beginning.

TOGETHER WITH a drain field easement created in drain field easement recorded 1-19-2022 as instrument number 2022001143, more particularly described as follows;

Part of the SE¼ of Section 24 in Township 12 South, Range 16 East of the Boise Meridian, Twin Falls County, State of Idaho.

Beginning at the Southeast Corner of Section 24 in T.12 S., R.16 E., B.M. said corner marked by a ½" rebar; Thence North 00 degrees 01 minutes 28 seconds West along the east line of Section 24 for a distance of 1292.12 feet; Thence South 89 degrees 58 minutes 32 seconds West for a distance of 25.00 feet to a ½" rebar; Thence South 89 degrees 58 minutes 32 seconds West for a distance of 85.00 feet to the Point of Beginning;

THENCE South 00 degrees 01 minutes 28 seconds East for a distance of 20.00 feet;

THENCE South 89 degrees 58 minutes 32 seconds West for a distance of 200.00 feet;

THENCE North 00 degrees 01 minutes 28 seconds West for a distance of 20.00 feet;

THENCE North 89 degrees 58 minutes 32 seconds East for a distance of 98.28 feet to a ½" rebar;

THENCE North 89 degrees 58 minutes 32 seconds East for a distance of 101.72 feet to the Point of Beginning.

AND SUBJECT TO a county road right of way along the east side.



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

January 28, 2022

PATRICK J COURTNEY
2706 E 2500 N
TWIN FALLS ID 83301-0726

Re: Change in Ownership for Water Right No(s): 47-12010, 47-12011 & 47-16841

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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.

Also note that Titlefact Inc paid \$300.00 for three splits and these rights were not processed as splits. The fee for processing undivided rights is \$25.00 per right, making the total fee \$75.00. A refund request will be processed for \$225.00 to be returned to Titlefact Inc.

If you have any questions concerning the enclosed information, please contact me at (208) 736-3033.

Sincerely,

Bill Mills
Water Resource Agent, Senior

Enclosures

c: TITLEFACT INC

Mills, Bill

From: Mills, Bill
Sent: Friday, January 28, 2022 11:49 AM
To: IdwrPayable
Subject: Refund Request Receipt S039041
Attachments: Receipt S039041.pdf

Please refund TITLEFACT INC \$225.00. They submitted a notice of change of ownership for three water rights and paid for splits (\$300) and none of the rights needed to be divided, so the total processing fee was \$75.00. Check # 95638; Receipt S039041 (attached).

The mailing address is:

TITLEFACT INC
PO BOX 486
TWIN FALLS ID 83303-0486

Thank you!
Bill Mills