

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP AUG 18 2021

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?
71-7094	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: Alan D. McCombs
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Hilary & Christian Nickum
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or

P.O. Box 626 Hailey ID 83333
Mailing address City State Zip
(208) 720-6272 chnickum@cox.net
Telephone Email
208-720-2447

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: 09/10/20

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] 8-11-21
Signature of new owner/claimant Title, if applicable Date
Christian Nickum

Signature: [Signature] 8-11-21
Signature of new owner/claimant Title, if applicable Date
Hilary Nickum

Received by SG Date 8/18/21 For IDWR Office Use Only: Receipt No. 5038777 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 JB Date 10-26-21

Instrument # 258753

CHALLIS, CUSTER, IDAHO

09-14-2020 12:34:21

No. of Pages: 3

Recorded for: TITLEONE TWIN FALLS

Lura H. Baker

Fee: \$15.00

Ex-Officio Recorder Deputy: KW

Sun Valley Title

 A TitleOne Company

Quitclaim Deed

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

For value received, Barbara J. Simms

Does hereby convey, release, remise, and forever quit claim unto

Christian Nickum and Hilary F. Nickum, husband and wife

whose current address is PO Box 626, HAILEY ID 83333

the following described premises:

Water Right 71-07094

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 09/11/2020


Barbara J. Simms

State of Idaho County of Blaine SS.

On this 14 day of September in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Barbara J. Simms 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 PublicResiding at: Ketchum ID 91119
My Commission Expires: 11/1/2021
(seal)

Exhibit A

Instrument # 258753

Exhibit 'A'

Township 8 North, Range 14 East of the Boise Meridian, Custer County, Idaho

Section 17; Fraction of Northeast Quarter of the Southwest Quarter

Beginning at the Northwest corner; thence
South 450 feet; thence
East 186 feet; thence
North 450 feet; thence
West 186 feet to the Point of Beginning.

Instrument # 258752
CHALLIS, CUSTER, IDAHO
09-14-2020 12:34:21 No. of Pages: 3
Recorded for: TITLEONE TWIN FALLS
Lura H. Baker Fee: \$15.00
Ex-Officio Recorder Deputy: KW

20376450 SUT
503359 ATC

GRANT DEED

BARBARA J. SIMMS, as her sole and separate property, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, quitclaim and convey to CHRISTIAN NICKUM and HILARY F. NICKUM, husband and wife, Grantees, whose current mailing address is Post Office Box 626, Hailey, Idaho 83333, the following described real property, to-wit:

See Exhibit A attached hereto and incorporated herein by reference

Commonly known as: RP08N14E174820
TBD Hell Roaring Road, Challis, Idaho 83226

This property is transferred "as is—where is" with all faults.

SUBJECT TO taxes and assessments for the year 2020 and all subsequent years, together with any and all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

ALSO SUBJECT TO any exceptions set forth in the title insurance policy issued by Old Republic National Title Insurance Company through Alliance Title and Escrow Corp. in their File #503359.

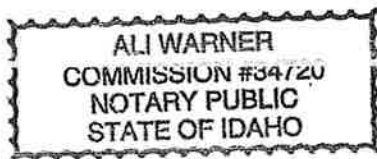
This conveyance shall include any and all appurtenances, including easements, rights-of-way and water rights attached to the property described.

IN WITNESS WHEREOF, the Grantor, Barbara J. Simms, hereunto subscribed her name to this instrument this 14 day of September, 2020.


Barbara J. Simms

STATE OF IDAHO)
COUNTY OF Blaine) : ss.

On this 14 day of September, 2020, before me, the undersigned, a notary public in and for the State of Idaho, personally appeared Barbara J. Simms, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.




Notary Public for Idaho
My Commission Expires on 9/19/24

Exhibit A

Instrument # 258752

Exhibit 'A'

Township 8 North, Range 14 East of the Boise Meridian, Custer County, Idaho

Section 17: Fraction of Northeast Quarter of the Southwest Quarter

Beginning at the Northwest corner; thence

South 450 feet; thence

East 186 feet; thence

North 450 feet; thence

West 186 feet to the Point of Beginning.

State of Idaho
Department of Water Resources
Water Right

71-7094

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 8/11/2021



Legend

- Point of Diversion
- Place of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters





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

October 26, 2021

CHRISTIAN NICKUM
HILARY F NICKUM
PO BOX 626
HAILEY ID 83333-0600

Re: Change in Ownership for Water Right No(s): 71-7094

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) 293-9909.

Sincerely,

Jim Bitzenburg
Senior Water Resource Agent

Enclosure(s)