

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

OCT 04 2021

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

WATER RESOURCES
WESTERN REGION

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. **DE**

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
78-12545 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
78-12546 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
78-12547 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
7812548 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Johnson & Roehler Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): John Russell Paynter
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
6312 Bear Creek Road Reno NV 89519
Mailing address City State Zip
wilsondogx2@yahoo.com
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: September 30, 2021 10-1-2021
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.

SUPPORT DATA

IN FILE # 78-12545

8. Signature: [Signature] Title, if applicable 9-24-2021
Signature of new owner/claimant Date
Print name

Signature: _____ Title, if applicable _____ Date _____
Signature of new owner/claimant
Print name

For IDWR Office Use Only:

Received by LE Date 10/04/2021 Receipt No. W049840 Receipt Amt. \$100.00
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 [Signature] Date 2-15-22

Instrument # 138441

COUNCIL, ADAMS, IDAHO

10-1-2021 09:52:16 AM No. of Pages: 2

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED

COPY

WARRANTY DEED

For Value Received, THE ROBERT EARL AND JUNE TERRI LENIGAN LIVING TRUST, dated May 31, 2007

the grantor, does hereby grant, bargain, sell and convey unto JOHN RUSSELL PAYNTER, a single man

the grantee, whose current address is 6312 Bear Creek Court, Reno, NV 89519

the following described premises, in Adams County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF:

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor hereby covenants to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that they will warrant and defend the same from all lawful claims whatsoever.

Date: September 20, 2021

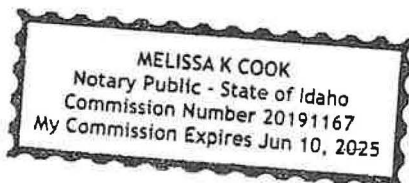
THE ROBERT EARL AND JUNE TERRI LENIGAN
LIVING TRUST, dated May 31, 2007

BY: Robert Earl Lenigan
ROBERT EARL LENIGAN, Trustee

BY: June Terri Lenigan
JUNE TERRI LENIGAN, Trustee

STATE OF IDAHO)
COUNTY OF ADA) : ss

On this 30th day of September, in the year of 2021, before me, a Notary Public in and for said State, personally appeared ROBERT EARL LENIGAN and JUNE TERRI LENIGAN known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as Trustees of THE ROBERT EARL AND JUNE TERRI LENIGAN LIVING TRUST, dated May 31, 2007 and acknowledged to me that they executed the same as such Trustees.



Melissa K Cook
Notary Public
Residing at: ADA County IDAHO
Commission expires: 6-10-25

EXHIBIT 'A'

PARCEL 1

Lot 1 of Block 1 of the WHITNEY RANCH SUBDIVISION NO. 1 as shown on the official plat thereof on file and of record in the office of the Adams County Recorder in Council, Idaho, recorded August 9, 1994 in Book 2 Plats page 11 as Instr. No. 86480.

EXCEPTING THEREFROM a parcel of land located in the NE1/4NW1/4 of Section 5, Township 18 North, Range 2 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

Commencing at the N ¼ corner of said Section 5, as shown on the plat of said Whitney Ranch No. 1;

Thence S 0°13'47" East, 353.69 feet;

Thence N 89°36'58" W., 319.31 feet to a point on a non-tangent curve, the POINT OF BEGINNING;

Thence Northwesterly along said curve to the right having a radius of 90.00 feet, an arc length of 38.21 feet, through a central angle of 24°19'39", and a chord bearing and distance of N 89°36'58" W., 37.93 feet;

Thence S 89°36'58" E., 37.93 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM a parcel of land, being a portion of Lot 1 Block 1, Whitney Ranch Subdivision No. 1, located in the NE1/4NW1/4 of Section 5, T18NR2EBM, Adams County, Idaho, more particularly described as follows:

COMMENCING at the W 1/16 corner common to said Section 5 and Section 32, T19NR2EBM, as shown on the plat of said Whitney Ranch No. 1;

Thence S 0°30'00"E., 357.78 feet;

Thence S 89°36'58" E., 50.01 feet to the POINT OF BEGINNING;

Thence S 89°36'58" E., 139.17 feet to a point on a non-tangent curve;

Thence Southwesterly along said curve to the left having a radius of 100.00 feet, an arc length of 47.37 feet, through a central angle of 27°08'21", and a chord bearing and distance of S 22°06'47" W., 46.93 feet;

Thence Southwesterly along a curve to the right having a radius of 170.00 feet, an arc length of 192.81 feet, through a central angle of 64°59'01", and a chord bearing and distance of S 41°02'07" W., 182.64 feet;

Thence N 0°30'00"W., 182.18 feet to the POINT OF BEGINNING.

AND

PARCEL 2

Two parcels of land located in the NE1/4NW1/4 and the NW1/4NE1/4 of Section 5, Township 18 North, Range 2 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

Parcel A:

Commencing at the N ¼ corner of said Section 5, as shown on the plat of said Whitney Ranch No. 1;

Thence S 0°13'47" E., 353.69 feet;

Thence N 89°36'58" W., 357.24 feet to the POINT OF BEGINNING;

Thence N 89°36'58" W., 774.19 feet to a point on a non-tangent curve;

Thence Northeasterly along said curve to the right having a radius of 100.00 feet, an arc length of 110.43 feet, through a central angle of 63°16'13", and a chord bearing and distance of N 67°19'04" E., 104.90 feet;

Thence Northeasterly along a curve to the left having a radius of 1135.00 feet, an arc length of 516.83 feet, through a central angle of 26°05'24", and a chord bearing and distance of N 85°54'29" E., 512.37 feet;

Thence Southeasterly along a curve to the right having a radius of 95.00 feet, an arc length of 125.55 feet, through a central angle of 75°43'12", and a chord bearing and distance of S 69°16'37" E., 116.61 feet;

Thence Southeasterly along a curve to the left having a radius of 90.00 feet, an arc length of 72.31 feet, through a central angle of 46°02'08", and a chord bearing and distance of S 54°26'05" E., 70.38 feet to the POINT OF BEGINNING.

Parcel B:

Commencing at the N ¼ corner of said Section 5, Township 18 North, Range 2 East, Boise Meridian, Adams County, Idaho as shown on the plat of said Whitney Ranch No. 1;

Thence S 89°36'58" E., 547.34 feet;

Thence S 4°01'09" E., 152.14 feet;

Thence S 25°09'02" W., 222.44 feet;

Thence N 89°36'58" W., 781.36 feet to a point on a non-tangent curve;

Thence Northeasterly along said curve to the left having a radius of 90.00 feet, an arc length of 43.19 feet, through a central angle of 27°29'42", and a chord bearing and distance of N 64°28'21" E., 42.78 feet;

Thence tangent from said curve, N 50°43'30" E., 260.72 feet;

Thence N 63°27'51" E., 87.16 feet;

Thence N 0°13'47" W., 129.13 feet to the POINT OF BEGINNING.

COPY

Instrument # 138440

COUNCIL, ADAMS, IDAHO

10-1-2021 09:50:07 AM No. of Pages: 2

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED

Karin Vaw

WARRANTY DEED

For Value Received, ROBERT E. LENIGAN and JUNE TERRI LENIGAN, husband and wife

the grantors, do hereby grant, bargain, sell and convey unto

THE ROBERT EARL AND JUNE TERRI LENIGAN LIVING TRUST, dated May 31, 2007

the grantee, whose current address is 10605 West Deep Canyon Drive, Star, ID 83669

the following described premises, in Adams County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF:

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantors hereby covenants to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that they will warrant and defend the same from all lawful claims whatsoever.

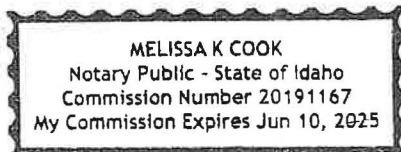
Date: September 20, 2021

Robert Earl Lenigan
ROBERT E. LENIGAN

June Terri Lenigan
JUNE TERRI LENIGAN

STATE OF IDAHO)
COUNTY OF ADA) : ss

On this 30th day of September, in the year of 2021, before me, a Notary Public in and for said State, personally appeared ROBERT E. LENIGAN and JUNE TERRI LENIGAN 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 they executed the same.



Melissa K Cook
Notary Public
Residing at: ADA COUNTY IDAHO
Commission expires: 6-10-25

#21-1478

EXHIBIT 'A'

PARCEL 2

Two parcels of land located in the NE1/4NW1/4 and the NW1/4NE1/4 of Section 5, Township 18 North, Range 2 East, Boise Meridian, Adams County, Idaho, more particularly described as follows:

Parcel A:

Commencing at the N ¼ corner of said Section 5, as shown on the plat of said Whitney Ranch No. 1;

Thence S 0°13'47" E., 353.69 feet;

Thence N 89°36'58" W., 357.24 feet to the POINT OF BEGINNING;

Thence N 89°36'58" W., 774.19 feet to a point on a non-tangent curve;

Thence Northeasterly along said curve to the right having a radius of 100.00 feet, an arc length of 110.43 feet, through a central angle of 63°16'13" , and a chord bearing and distance of N 67°19'04" E., 104.90 feet;

Thence Northeasterly along a curve to the left having a radius of 1135.00 feet, an arc length of 516.83 feet, through a central angle of 26°05'24", and a chord bearing and distance of N 85°54'29" E., 512.37 feet;

Thence Southeasterly along a curve to the right having a radius of 95.00 feet, an arc length of 125.55 feet, through a central angle of 75°43'12", and a chord bearing and distance of S 69°16'37" E., 116.61 feet;

Thence Southeasterly along a curve to the left having a radius of 90.00 feet, an arc length of 72.31 feet, through a central angle of 46°02'08", and a chord bearing and distance of S 54°26'05" E., 70.38 feet to the POINT OF BEGINNING.

Parcel B:

Commencing at the N ¼ corner of said Section 5, Township 18 North, Range 2 East, Boise Meridian, Adams County, Idaho as shown on the plat of said Whitney Ranch No. 1;

Thence S 89°36'58" E., 547.34 feet;

Thence S 4°01'09" E., 152.14 feet;

Thence S 25°09'02" W., 222.44 feet;

Thence N 89°36'58" W., 781.36 feet to a point on a non-tangent curve;

Thence Northeasterly along said curve to the left having a radius of 90.00 feet, an arc length of 43.19 feet, through a central angle of 27°29'42", and a chord bearing and distance of N 64°28'21" E., 42.78 feet;

Thence tangent from said curve, N 50°43'30" E., 260.72 feet;

Thence N 63°27'51" E., 87.16 feet;

Thence N 0°13'47" W., 129.13 feet to the POINT OF BEGINNING.

COPY

WHEN RECORDED RETURN TO:

Robert A. Wreggelsworth
Attorney at Law
623 West Hays Street
Boise, ID 83702

Instrument # 114535

COUNCIL, ADAMS, IDAHO

2007-06-04

02:02:04 No. of Pages: 4

Recorded for : ROBERT A WREGGELSWORTH

SHERRY WARD

Fee: 12.00

Ex-Officio Recorder Deputy

Index to: DEED

QUITCLAIM DEED

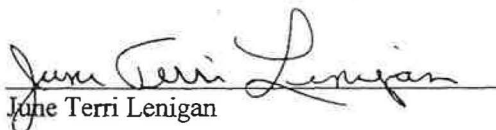
FOR VALUE RECEIVED, Robert E. Lenigan and June Terri Lenigan, husband and wife, whose current address is 10605 West Deep Canyon Drive, Star, Idaho 83669 ("Grantors") hereby **CONVEY, RELEASE, REMISE, AND FOREVER QUITCLAIM** to Robert Earl Lenigan and June Terri Lenigan, Trustees, or their successors in trust, under the ROBERT EARL AND JUNE TERRI LENIGAN LIVING TRUST, dated May 31, 2007, and any amendments thereto ("Grantee"), the real property located in Adams County, State of Idaho and further described on Exhibit A attached ("Real Property"), together with all appurtenances to the Real Property.

GRANTORS

Dated: 5-31-07

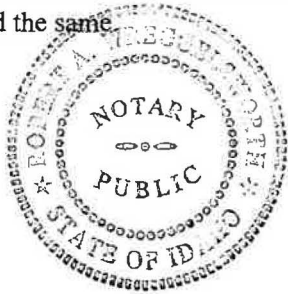

Robert E. Lenigan

Dated: May 31, 2007


June Terri Lenigan

STATE OF IDAHO)
) ss
County of Ada)

On this 31st day of May, 2007, before me, a notary public in and for the State of Idaho, personally appeared Robert E. Lenigan and June Terri Lenigan, Grantors, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.



Robert A. Wigglesworth
Notary Public for Idaho
My Commission Expires: 10/30/09

**EXHIBIT A
REAL PROPERTY**

Parcel 1:

Lot 1, Block 1, Whitney Ranch Subdivision #1, as shown on the official plat thereof on file and of record in the office of the Adams County Recorder in Council, Idaho, recorded August 9, 1994 in the Book of Plats as Instrument No. 86480.

Reserving therefrom a nonexclusive easement for the installation, maintenance and repair of underground utilities, sewers and drainage facilities, and rights incidental thereto, in favor of Grantor, together with the right to grant such easement to others, over a five foot strip of land, measured at right angles, within said lot lying parallel with and immediately adjacent to that certain private road shown on the map of said tract as Whitney Road Buena Vista Lane Big Creek Court.

Parcel 2:

A nonexclusive easement for ingress and egress, and rights incidental thereto, for use in common with others, over those fifty (50) foot strips of land shown as Whitney Road, Buena Vista Lane and Big Creek Court on the map of Whitney Ranch Subdivision #1, as shown on the official plat thereof on file and of record in the office of the Adams County Recorder in Council, Idaho, recorded August 9, 1994 in the Book of Plats as Instrument No. 86480.

Parcel 3:

A nonexclusive easement for ingress and egress, and rights incidental thereto, for use in common with others, over that fifty (50) foot strip of land shown as Whitney Road on the map of Whitney Ranch Subdivision #2, as shown on the official plat thereof on file and of record in the office of the Adams County Recorder in Council, Idaho, recorded October 17, 1994, in the Book of Plats as Instrument No. 86844.

Parcel 4:

All of the rights, benefits, privileges, and protections with respect to the Whitney Ranch Subdivision #1 that, under the provisions of the Declaration of Covenants, conditions and Restrictions recorded September 15, 1994, as Instrument No. 86644, are intended or stated to be for the benefit of or appurtenant to the above described Lot 1.

Parcel 5:

A nonexclusive easement for installation, operation, maintenance, servicing and replacement of underground utility lines along, across, through and under a strip of land five (5) feet in width lying within Whitney Road as shown on the official plat of Whitney Ranch Subdivision #1 on file and of record in the office of the Adams county Recorder in Council, Idaho, recorded August 9, 1994, in the Book of Plats as Instrument No. 86480 extending in as direct a line as practical from the utility lines lying within said Whitney Road as installed by the Grantor to the lot line between said Whitney Road and said Lot 1.

Parcel 6:

A membership appurtenant to Parcel 1, above, in the Whitney Ranch Homeowner's Association, Inc., a non-profit Idaho corporation.

The deed is given and accepted subject to the easements, rights, liens, charges, limitations, restrictions and other matters set forth in that certain amended and restated Declaration of Covenants, Conditions and Restrictions for the Whitney Ranch recorded October 21, 1994, as Instrument No. 86897, Official Records, in the office of the County Recorder of Adams County, Idaho, which are hereby incorporated by reference and expressly made a part hereof.

Reserving from said Parcels 1, 2, 3, and 4 unto the Grantor all easements described and/or provided for in said Declaration.

Notary Public
Residing at: 199 Figueroa St. Ventura CA
Commission expires: 10/28/2008

EXHIBIT 'A'

**LEGAL DESCRIPTION
UNPLATTED REMAINDER TO
LOT 1 BLOCK 1 WHITNEY RANCH SUBDIVISION NO. 1**

Two parcels of land, located in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 5, T.18N., R.2 E., B.M., Adams County, Idaho, more particularly described as;

Parcel A:

COMMENCING at the N 1/4 corner of said Section 5, as shown on the plat of said Whitney Ranch No. 1; thence,

- A.) S.0°13'47"E., 353.69 feet; thence,
- B.) N.89°36'58"W., 357.24 feet to the **POINT OF BEGINNING**; thence,
- 1.) N.89°36'58"W., 774.19 feet to a point on a non-tangent curve; thence,
- 2.) Northeasterly along said curve to the right having a radius of 100.00 feet, an arc length of 110.43 feet, through a central angle of 63°16'13", and a chord bearing and distance of N.67°19'04"E., 104.90 feet; thence,
- 3.) Northeasterly along a curve to the left having a radius of 1135.00 feet, an arc length of 516.83 feet, through a central angle of 26°05'24", and a chord bearing and distance of N.85°54'29"E., 512.37 feet; thence,
- 4.) Southeasterly along a curve to the right having a radius of 95.00 feet, an arc length of 125.55 feet, through a central angle of 75°43'12", and a chord bearing and distance of S.69°16'37"E., 116.61 feet; thence,

- 5.) Southeasterly along a curve to the left having a radius of 90.00 feet, an arc length of 72.31 feet, through a central angle of $46^{\circ}02'08''$, and a chord bearing and distance of $S.54^{\circ}26'05''E.$, 70.38 feet to the **POINT OF BEGINNING**.

Parcel A **CONTAINING** 0.76 Acres, more or less.

Together with Parcel B:

BEGINNING at the N $1/4$ corner of said Section 5, as shown on the plat of said Whitney Ranch No. 1; thence,

- 1.) $S.89^{\circ}36'58''E.$, 547.34 feet; thence,
- 2.) $S.4^{\circ}01'09''E.$, 152.14 feet; thence,
- 3.) $S.25^{\circ}09'02''W.$, 222.44 feet; thence,
- 4.) $N.89^{\circ}36'58''W.$, 781.36 feet to a point on a non-tangent curve; thence,
- 5.) Northeasterly along said curve to the left having a radius of 90.00 feet, an arc length of 43.19 feet, through a central angle of $27^{\circ}29'42''$, and a chord bearing and distance of $N.64^{\circ}28'21''E.$, 42.78 feet; thence, tangent from said curve,
- 6.) $N.50^{\circ}43'30''E.$, 260.72 feet; thence,
- 7.) $N.63^{\circ}27'51''E.$, 87.16 feet; thence,
- 8.) $N.0^{\circ}13'47''W.$, 129.13 feet to the **POINT OF BEGINNING**.

Parcel B **CONTAINING** 5.13 Acres, more or less.

Parcel A and B:

CONTAINING 5.89 Acres, more or less.

SUBJECT TO all Covenants, Rights-of-Way and Easements of Record.



LENIGAN

RP19N02E325521

RP19N02E324802

RP19N02E328500

RP19N02E327201

RP19N02E328850

RP00400010001A

RP004000100100

RP18N02E050004

RP18N02E053050

RP18N02E05048B

RP004000100090

RP004000100020

RP004000100080

RP00400020001A

0 220 440 660 880 ft

Idaho Department of Water Resources Receipt

Receipt ID: W049840

Payment Amount	\$100.00	Date Received	10/4/2021	Region	WESTERN
Payment Type	Check	Check Number	58388		
Payer	TIMBERLINE TITLE & ESCROW INC				
Comments	CHANGE IN OWNERSHIP FOR JOHN RUSSELL PAYNTER WRNO 78-12545, 78-12546, 78-12547, 78-12548				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$100.00	OWNERSHIP CHANGES/SECURITY INTERESTS	62140	0229	21		1155

CE

Signature Line (Department Representative)



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

February 15, 2022

JOHN RUSSELL PAYNTER
6312 BEAR CREEK CT
RENO NV 89519-7313

Re: Change in Ownership for Water Right No(s): 78-12545, 78-12546, 78-12547 & 78-12548

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Water District No. 78A