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OCT 25 2021

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES  
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WATER RESOURCES

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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, of the instructions. DE ✓

| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 37-111 ✓              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 37-475 ✓              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 37-112 ✓              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 37-477 ✓              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 37-116 ✓              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 37-577V ✓             | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 37-234B ✓             | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 37-886J ✓             | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 37-418E ✓             | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> | 37-21805 ✓            | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Grace Eakin, Estate of James Ivan Eakin  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): David Garst Trustee of the Bell Ranch Trust  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 4650 Meridian Rd CHico Ca 95973  
Mailing address City State Zip
- 530 680-8858 David Garst @ Reagan.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: 4-1-2021
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.

8. Signature: David Garst Trustee 10-21-2021  
Signature of new owner/claimant Title, if applicable Date

David Garst  
Print name

Signature: Lesa Garst Trustee 10-21-21  
Signature of new owner/claimant Title, if applicable Date

Lesa Garst  
Print name

Received by Ku 1.10.22 10.25.21 For IDWR Office Use Only: C111671 300  
Date Receipt No. C111202 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 Ku Approved by ch Processed by ch Date 1/19/2022

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| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 37-21807 ✓            | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 37-11116 ✓            | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Continuation of Grace Eakin; Estate of James Ivan Eakin  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): David Garst Trustee of the Bell Ranch Trust  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or  
4650 Meridian Rd CHico Ca 95973  
Mailing address City State Zip  
530-680-8858 davidgarst@reagan.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: 4-1-2021
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.  
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8. Signature: David Garst Trustee 10-21-2021  
Signature of new owner/claimant Title, if applicable Date  
Print name David Garst
- Signature: Lesa Garst Trustee 10-21-21  
Signature of new owner/claimant Title, if applicable Date  
Print name Lesa Garst

Received by ku Date 10.25.21 For IDWR Office Use Only: Receipt No. C111202 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 \_\_\_\_\_ Date \_\_\_\_\_

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DEPARTMENT OF  
WATER RESOURCES

Instrument # 681070

HAILEY, BLAINE, IDAHO  
04-02-2021 2:00:36 PM No. of Pages: 3  
Recorded for: BLAINE COUNTY TITLE  
JOLYNN DRAGE Fee: \$15.00  
Ex-Officio Recorder Deputy: GWB  
Electronically Recorded by Simplifile



## WARRANTY DEED

FOR VALUE RECEIVED

Grace I. Eakin, Personal Representative of The Estate of James Ivan Eakin, Deceased and Grace I. Eakin, a widow

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

David Garst, Trustee of The Bell Ranch Trust, dated May 27, 2008

the Grantee, whose current address is: 4650 Meridian Rd, Chico, CA 95973

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

**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 to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; 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 this 1<sup>ST</sup> day of APRIL, 2021.

The Estate of James Ivan Eakin, Deceased

A handwritten signature in cursive script, appearing to read "Grace I. Eakin", written over a horizontal line.

Grace I. Eakin, Personal Representative  
of the Estate of James Ivan Eakin, Deceased

A handwritten signature in cursive script, appearing to read "Grace I. Eakin", written over a horizontal line.  
Grace I. Eakin

State of Idaho  
County of Blaine

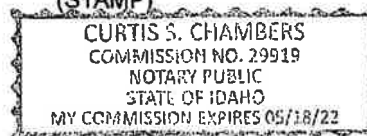
This record was acknowledged before me on 15<sup>th</sup> day of APRIL, 2021, by Grace I. Eakin, Personal Representative of The Estate of James Ivan Eakin, Deceased and Grace I. Eakin individually.

  
Notary Public Curtis S. Chambers

My Commission Expires:

5.18.22

(STAMP)



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

File No.: 2123519

A parcel of land located within the Northeast ¼, Section 25, Township 1 North, Range 18 East of the Boise Meridian, Blaine County, Idaho, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast ¼ of said Section 25; thence South 89°51'38" East 530.22 feet along the Northerly boundary of the Northeast ¼ of said Section 25 to a point on the Southeasterly right-of-way line of State Highway 75, said point being the TRUE POINT OF BEGINNING;

Thence continuing South 89°51'38" East 790.10 feet to a point on the Westerly boundary of the Northeast ¼ of the Northeast ¼ of said Section 25;

Thence South 00°10'23" West, 25.00 feet along said Westerly boundary;

Thence leaving said Westerly boundary South 89°51'38" East, 1295.38 feet along a line being parallel to and 25 feet Southerly, when measured at right angles, to the Northerly boundary of the Northeast ¼ of said Section 25 to a point being 25 feet Westerly, when measured at right angles, of the Easterly boundary of the Northeast ¼ of said Section 25;

Thence South 00°02'03" West, 2603.49 feet along a line being parallel to and 25 feet Westerly, when measured at right angles, to the Easterly boundary of the Northeast ¼ of said Section 25 to a point on the Southerly boundary of the Northeast ¼ of said Section 25;

Thence North 89°55'07" West, 2628.39 feet along said Southerly boundary to the Westerly boundary of the Northeast ¼ of said Section 25;

Thence North 00°18'43" East, 2071.04 feet along said Westerly boundary to a point on the Southeasterly right-of-way line of State Highway 75;

Thence North 43°39'35" East, 772.43 feet along said Southeasterly right-of-way line to the TRUE POINT OF BEGINNING. (Tax Lot 7903)

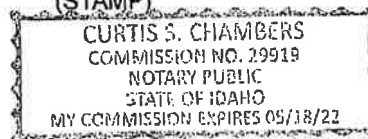
Together with any and all appurtenant water rights including, but not limited to, Idaho Department of Water Resources water rights numbered 37-577V, 37-111, 37-475, 37-886J, 37-234B, 37-21805, 37-112, 37-418E, 34-116, 37-477, 37-21807, 37-11116.

State of Idaho  
County of Blaine

This record was acknowledged before me on 15<sup>th</sup> day of APRIL, 2021, by Grace I. Eakin, Personal Representative of The Estate of James Ivan Eakin, Deceased and Grace I. Eakin individually.

  
Notary Public Curtis S. Chambers  
My Commission Expires: 5.18.22

(STAMP)





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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

January 21, 2022

THE BELL RANCH TRUST  
4650 MERIDIAN RD  
CHICO CA 95973-9308

Re: Change in Ownership for Water Right Nos: 37-111, 37-112, 37-116, 37-234B, 37-418E, 37-475, 37-477, 37-577V, 37-886J, 37-11116, 37-21805, and 37-21807

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.

If you have any questions concerning the enclosed information, please contact me at (208) 287-4920 or [debbi.judd@idwr.idaho.gov](mailto:debbi.judd@idwr.idaho.gov).

Sincerely,

Debbi Judd  
Technical Records Specialist

Enclosures

c. Water District 37 – *via email*

**David & Lesa Garst**  
**BELL RANCH TRUST**  
**4650 Meridian Road**  
**Chico, CA 95973**  
**(530)680-8858**

RECEIVED  
JAN 10 2022  
DEPARTMENT OF  
WATER RESOURCES

January 3, 2022

Debbi Judd  
Technical Records Specialist  
**IDAHO DEPARTMENT OF WATER RESOURCES**  
322 Front Street, Suite 648  
Boise, Idaho 83702

**RE: CHANGE IN OWNERSHIP WATER RIGHT NOS: 37-111**

Dear Debbi,

Pursuant to our conversation of today, I am resubmitting our paperwork and a check for \$300. for the change in ownership for the property at 28 Pero Road in Bellevue, Idaho. Last time I submitted, I forgot Exhibit "A" Legal Description. I apologize for the inconvenience it caused you. I believe all paperwork is in order this time.

If you have any questions, you can reach David at the above listed number or myself at the number below.

Kind regards,



Lesla Garst  
(530)228-3186