



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

December 20, 2021

BELL RANCH TRUST
4650 MERIDIAN RD
CHICO CA 95973-9308

RE: Change in Ownership 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 Interested Party:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on October 25, 2021 for the above referenced water rights. The Notice could not be processed because the legal description (Exhibit A) was not included with the deed.

On November 9, 2021, the Department requested the required information from you. As of the date of this letter, the Department has not received the required information.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$300 has been requested and will be mailed to David & Lesa Garst Land & Cattle Company under separate cover from the Idaho State Controller's Office. You may re-submit your request with the appropriate documents and fees.

If you have any questions regarding this matter, please contact me at (208) 287-4920 or debbi.judd@idwr.idaho.gov.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures

Judd, Debbi

From: Judd, Debbi
Sent: Friday, December 17, 2021 11:16 AM
To: IdwrPayable
Subject: Refund request

TO: Fiscal
FROM: Debbi Judd
DATE: December 17, 2021
RE: Refund: Change in Ownership

Please refund \$300. Ownership change for 12 water rights was returned unprocessed.

NAME: DAVID & LESA GARST LAND & CATTLE COMPANY
ADDRESS: 4650 MERIDIAN RD
CHICO CA 95973

RECEIPT #: C111202

Thank you.
Debbi

Debbi Judd
Technical Records Specialist
debbi.judd@idwr.idaho.gov

Idaho Department of Water Resources
322 E Front St
PO Box 83720
Boise, ID 83720-0098
208-287-4920
www.idwr.idaho.gov

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 25 2021

DEPARTMENT OF
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 ☐	Yes ☐	37-475 ✓	Yes ☐	Yes ☐
37-112 ✓	Yes ☐	Yes ☐	37-477 ✓	Yes ☐	Yes ☐
37-116 ✓	Yes ☐	Yes ☐	37-577V ✓	Yes ☐	Yes ☐
37-234B ✓	Yes ☐	Yes ☐	37-886J ✓	Yes ☐	Yes ☐
37-418E ✓	Yes ☐	Yes ☐	37-21805 ✓	Yes ☐	Yes ☐

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 C Hico 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 LM Date 10.25.21 For IDWR Office Use Only: Receipt No. 2111202 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 _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 25 2021

DEPARTMENT OF
WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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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 ☐	Yes ☐		Yes ☐	Yes ☐
37-11116 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

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
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☐ 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
- Signature: Lesa Garst Trustee 10-21-21
Signature of new owner/claimant Title, if applicable Date
- Print name David Garst
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 _____

RECEIVED

APR 25 2021

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 1ST 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 15th 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)

