

AUG 03 2021

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Department of Water Resources
Eastern 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. DE✓

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
25-14240 <i>OK</i>	Yes ☒	Yes ☐	<i>25-14240</i>	Yes ☐	Yes ☐
	Yes ☐	Yes ☐	<i>25-14505</i>	Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

- 2.** Previous Owner's Name: Comore Development, Inc.
- Name of current water right holder/claimant
- 3.** New Owner(s)/Claimant(s): Comore Loma Water Corporation
- New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO Box 1863 Idaho Falls ID 83403
- Mailing address City State ZIP
- _____
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: July 14, 2020, February 9, 2021.
- 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 # 25-14240

8. Signature:  Attorney, Comore Development, Inc. August 3, 2021
Signature of new owner/claimant Title, if applicable Date

Signature: _____

Signature of new owner/claimant Title, if applicable Date

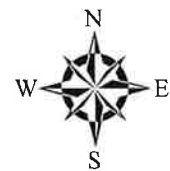
For IDWR Office Use Only:

Received by JB Date 8/3/2021 Receipt No. E047248 Receipt Amt. 18120.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

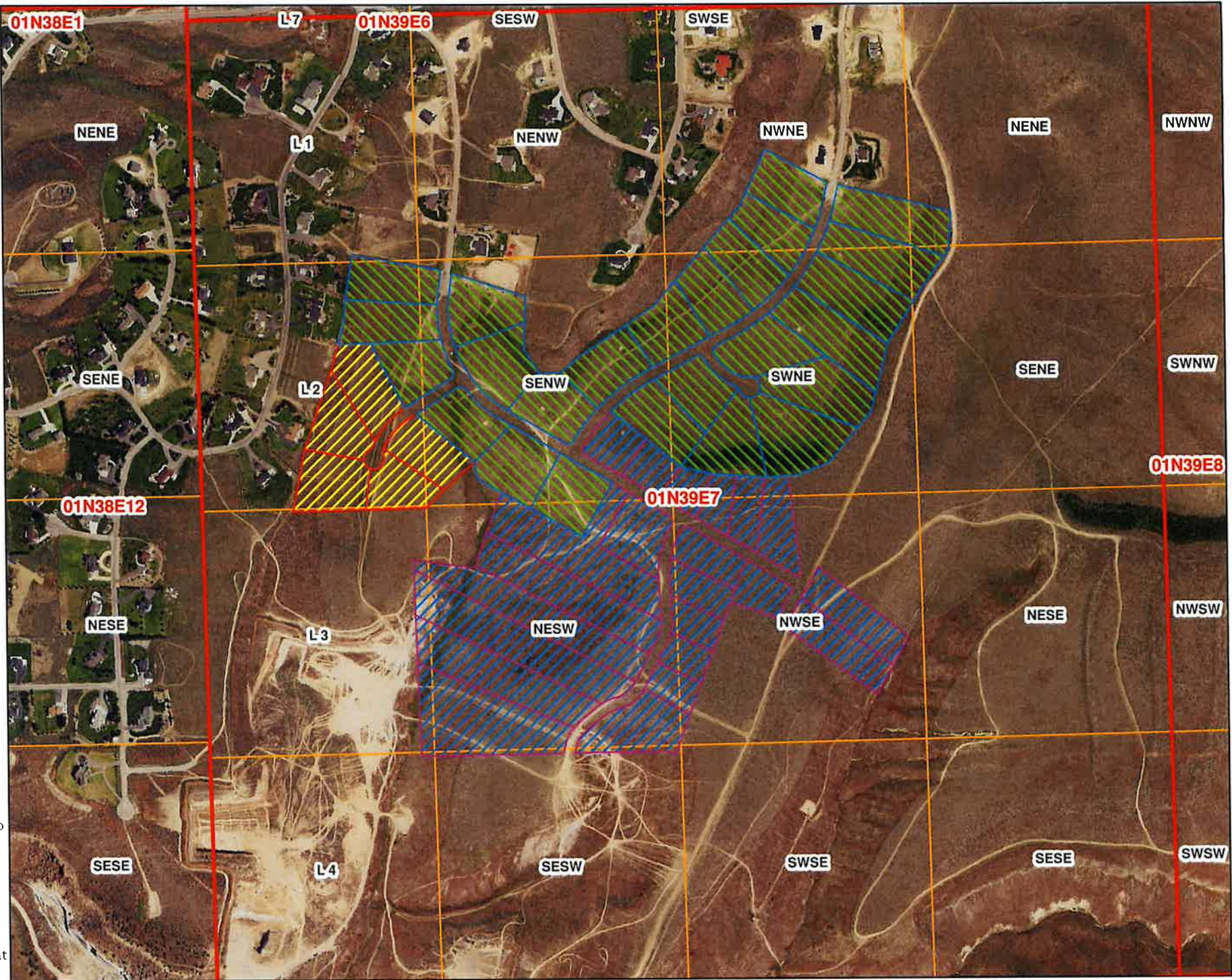
Name on W-9 _____ Approved by JB Processed by SL Date 10/20/2021

WATER RIGHT NO. 25-14240 - DIVISIONS 26-28 NCO



Legend

- Div. 26 POU
- Div. 27 POU
- Div. 28 POU
- Section Lines
- Quarter Quarters



2017 NAIP Photo



Prepared by:
Luke H. Marchant
01/24/2020

When recorded return to:

Luke H. Marchant

Holden, Kidwell, Hahn & Crapo, PLLC

P.O. Box 50130

Idaho Falls, Idaho 83405

Instrument # 1647925

Bonneville County, Idaho Falls, Idaho

07/14/2020 04:43:34 PM No. of Pages: 2

Recorded for: RANDY SKIDMORE

Penny Manning Fee: \$15.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY



(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED FOR WATER RIGHTS

Comore Development, Inc., an Idaho Corporation, whose address is 3920 E. Sunnyside Road, Idaho Falls, Idaho 83406-7921 ("Grantor") does hereby grant, bargain, sell, assign, and convey unto **Comore Loma Water Corporation**, an Idaho Corporation, whose address is PO Box 1863, Idaho Falls, Idaho 83403 ("Grantee") and to Grantee's heirs and assigns forever, all of Grantor's right, title, and interest in and to the following water right:

The following described **portion of Water Right No. 25-14240**:
0.42 cfs for the irrigation of 26 acres

Grantor covenants and warrants to Grantee as follows:

- A. Grantor is the owner of the Water Rights;
- B. Grantor has not previously conveyed the Water Rights to any person other than the Grantee;
- C. The Water Rights are being conveyed free from all liens, claims or encumbrances; and
- D. Grantor has the authority to convey the Water Rights to Grantee.

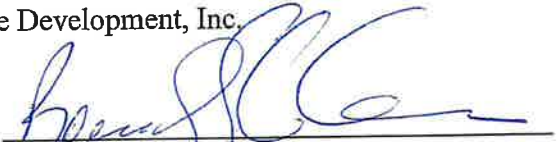
Grantor makes no other covenants, representations or warranties as to the Water Rights.

No land is included in or conveyed by this grant.

IN WITNESS WHEREOF, the undersigned authorized officer of Grantor, acting on behalf of Grantor, has caused his name to be hereunto subscribed this 14th day of July, 2020.

Comore Development, Inc.

By:


Randy Skidmore, Vice President

STATE OF IDAHO)

)ss.

County of Bonneville)

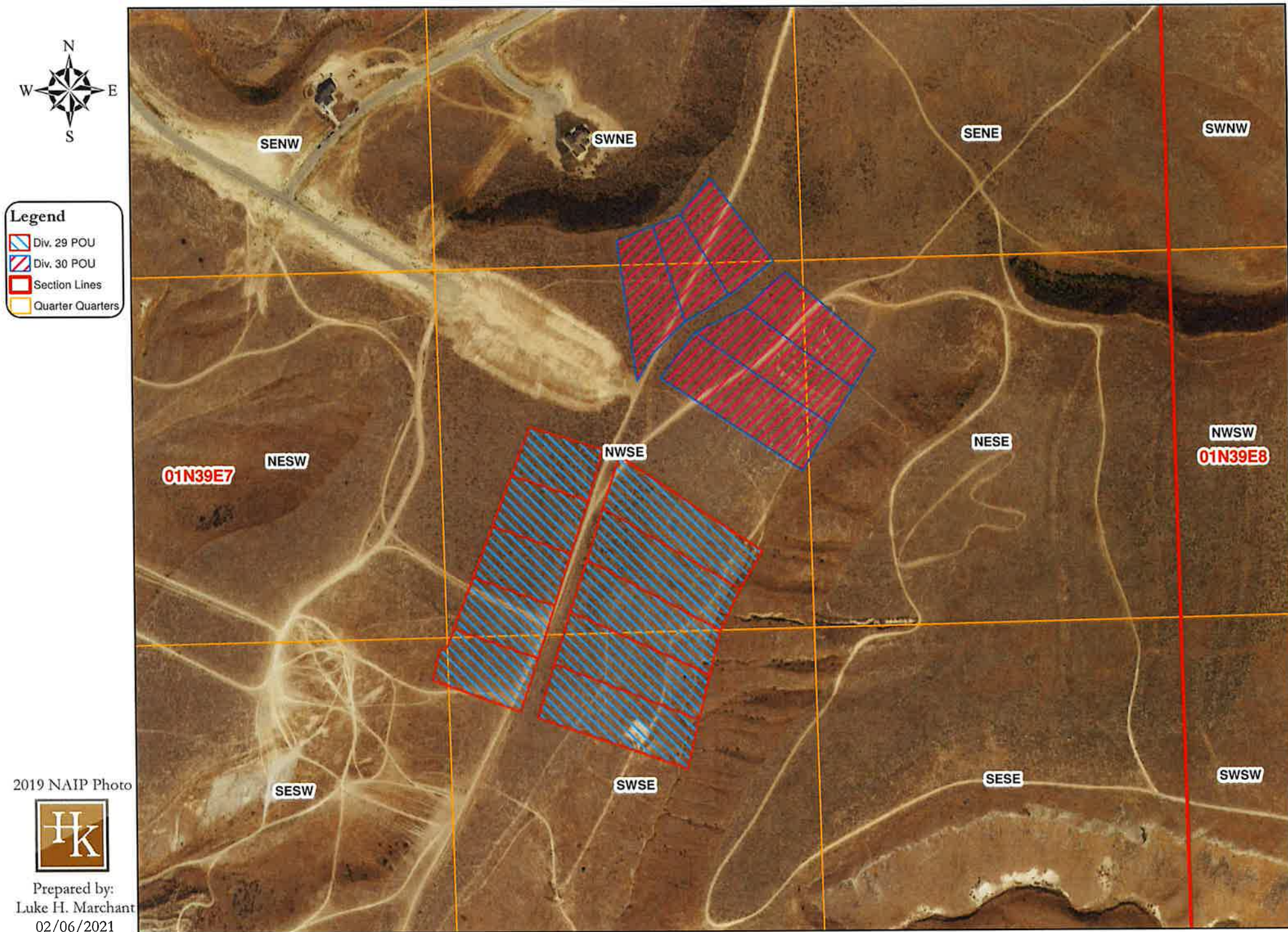
This record was acknowledged before me on the 14 day of July, 2020, by
RANDY SKIDMORE as Vice President of Comore Development, Inc.




Notary Public for Idaho

My Commission Expires: 10-6-24

WATER RIGHT NO. 25-14240 - DIVISIONS 29-30 NCO



When recorded return to:

Luke H. Marchant

Holden, Kidwell, Hahn & Crapo, PLLC

P.O. Box 50130

Idaho Falls, Idaho 83403

Instrument # 1673936

Bonneville County, Idaho Falls, Idaho

02/09/2021 03:59:51 PM No. of Pages: 2

Recorded for: COMORE DEVELOPMENT INC

Penny Manning Fee: \$15.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

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The following described portion of Water Right No. 25-14240:
0.15 cfs for the irrigation of 8 acres

Grantor covenants and warrants to Grantee as follows:

- A. Grantor is the owner of the Water Rights;
- B. Grantor has not previously conveyed the Water Rights to any person other than the Grantee;
- C. The Water Rights are being conveyed free from all liens, claims or encumbrances; and
- D. Grantor has the authority to convey the Water Rights to Grantee.

Grantor makes no other covenants, representations or warranties as to the Water Rights.

No land is included in or conveyed by this grant.

IN WITNESS WHEREOF, the undersigned authorized officer of Grantor, acting on behalf of Grantor, has caused his name to be hereunto subscribed this 9th day of February, 2021.

Special Warranty Deed For Water Rights

1

RD

Comore Development, Inc.

By:


Randy Skidmore, Vice President

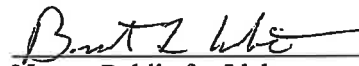
STATE OF IDAHO)

)ss.

County of Bonneville)

This record was acknowledged before me on the 9th day of February, 2021, by
RANDY SKIDMORE as Vice President of Comore Development, Inc.




Notary Public for Idaho
My Commission Expires: _____



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

October 28, 2021

COMORE LOMA WATER CORP
PO BOX 1863
IDAHO FALLS ID 83403-1863

Re: Change in Water Right Ownership: 25-14240 (Split into 25-14240 and 25-14505),

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

c: COMORE DEVELOPMENT INC

Cefalo, James

From: Cefalo, James
Sent: Wednesday, September 1, 2021 3:04 PM
To: Luke Marchant
Cc: Barg, Jonie
Subject: Ownership Changes for Comore Loma Water Corp.

Luke,

On August 3rd, you filed a number of ownership change documents on behalf of Comore Loma Water Corp. The stack of documents included an Assignment of Permit for Permit 25-14484 and Assignment of Permit for a portion of Permit 25-14488 and a Notice of Change in Water Right Ownership for a portion of water right 25-14240, proposing to update the ownership records for two split portions of the right.

Idaho Code § 42-248 governs ownership changes for decreed rights, licenses and permits. Section 42-248 was amended during the 2021 legislative session. Section 42-248(6) now states:

[If the person filing the notice of a change of water right ownership does not own the land identified as the place of use for the water right, the notice shall be accompanied by evidence that written notice of the change of water right ownership has been mailed or hand-delivered to the landowner of record, as identified in the records of the county recorder.](#)

Section 42-248(6) does not distinguish between decreed rights, licenses or permits. It requires any person seeking to update ownership of a water right to send written notice of the proposed change to all property owners within the place of use for the portion of the right to be changed. An ownership change filed with the Department should include evidence that written notice was sent to the relevant property owners. Section 42-248(7) states that a notice of change of ownership that does not include evidence that the property owners were notified should be returned.

The authorized places of use for Permits 25-14484 and 25-14488 and water right 25-14240, proposed to be updated, include subdivision lots that have already been sold by Comore Development Inc. Before the Department can process the proposed ownership changes, you need to submit evidence that you have provided written notice to all of the property owners within the areas of the water rights to be updated. I recognize that you may not have been aware of the change in statute, so I want to give you some time to file the required evidence. Please provide evidence of written notice by September 30, 2021. If the evidence is not filed by September 30th, I will return the ownership change documents and refund the associated filing fees.

James

 IDAHO DEPARTMENT OF
WATER RESOURCES
James Cefalo | Regional Manager
900 N Skyline Drive, Idaho Falls, ID 83402
(208) 525-7161 | www.idwr.idaho.gov



Holden Kidwell
Hahn & Crapo P.L.L.C.
L A W O F F I C E S

Established in 1896

1000 Riverwalk Drive, Suite 200
PO Box 50130
Idaho Falls, Idaho 83405
Tel: (208) 523-0620
Fax: (208) 523-9518
www.holdenlegal.com
lmarchant@holdenlegal.com

September 29, 2021

Re: Change of Ownership of Water Rights

Dear landowner:

Our firm represents Comore Development, Inc. (Comore Development). Your property was originally owned and developed by Comore Development. Prior to the time of development, Comore Development acquired several water rights for use on the property. After development, Comore Development transfers its interests in the water rights to Comore Loma Water Corporation, which is responsible for the management and maintenance of the water delivery system within the Comore Loma subdivision. Idaho code §42-248(6) requires that when ownership of a water right is changed written notice must be provided to all the landowners within the place of use of that water right.

You have been identified as a landowner within the place of use of one or more water rights that is having its ownership updated from Comore Development to Comore Loma Water Corporation. Pursuant to Idaho code §42-248(6) this letter serves as written notice to notify you of this change of Water Right ownership.

Best regards,

Luke H. Marchant
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.

Dustin & Aimee Catlin
1713 Sage Hen Ct
Ammon, ID 83401

Michael Van Jensen
2737 E 625 N
Roberts, ID 83444

Jesse & Kimberly Reeves
5500 Cotton Tree Ln
Idaho Falls, ID 83406

Clinton & Ashlee Burke
3643 Clearfield Ln
Ammon, ID 83406

Mark & Tara Christiansen
3941 Delaware Ave
Idaho Falls, ID 83404

Christopher & Heidi Bruce
920 Woodland Dr
San Ramon, CA 94582

Steven & Heather Winn
77 Mongrella Dr
Oceanside, CA 92058

John & Prapada Zarling
1188 Saddleback Ridge Ct
Idaho Falls, ID 83402

Colter & Marlowe Shirley
3855 Pearce Dr
Idaho Falls, ID 83401

Nichollette Claire Murphy
7123 S High Willow Ln
Idaho Falls, ID 83406

Steve Young
Sampson Lapierre
2940 Sunnybrook Ln.
Idaho Falls, ID 83404

Ricky & Mindy Jensen
5304 S. Woodsedge Tr.
Sioux Falls, SD 57108

James & Stephani Polson
P.O. Box 112
Basalt, ID 83218-0112

Clint & Keila Webb
697 Trejo St, Apt 521
Rexburg, ID 83440

Grant & Debra Gulickson
200 Doris Dr.
Lucas, TX 75002

Matthew & Tracy Regusci
2172 Red Edge Hts.
Colorado Springs, CO 80921

Jonathan & Gloria Thurn
2885 Murwood
Idaho Falls, ID 83402

John Daniel Mckeown
6433 E. 2nd St.
Long Beach, CA 90803

Rheim & Debbie Jones
1155 Oak Meadow Cir.
Ammon, ID 83406

Nahme & Heidi Chokeir
10028 W. Glendon Cir.
Santee, CA 92071

Kent & Melinda Kern
4010 Foothills Blvd, Ste. 103
Roseville, CA 95747

Brett Skidmore
3920 E. Sunnyside Rd.
Ammon, ID 83406

Michael & Patti Love
1955 Sage Hen Ln.
Ammon, ID 83401

Michael & Julie Anglesey
208 Walnut St.
Idaho Falls, ID 83402-4053

Alison Longmire
3845 Rich Ln.
Ammon, ID 83406

Justin & Amanda Walsh
7130 S. Nugget Crk.
Ammon, ID 83406

JK Homes LLC
1730 Woodruff Park Cir.
Idaho Falls, ID 83401

Jared & Diane Winterbottom
1310 Merrett Dr.
Idaho Falls, ID 83402

Luke William Orourke
5770 E. 65th S.
Idaho Falls, ID 83406

Erasmo E Martinez
5764 E. 65th S.
Idaho Falls, ID 83406

Matthew & Christina Reif
5769 E. 65th S.
Idaho Falls, ID 83406

J Michael Hicks
1730 Woodruff Park Cir.
Idaho Falls, ID 83401

Andrew & Elise Jenkins
7172 S. High Willow Ln.
Idaho Falls, ID 83406

Cook Michael 2007 Trust
912 Selby Ln.
San Jose, CA 95127

Bernadette Leiker
2299 E. Horizon Dr.
Eagle Mountain, UT 84005

Dahle One Investments LLC
7015 Culebra Rio Cir.
Idaho Falls, ID 83406

Paul & Tiffany Nielsen
7062 S. High Willow Ln.
Idaho Falls, ID 83406

Brian & Michelle Gardner
7034 S. High Willow Ln.
Idaho Falls, ID 83406

David & Laura Badowski
7028 S. High Willow Ln.
Idaho Falls, ID 83406

Higley Developments LLC
980b Pier View Dr.
Idaho Falls, ID 83402

James & Kylee Ward
3893 Taylorview Ln.
Ammon, ID 83406-8145

Brett & Susan Patterson
4747 Porter Dr.
Ammon, ID 83406

Samuel W Boyd
Natalie McMinn
7739 Lion St
Rancho Cucamonga, CA 91730

Logan & Kaylee Halford
7091 S Green River Cir
Idaho Falls, ID 83406

James R Biggs
5610 E Sagewood Dr
Idaho Falls, ID 83406

David & Erika Swope
7136 S Green River Cir
Idaho Falls, ID 83406

Joel & Juana Clark
P.O. Box 1676
Lake Arrowhead, CA 92352-1676

Mathew & Shannon Grove
330 167th Ave. SE
Hillsboro, ND 58045

Robert & Claudia Beck
3456 17th St
Ammon, ID 83406

Kent & Constance Foley
3977 Steeplechase Ln
Idaho Falls, ID 83402

Caleb & Nicole Wolf
2130 Brookcliff Dr
Idaho Falls, ID 83402

Robert & Wendy Vial
P.O. Box 2721
Granite Bay, CA 95746-2721

River Valley Homes LLC
899 Mesa Cir
Idaho Falls, ID 83401

Jeremy & Jessica Ward
4943 S. Hidden Canyon Dr.
Idaho Falls, ID 83406