

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED RECEIVED

OCT 04 2021

SEP 22 2021

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

WATER RESOURCES
WESTERN REGIONWATER 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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-27754	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: Carlos W. Dimick
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Steven L. Bidelman
New owner(s) as listed on the conveyance document

1821 Basevel St.
Mailing address

Caldwell Id 83605
City State Zip

208) 861-4004
Telephone

customfinishcarpentry@hotmail.com
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: _____
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] Owner 9-24-21
Signature of new owner/claimant Title, if applicable Date
Steven Bidelman
Print name

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

For IDWR Office Use Only:

Received by LE Date 09/22/2021 Receipt No. W049805 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 LE Processed by LE Date 10/04/2021

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT

21423105

RECEIVED

OCT 04 2021

WATER RESOURCES
WESTERN REGION

2021-059421	
RECORDED	
08/24/2021 12:48 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 HCRETAL	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

Personal Representative's Deed

THIS DEED is made by Nancy L. Anderson and Diane Oben, as Co-Administrators of the Estate of Ronald E. Warren deceased (hereinafter "Grantor"), to Steven L. Bidelman, an unmarried man (hereinafter "Grantee"), whose address is 1821 Roosevelt Street, Caldwell ID 83605.

WHEREAS, Grantor is the qualified personal representative of said Estate(s), filed as Case No. CV01-21-07344, in Ada County, Idaho;

NOW THEREFORE, for good and valuable consideration received, Grantor does hereby convey, release, remise and forever transfer unto Grantee all of Grantor's interest in the following described premises located at 26249 Riverview Rd, in the City of Wilder, Canyon County, Idaho more particularly described as:

Lot 23 of River View Subdivision Number 2, Canyon County, Idaho, according to the official plat of said subdivision filed January 14, 1949, in Book 3 of Plats at Page(s) 37, in the office of the County Recorder, Canyon County, Idaho.

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

Remainder of this page intentionally left blank.

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STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
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Personal Representative's Deed

THIS DEED is made by Nancy L. Anderson and Diane Oben, as Co-Administrators of the Estate of Ronald E. Warren deceased (hereinafter "Grantor"), to Steven L. Bidelman, an unmarried man (hereinafter "Grantee"), whose address is 1821 Roosevelt Street, Caldwell ID 83605.

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

Remainder of this page intentionally left blank.

Dated this 19th day of August, 2021.

THE ESTATE OF Ronald E. Warren

By: Nancy L. Anderson
Nancy L. Anderson
Personal Representative

Signed in Counterpart

By: _____
Diane Oben
Personal Representative

STATE OF Washington)
COUNTY OF Lewis) ss

On this 19th day of August, 2021, before me, the undersigned, a notary public in and for said state, personally appeared, Nancy L. Anderson and Diane Oben, known or identified to me to be the persons whose names are subscribed to the within instrument as the Personal Representatives of the Estate of Ronald E. Warren, deceased, and acknowledged to me that they executed the same as such Personal Representatives.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
NOTARY PUBLIC
Residing at: Olympia, Idaho WA
My Commission Expires: 7/8/24

Dated this 19th day of August, 2021.

THE ESTATE OF Ronald E. Warren

Signed in Counterpart

By: _____
Nancy L. Anderson
Personal Representative

By: *Diane Oben*
Diane Oben
Personal Representative

STATE OF Washington)
COUNTY OF Island) ss

On this 19 day of August, 2021, before me, the undersigned, a notary public in and for said state, personally appeared, Nancy L. Anderson and Diane Oben, known or identified to me to be the persons whose names are subscribed to the within instrument as the Personal Representatives of the Estate of Ronald E. Warren, deceased, and acknowledged to me that they executed the same as such Personal Representatives.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Xarisa Spencer
NOTARY PUBLIC
Residing at: Island, Idaho
My Commission Expires: 5/26/2024

OCT 04 2021

WATER RESOURCES
WESTERN REGION

200641089

RECORDED

2006 MAY 26 PM 4 12

G. NOEL HALE

CANYON COUNTY RECORDER

BY *[Signature]*

ALLIANCE - NAMPA

REQUEST

TYPE *[Signature]* FEE *3*

WARRANTY DEED

Order No.: AT-5100618524JM

FOR VALUE RECEIVED

Charles R. Dimick and Marilyn Dimick, Husband and Wife,

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Ronald E. Warren, an unmarried person,

whose current address is

26249 Riverview Rd., Wilder, ID, 83676,

the grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

Lot 23 of River View Subdivision No. 2, Canyon County, Idaho, according to the official plat of said subdivision filed January 14, 1949, in Book 3 of Plats at Page(s) 37, in the office of the County Recorder, Canyon County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: May 24, 2006

[Signature: Charles R. Dimick]
Charles R. Dimick

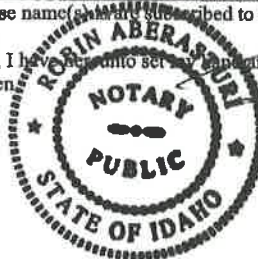
[Signature: Marilyn Dimick]
Marilyn Dimick

State of Idaho

County of *Canyon*

On this *24* day of *May*, 2006, before me, a Notary Public in and for said state, personally appeared *Charles R. Dimick & Marilyn Dimick* 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 same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature: Robin Aberasturi]
Notary Public for the State of Idaho

Residing at:

Commission Expires:

Residing in Homedale, Idaho
My Commission Expires 3/28/10



TitleOne
a title & escrow co.

Deed of Trust

Order No. 21423105

This deed of trust, dated **9/20/2021** between **Steven L. Bidelman, an unmarried man**, herein called Grantor, whose address is **1821 Roosevelt Street, Caldwell, ID 83605**, and **TitleOne**, herein called Trustee, and **Richard Zamzow**, herein called Beneficiary, whose address is **5346 Wylie Lane, Boise, ID 83703**.

Witnesseth that Grantor does hereby irrevocably grant, bargain, sell, and convey to Trustee, in trust with power of sale, that property in the county of **Canyon, Idaho**, described as follows, and containing not more than eighty acres:

Lot 23 of River View Subdivision Number 2, Canyon County, Idaho, according to the official plat of said subdivision filed January 14, 1949, in Book 3 of Plats at Page(s) 37, in the office of the County Recorder, Canyon County, Idaho.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits. For the purpose of securing payment of the indebtedness evidenced by a promissory note, of even date herewith, executed by Grantor in the sum of **Three Hundred Nine Thousand Three Hundred Fifty Seven Dollars and Seventy Seven Cents (\$309,357.77)**, with final payment due **August 23, 2023** and to secure payment of all such further sums as may hereafter be loaned or advanced by the Beneficiary herein to the Grantor herein, or any or either of them, while record owner of present interest, for any purpose, and of any notes, drafts or other instruments representing such further loans, advances or expenditures together with interest on all such sums at the rate therein provided. Provided, however, that the making of such further loans, advances or expenditures shall be optional with the Beneficiary and provided further, that it is the express intention of the parties to this Deed of Trust that it shall stand as continuing security until paid for all such advances together with interest thereon.

A. To protect the security of this Deed of Trust, Grantor agrees:

1. To keep said property in good condition and repair, not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law;



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

October 04, 2021

STEVEN L BIDELMAN
1821 ROOSEVELT ST
CALDWELL ID 83605-2146

Re: Change in Ownership for Water Right No(s): 63-27754

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) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/4/2021

Water Right 63-27754

Owner Type **Name and Address**
Current Owner STEVEN L BIDELMAN
 1821 ROOSEVELT ST
 CALDWELL, ID 83605-2146
 (208) 861-4004

Original Owner CARLOS W DIMICK
 26249 RIVERVIEW RD
 WILDER, ID 83676
 (208) 337-3660

Priority Date: 12/31/1949

Basis: Decreed

Status: Active

Source
SPRING

Tributary
SNAKE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	1/01	12/31	0.040 CFS	
	<u>Total Diversion</u>		0.040 CFS	

Source and Point(s) of Diversion

SPRING SWNE Sec. 10, Twp 03N, Rge 05W, CANYON County

Place Of Use

DOMESTIC within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	05W	10	X																

Conditions of Approval:

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
4. PARCEL NO. 1R25928-000-0 PROPERTY ALSO KNOWN AS TRACT 23 RIVERVIEW SUB #2

Dates and Other Information

Decreed Date: 5/4/2000

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/4/2021

Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: NWD
Mitigation Plan: False

Combined Use Limits

N/A

SubCase:

N/A

Water Supply Bank:

N/A



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

September 22, 2021

STEVEN L BIDELMAN
1821 ROOSEVELT ST
CALDWELL ID 83605-2146

RE: Change in Ownership for Water Right No: 63-27754

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Signature
- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

The Deed of Trust submitted with your Notice is not sufficient evidence of water right ownership. The Department will require a complete copy of your Warranty Deed, Quitclaim Deed, Title Policy, or other document that shows that the property has been conveyed to you from the previous owner.

Please **sign and return** the enclosed Notice of Change in Water Right Ownership, and submit the required conveyance documents to provide evidence of your water right ownership.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your Notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days your Notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure(s)