

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 19 2021

WATER RESOURCES
WESTERN 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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
78-2002	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: Ryan S. Schneider
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Jeremy R. Knight and Jennifer A. Knight
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 4516 Wall Street Bellingham WA 98229
Mailing address City State ZIP
360-325-6945 JeremyRKnight@gmail.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: 3-31-2021
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):
 - ☐ \$25 per undivided water right.
 - ☐ \$100 per split water right.
 - ☐ 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] Title, if applicable: _____ Date: 3/30/2021
Signature of new owner/claimant

Signature: [Signature] Title, if applicable: _____ Date: 3-30-2021
Signature of new owner/claimant

For IDWR Office Use Only:

Received by LE Date 04/19/2021 Receipt No. W049318 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 _____ Date _____

Instrument # 137273

COUNCIL, ADAMS, IDAHO

3-31-2021 01:41:31 PM No. of Pages: 1

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED

WARRANTY DEED

For Value Received, RYAN S. SCHNEIDER, a married man as his sole and separate property

the grantor, does hereby grant, bargain, sell and convey unto
JEREMY R. KNIGHT and JENNIFER A. KNIGHT, husband and wife

the grantees, whose address is: 4516 Wall Street, Bellingham, WA 98229

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

Lot 6 Block 1, Valley Knolls Subdivision as said lot and block are numbered and designated upon the official plat thereof on file and of record in the Office of the County Recorder, Adams County, Idaho in Book 3 of Plats page 33 as Instr. No. 137179.

**Restriction: Owners of one or more lots within this subdivision shall not divert, capture, convey, use impound, or otherwise physically control any water from irrigation ditches, creeks, rivers, or any other means of water conveyance, except and unless such diversion, capture, conveyance, use, or other physical control of water is pursuant to a valid water right owned, held leased, or controlled by such lot owner(s). Lot owners shall allow access for ditch maintenance pursuant to State Law.

- To ensure adequate fire protection, no certificate of occupancy shall be issued for any home or other structure within the subdivision unless and until:

(a) All homes under 3,600 sq ft gross floor area shall include an approved fire sprinkler system.

(b) A water storage tank containing 15,000 gallons of water shall be installed, filled and maintained in the subdivision.

-No home that exceeds 3,600 sq. ft. of gross floor area shall be constructed within the subdivision unless and until it is approved in writing by the Meadows Valley Fire District. To ensure adequate fire protection for such home, the Meadows Valley Fire District may impose, as conditions of approval, higher protection standards than those contained in these notes and the Adams County Subdivision Ordinance.

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

Date: March 23, 2021

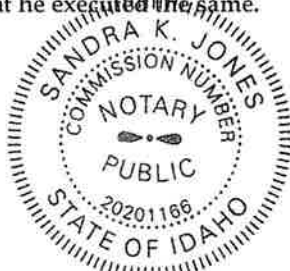
RYAN S. SCHNEIDER

STATE OF IDAHO)

: ss

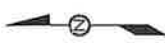
County of Adams)

On this 23rd day of March, 2021, before me, a Notary Public in and for the said State, personally appeared RYAN S. SCHNEIDER known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



Sandra K. Jones
Notary Public for Idaho
Residing at: Council ID
Commission expires: 03/23/2026

VALLEY KNOLLS
A 12 Lot Subdivision
S1/2 SE1/4 & SE 1/4 SW1/4, Section 2
N1/2 NW1/4, Section 11
T. 20 N., R. 1 E., B.M.
Adams County, Idaho

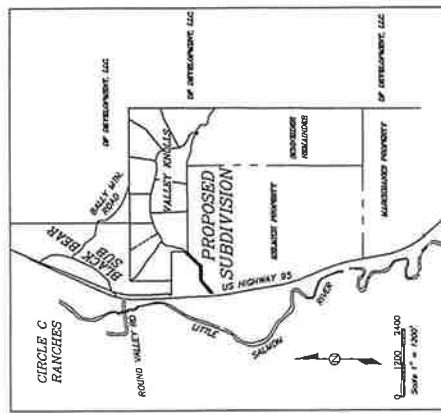


0 200 400
22" x 34" Scale 1" = 200'
11" x 17" Scale 1" = 400'
Contour Interval = 5 Feet

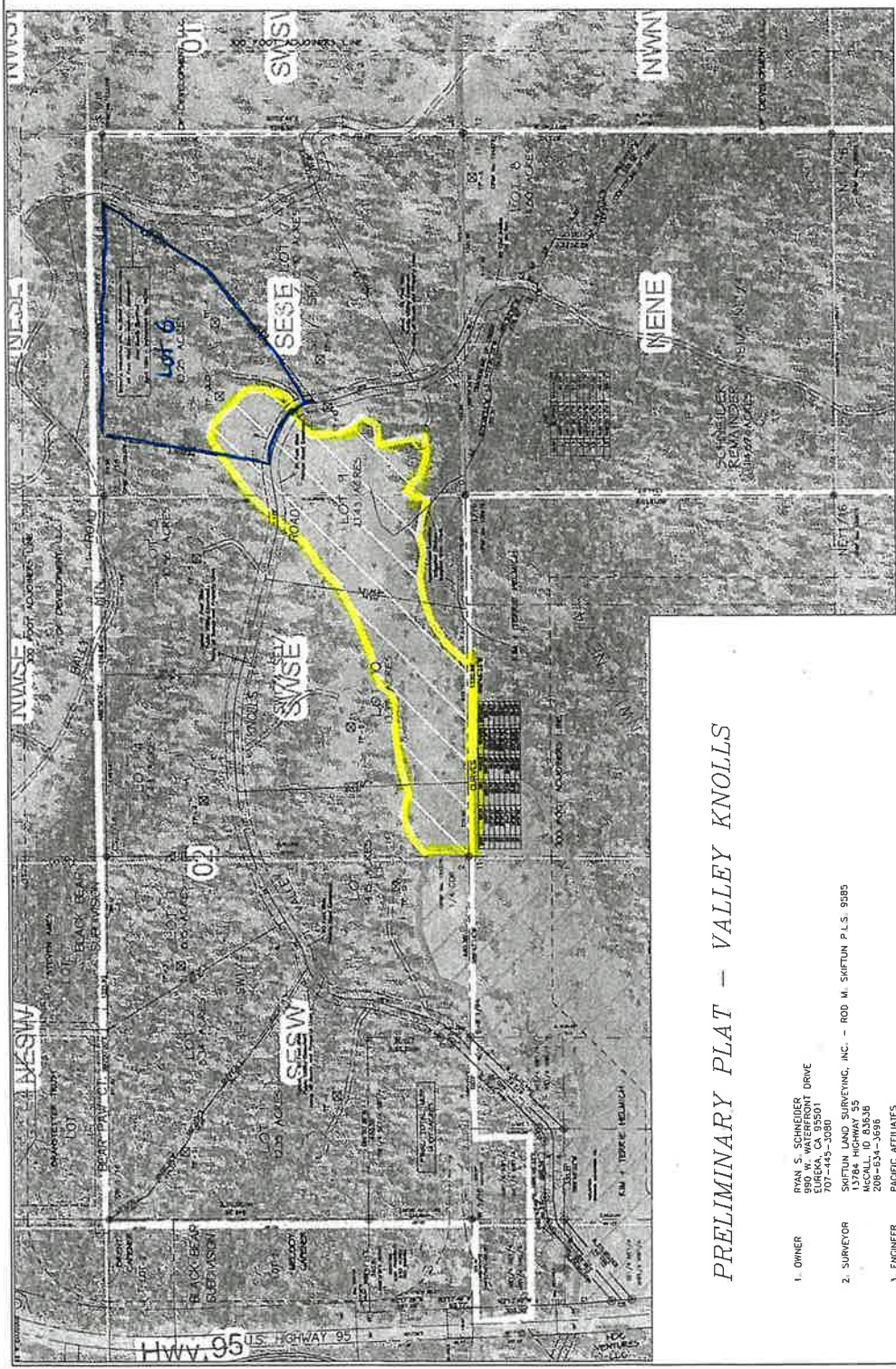
CERTIFICATE OF SURVEYOR
I, Rod M. Skiffington, a Professional Land Surveyor,
do hereby certify that the foregoing plat and map
notes taken during an actual survey made under my
direct supervision in October of 2016, and that it
correctly represents the actual course and distances
as recorded in said field notes.



AREA MAP



SKIFTUN LAND
SURVEYING, INC.
13784 HIGHWAY 55
MCALL, IDAHO 83838
208-634-3696



- LEGEND
- 1. 1/4" 5/8" note w/ plastic cap
 - 2. 1/4" 5/8" note w/ plastic cap
 - 3. 1/4" 5/8" note w/ plastic cap
 - 4. 1/4" 5/8" note w/ plastic cap
 - 5. 1/4" 5/8" note w/ plastic cap
 - 6. 1/4" 5/8" note w/ plastic cap
 - 7. 1/4" 5/8" note w/ plastic cap
 - 8. 1/4" 5/8" note w/ plastic cap
 - 9. 1/4" 5/8" note w/ plastic cap
 - 10. 1/4" 5/8" note w/ plastic cap
 - 11. 1/4" 5/8" note w/ plastic cap

TOTAL AREA OF SUBDIVISION = 123.95 ACRES

DESCRIPTION

SUBDIVISION WILL CONSIST OF ELEVEN LOTS, WHICH LIE IN SLIGHTLY SLOPING GRASSY MEADOW
AND WOODED TERRAIN WITH LOTS OF LARGE PINE AND PINE.
A PRIVATE ROAD EASEMENT WITH A BOUNDARY CUL DE SAC WILL PROVIDE ACCESS TO ALL LOTS.
TOTAL AREA = 124.02 ACRES
AREA OF LOT 1 = 12.35 ACRES
AREA OF LOT 2 = 12.35 ACRES
AREA OF LOT 3 = 12.35 ACRES
AREA OF LOT 4 = 12.35 ACRES
AREA OF LOT 5 = 12.35 ACRES
AREA OF LOT 6 = 12.35 ACRES
AREA OF LOT 7 = 12.35 ACRES
AREA OF LOT 8 = 12.35 ACRES
AREA OF LOT 9 = 12.35 ACRES
AREA OF LOT 10 = 12.35 ACRES
AREA OF LOT 11 = 12.35 ACRES
AVERAGE LOT SIZE = 11.27 ACRES
AREA OF PRIVATE ROAD EASEMENT = 7.09 ACRES Roads 5 BZ. of Gross Area

PRELIMINARY PLAT - VALLEY KNOLLS

1. OWNER
RYAN S. SCHNEIDER
980 W. WATERFRONT DRIVE
MCALL, IDAHO 83838
208-634-3696
2. SURVEYOR
SKIFTUN LAND SURVEYING, INC. - ROD M. SKIFTUN P.L.S. 9985
13784 HIGHWAY 55
MCALL, IDAHO 83838
208-634-3696
3. ENGINEER
PACIFIC AFFILIATES
1000 W. WATERFRONT DRIVE
EUREKA, CA 95501
707-445-3001
4. ZONING
AGRICULTURE
5. SEWER
ALL LOTS WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS WITH
DRAINFIELD LOCATIONS APPROVED BY SOUTHWEST DISTRICT HEALTH.
6. WATER
ALL LOTS WILL BE SERVED BY INDIVIDUAL WELLS.
7. ROADS
A 50 FOOT WIDE EASEMENT WITH A RECORDED PRIVATE ROAD ACCELVENT WILL
PROVIDE ACCESS TO ALL LOTS.
8. APPROACH
ACCESS WILL BE PROVIDED VIA AN APPROACH OFF U.S. HIGHWAY 95.
9. UTILITIES
10 FOOT WIDE PUBLIC UTILITY EASEMENTS WILL BE PLATTED ALONG THE ROADS
AND ALONG ALL PROPERTY LINES.
11. EASEMENTS
ALL EXISTING EASEMENTS ARE SHOWN AND THE PROPOSED ONES SHOWN ARE
PRELIMINARY ONLY. IDAHO POWER DESIGN WILL FACILITATE FINAL LOCATION.



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

September 09, 2021

JEREMY R KNIGHT
4516 WALL ST
BELLINGHAM WA 98229-5101

Re: Change in Water Right Ownership: 78-2002 (Split into 78-2002 and **78-12537**),

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) 605-4632.

Sincerely,

Marcelina Williams
Water Resource Agent