

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 09 2020

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?
78-7353	Yes ☐	Yes ☐		Yes ☐	Yes ☐
78-7355	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kerry S. Tyler and Lee Anna M. Tyler
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Gautam Komminani and Yavonna Komminani
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 5143 Hwy 95 New Meadows ID 83654
Mailing address City State ZIP
208-628-3017 gkommin@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: 10-6-2020
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 # 78-7353

8. Signature: Gautam 10/6/2020
Signature of new owner/claimant Title, if applicable Date
- Signature: Yavonna Komminani 10/06/20
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by LE Date 10/09/2020 Receipt No. W048774 Receipt Amt. \$50.00
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 09/17/2021

COPY

Instrument # 136210

COUNCIL, ADAMS, IDAHO

10-6-2020 01:58:04 PM No. of Pages: 2

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD

Ex-Officio Recorder Deputy

Index to: DEED

Fee: 15.00

WARRANTY DEED

For Value Received, LEEANNA M. TYLER, as her sole and separate property

the grantor, does hereby grant, bargain, sell and convey unto
GAUTAM KOMMINANI and YAVONNA KOMMINANI, husband and wife

the grantee, whose current address is 5143 Hwy 95, New Meadows, ID 83654

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

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF

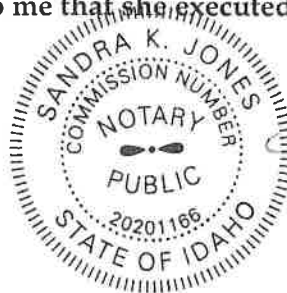
TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor hereby covenants to and with the said Grantees, that she is the owner in fee simple of said premises; that they are free from all encumbrances excepting for all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

Date: October 1, 2020

Leeanna M. Tyler
LEEANNA M. TYLER

STATE OF Idaho)
COUNTY OF Adams) : ss

On this 6th day of October, in the year of 2020, before me, a Notary Public in and for said State, personally appeared LEEANNA M. TYLER 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 she executed the same.



Sandra K. Jones
Notary Public

Residing at: Council ID

Commission expires: 03/23/2026

#20-1430

EXHIBIT 'A'

Township 21 North, Range 1 East, Boise Meridian, Adams County, Idaho

Section 2: All that part of the E1/2SW1/4 lying South of the centerline of Trail Creek and West of the right-of-way for U.S. Highway 95, as now established.

EXCEPTING THEREFROM, three (3) parcels of land described as follows:

Parcel 1

Township 21 North, Range 1 East, Boise Meridian, Adams County, Idaho

Section 2: A tract of land in the E1/2SW1/4 described as beginning on the Westerly boundary line of U.S. Highway 95 at highway station (247.96.85);

Thence Westerly 230 feet;

Thence Northerly 945 feet to Trail Creek;

Thence Northeasterly along Trail Creek 294 feet, more or less, to a point that is 80 feet from the Westerly line of the right-of-way of U.S. Highway 95;

Thence Southerly and parallel to said right-of-way a distance of 80 feet;

Thence Easterly and parallel to Trail Creek a distance of 80 feet to a point on said right-of-way line;

Thence Southerly on the said right-of-way line 1085 feet to the REAL POINT OF BEGINNING.

Parcel 2

Township 21 North, Range 1 East, Boise Meridian, Adams County, Idaho

Section 2: A tract of land in the SE1/4SW1/4 more particularly described as follows:

Commencing on the South line of said SE1/4SW1/4 where such line intersects the Westerly right-of-way line of U.S. Highway 95, as located pursuant to Survey No. FAP 9-8, Reop. 1939;

Thence Northerly along the said Westerly right-of-way line of U.S. Highway 95, 287 feet to the POINT OF BEGINNING;

Thence due West 266 feet;

Thence due North 252 feet;

Thence due East 135 feet;

Thence due North 60 feet;

Thence due East 45 feet to a point on the Westerly side of a certain private road connecting with U.S. Highway 95;

Thence Southeasterly along the Westerly boundary line of said private road, 216 feet;

Thence due West 25 feet;

Thence due South 100 feet to the POINT OF BEGINNING.

Parcel 3

Township 21 North, Range 1 East, Boise Meridian, Adams County, Idaho

Section 2: A tract of land in the SE1/4SW1/4 more particularly described as follows:

Commencing on the South line of said SE1/4SW1/4 where such line intersects the Westerly right-of-way line of U.S. Highway 95, as located pursuant to Survey No. FAP 9-8, Reop. 1939;

Thence Northerly along the said Westerly right-of-way line of U.S. Highway 95, 287 feet;

Thence due West 266 feet;

Thence due North 252 feet to the POINT OF BEGINNING;

Thence continuing Northerly 120 feet;

Thence Easterly 150 feet;

Thence Southerly 56 feet;

Thence Westerly 24 feet;

Thence Southerly 68 feet;

Thence Westerly 115 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO the rights of ingress and egress along that certain private road leading from Highway 95

COPY

WARRANTY DEED

Instrument # 132525

COUNCIL, ADAMS, IDAHO

7-3-2018 08:02:52 PM No. of Pages: 2

Recorded for: TIMBERLINE TITLE & ESCROW

SHERRY WARD

Ex-Officio Recorder Deputy

Index to: DEED

Fee: 15.00
[Signature]

For Value Received, LEEANNA M. TYLER individually and as surviving spouse of KERRY S. TYLER aka KERRY SCOTT TYLER, deceased the grantor, does hereby grant, bargain, sell and convey unto

LEEANNA M. TYLER, as her sole and separate property

the grantee, whose address is: 5123 Highway 95, New Meadows, ID 83654

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

SEE ATTACHED EXHIBIT 'A'

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

Date: June 29, 2018

[Signature: LeeAnna M. Tyler]
LEEANNA M. TYLER

STATE OF IDAHO)

) ss

County of ADAMS)

On this 29 day of June, 2018, before me, a Notary Public in and for the said State, personally appeared LEEANNA M. TYLER known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.



[Signature: Debbi Roach]
Notary Public for Idaho
Residing at: New Meadows ID
Commission expires: 8/31/2019

EXHIBIT "A"

All that part of the East One-Half of the Southwest One-Quarter (E1/2SW1/4) of Section Two (2), Township 21 North, Range One (1) East of the Boise Meridian, Adams County, Idaho, lying South of the centerline of Trail Creek and West of the right-of-way for U.S. Highway No. 95;

EXCEPTING THEREFROM, three (3) parcels of land described as follows:

(1) A tract of land situated in the East One-Half of the Southwest One-Quarter (E1/2SW1/4) of said Section Two (2), more particularly described as follows:

Beginning on the westerly right-of-way line of U.S. Highway No. 95 at Highway Station 247.96.85; thence westerly 230 feet; thence northerly 945 feet to Trail Creek; thence northeasterly 374 feet, more or less, along Trail Creek to the westerly right-of-way line of U.S. Highway No. 95; thence southerly, along the westerly right-of-way line of U.S. Highway No. 95, 1,165 feet to the Point of Beginning.

(2) A tract of land situated in the Southeast One-Quarter of the Southwest One-Quarter (SE1/4SW1/4) of said Section Two (2), more particularly described as follows:

Commencing on the south line of said SE1/4SW1/4 where such line intersects the westerly right-of-way line of U.S. Highway No. 95, as located pursuant to Survey No. FAP 9-8, Reop. 1939; thence northerly along the said westerly right-of-way line of U.S. Highway 287 feet to the Point of Beginning; thence due West 266 feet; thence due North 252 feet; thence due East 135 feet; thence due North 60 feet; thence due East 45 feet to a point on the westerly side of a certain private road connecting with U.S. Highway No. 95; thence Southeasterly along the westerly boundary line of said private road 216 feet; thence due West 25 feet; thence due South 100 feet to the Point of Beginning, together with the right of access to and the use of said private road on and along the easterly side of the this tract.

(3) A tract of land situated in the Southeast One-Quarter of the Southwest One-Quarter (SE1/4SW1/4) of said Section Two (2), more particularly described as follows:

Commencing at the Northwest Corner of the tract described in (2) above which point is the Point of Beginning; thence northerly 120 feet; thence easterly 150 feet; thence southerly 56 feet; thence westerly 24 feet; thence southerly 68 feet; thence westerly 115 feet to Point of Beginning, together with a road right-of-way from U.S. Highway No. 95 to this tract.

SW

SEC.

2

TWP.

21

N. RGE.

1E

B.M.

Refer to old tax book pg. 277 & 276

N

Idaho
County

Wilson, James R
9/19/90 5/27/97
12.00 ac in NE 1/4
Dismembered Q. &
Q. 1/4

appx
Trail Creek
Property Bound

Leapps, A &
Darlene
29M 578
8/2/72
Per 8934/3 to
Duffy, Isaac

Tyler, KERRY S & LERANNA M
10-29-03 104824

SWEETSON, Michele
11-29-04 105948

SESW

7000 TR 1541
1.61 ac
DOVER, JON S & LATE
108781 4-28-05

35 ac in E2

US #144 95

Station
244.00
615' N
190' W

State of Idaho

Old Hwy R-14

Bridge

Aerial 04



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 17, 2021

GAUTAM KOMMINANI
YAVONNA KOMMINANI
5143 HIGHWAY 95
NEW MEADOWS ID 83654-5052

Re: Change in Ownership for Water Right No(s): 78-7353, 78-7355

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)