

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 14 2021

Notice of Change in Water Right Ownership

WATER 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-11298	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: Sylvan Adamson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Shane Jensen Charity Jensen
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or
- 12630 Orchard Ave Nampa ID 83651
Mailing address City State ZIP
- 208-861-6297 shanejensen@yahoo.com/ charity.jensen@yahoo.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: 10/24/2020
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):
 - ☐ \$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.

SUPPORT DATA

IN FILE # 63-11298

8. Signature: Shane C Jensen 10/24/2020
Signature of new owner/claimant Title, if applicable Date
- Signature: Charity A Jensen 10/24/2020
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by LE Date 04/14/2021 Receipt No. W049297 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 AB Processed by AB Date 8/26/2021

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Todd M. Lakey
Borton-Lakey Law & Policy
141 E. Carlton Ave.
Meridian, ID 83642

2020-062118	
RECORDED	
10/23/2020 12:45 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=8 HCRETAL	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

742678/SK

(Space Above For Recorder's Use)

WARRANTY DEED

For the consideration of One (\$1.00) and other good and valuable consideration, the receipt of and sufficiency of which is hereby acknowledged, Sylvan K. Adamson and Joan D. Adamson, husband and wife, (jointly and collectively "Grantor"), conveys, grants and warrants to Shane C. Jensen and Charity A. Jensen, husband and wife (jointly and collectively "Grantee"), whose address is 12630 Orchard Ave., Nampa ID 83651 and his successors and assigns forever, the following described real property:

See Attached Exhibit A which is incorporated herein

RESERVING AND SUBJECT TO a permanent and perpetual access and utilities easement which is more specifically described in Exhibit B (attached hereto and incorporated herein) over, on, across and through the subject real property described in attached Exhibit A. This easement is for access, above and below ground utilities, ingress and egress, including without limitation, for vehicles, equipment, and persons, and is made for the benefit of the real property owned by Grantor specifically described in Exhibit C attached hereto and incorporated herein. This easement supports the use and development of Grantor's property described in Exhibit C.

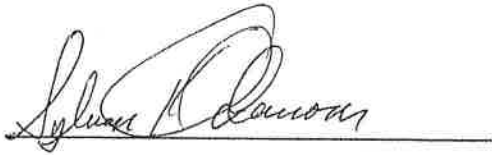
SUBJECT TO taxes and assessments for the year 2020 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anyway appertaining to the property herein described as well in law as in equity.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set

forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 22nd day of October, 2020.

A handwritten signature in cursive script, appearing to read "Sylvan K. Adamson", written over a horizontal line.

Sylvan K. Adamson

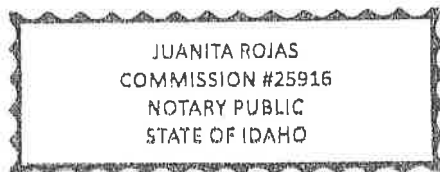
A handwritten signature in cursive script, appearing to read "Joan D. Adamson", written over a horizontal line.

Joan D. Adamson

STATE OF IDAHO)
) ss.
County of Canyon)

On this 22nd day of October, 2020, before me Juanita Rojas, personally appeared Sylvan K. Adamson, known or identified to me be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the 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.



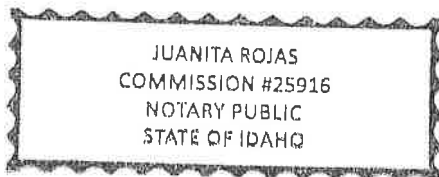
Juanita R
NOTARY PUBLIC FOR IDAHO
Residing at _____
My Commission Expires _____

RESIDING IN CALDWELL, IDAHO
COMMISSION EXPIRES 5-20-2026

STATE OF IDAHO)
) ss.
County of Canyon)

On this 22nd day of October, 2020, before me Juanita Rojas, personally appeared Joan D. Adamson, known or identified to me be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the 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.



Juanita R
NOTARY PUBLIC FOR IDAHO
Residing at _____
My Commission Expires _____

RESIDING IN CALDWELL, IDAHO
COMMISSION EXPIRES 5-20-2026

Exhibit A

**LEGAL DESCRIPTION FOR
SYLVAN ADAMSON
PARCEL 2**

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, derived from found monuments and taken as North 89°35'46" West with the distance between monuments found to be 1,326.55 feet

BEGINNING at a point from which the South 1/4 of said Section 13, Township 3 North, Range 3 West, Boise Meridian bears South 84°37'27" East a distance of 496.49 feet;

Thence South 89°35'46" West, a distance of 169.31 feet

Thence North 00°24'30" West, a distance of 627.55 feet;

Thence North 89°35'46" East, a distance of 169.31 feet;

Thence South 00°24'30" East, a distance of 627.55 feet; to the **POINT OF BEGINNING**.

Said Parcel containing 106,253 square feet or 2.44 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



Exhibit B – Easement Description

**LEGAL DESCRIPTION FOR
PARCEL 2
INGRESS/EGRESS, IRRIGATION, DRAINAGE & PUBLIC UTILITIES EASEMENT
FOR THE BENEFIT OF PARCELS 2, 3 & 4**

The following describes an Ingress/Egress, Irrigation and Utilities Easement located in Parcel 2 for the benefit of Parcels 2, 3 and 4 situated in the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°35'46" West with the distance between monuments found to be 1,326.55 feet

BEGINNING at a point on the North Right of Way line of Orchard Avenue located in the Southeast 1/4 of the Southwest 1/4 of said Section 13, Township 3 North, Range 3 West, Boise Meridian from which the West 1/16 Corner of said Section 13 bears South 85°17'06" West a distance of 665.15 feet;

Thence leaving said North Right of Way line, North 00°24'30" West, a distance of 298.77 feet;

Thence North 89°35'46" East, a distance of 60.00 feet;

Thence South 00°24'30" East, a distance of 28.00 feet;

Thence South 89°35'46" West, a distance of 46.00 feet;

Thence South 00°24'30" East, to a point on said North Right of Way line, a distance of 270.77 feet;

Thence along said North Right of Way line, South 89°35'46" West, a distance of 14.00 feet to the **POINT OF BEGINNING**.

Said Parcel containing 5,471 square feet or **0.13 acres**, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83851
(208) 465-5687



Exhibit C – Grantor's Property

**LEGAL DESCRIPTION FOR
SYLVN ADAMSON
PARCEL 3**

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°35'46" West with the distance between monuments found to be 1,326.55 feet.

BEGINNING at a point from which the West 1/16 Corner of said Section 13, Township 3 North, Range 3 West, Boise Meridian bears South 55°23'20" West a distance of 802.60 feet;

Thence North 89°35'46" East, a distance of 164.89 feet;

Thence South 00°24'30" East, a distance of 288.77 feet;

Thence South 89°35'46" West, a distance of 164.89 feet;

Thence North 00°24'30" West, a distance of 288.77 feet to the **POINT OF BEGINNING**.

Said Parcel containing 47,617 square feet or **1.09 acres**, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 485-5687



**LEGAL DESCRIPTION FOR
SYLVN ADAMSON
PARCEL 4**

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°35'46" West with the distance between monuments found to be 1,326.55 feet.

BEGINNING at a point from which the West 1/16 Corner of said Section 13, Township 3 North, Range 3 West, Boise Meridian bears South 55°23'20" West a distance of 602.60 feet;

Thence North 00°24'30" West, a distance of 338.77 feet;

Thence North 89°35'46" East, a distance of 164.89 feet;

Thence South 00°24'30" East, a distance of 338.77 feet;

Thence South 89°35'46" West, a distance of 164.89 feet to the **POINT OF BEGINNING**.

Said Parcel containing 55,861 square feet or 1.28 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5887



EXHIBIT A

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, derived from monuments and taken as North 89°35'46" West with the distance between monuments found to be 1,326.55 feet.

BEGINNING at a point from which the South 1/4 of said Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian bears South 84°37'27" East a distance of 496.49 feet;

Thence South 89°35'46" West, a distance of 169.31 feet;

Thence North 00°24'30" West, a distance of 627.55 feet;

Thence North 89°35'46" East, a distance of 169.31 feet;

Thence South 00°24'30" East, a distance of 627.55 feet; to the POINT OF BEGINNING.

(Shown as Parcel 2 of Record of Survey recorded as Instrument No. 2020-059835)

TOGETHER WITH AND SUBJECT TO an ingress/egress, irrigation, drainage & public utilities easement located in Parcel 2 for the benefit of Parcels 2, 3 and 4 of Record of Survey Instrument No. 2020-059835 situated in the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, derived from monuments and taken as North 89°35'46" West with the distance between monuments found to be 1,326.55 feet.

BEGINNING at a point on the North Right of Way line of Orchard Avenue located in the Southeast 1/4 of the Southwest 1/4 of said Section 13, Township 3 North, Range 3 West, Boise Meridian from which the West 1/6 Corner of said Section 13 bears South 85°17'06" West a distance of 665.15 feet;

Thence leaving said North Right of Way line, North 00°24'30" West, a distance of 298.77 feet;

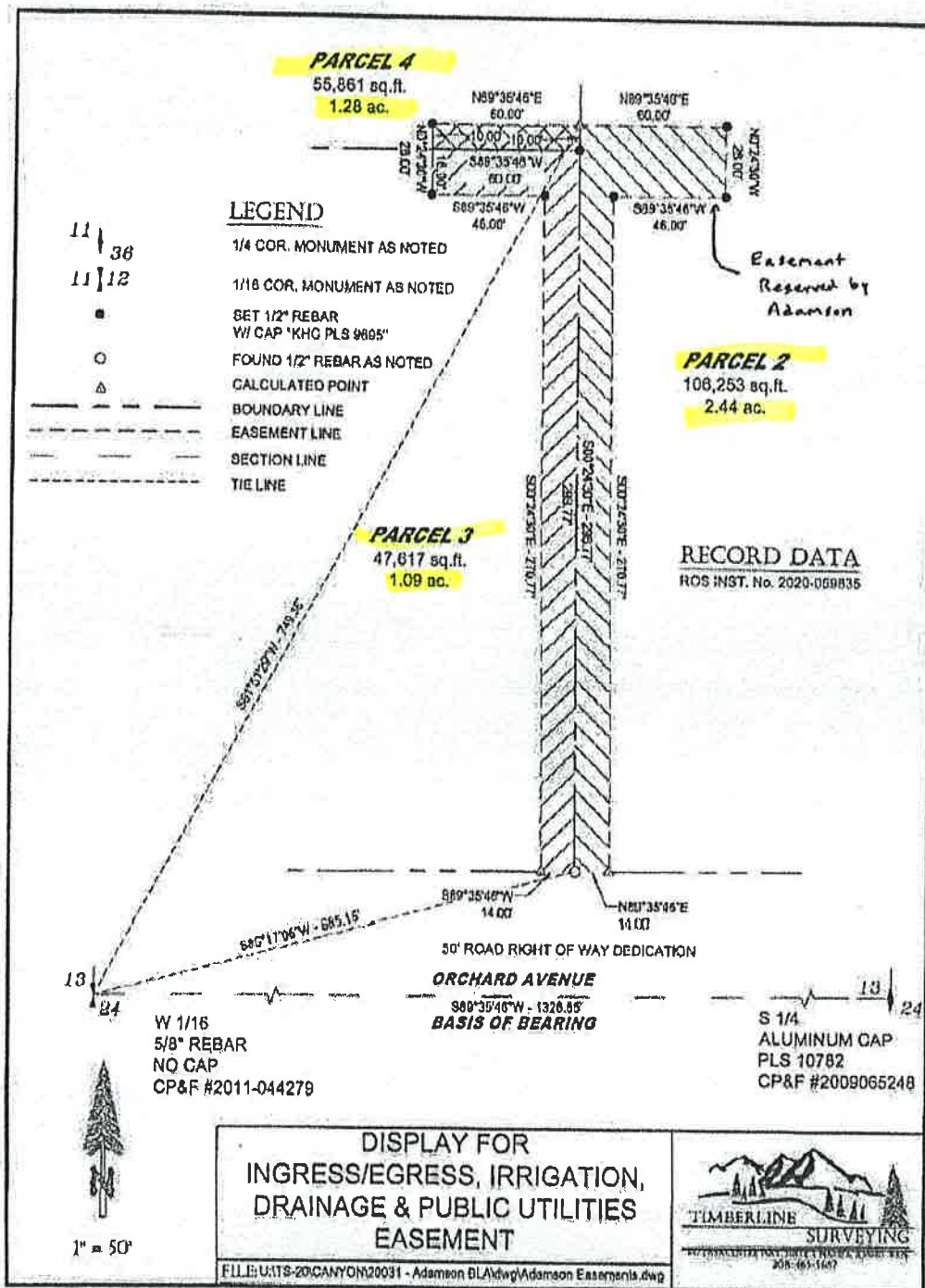
Thence North 89°35'46" East, a distance of 60.00 feet;

Thence South $00^{\circ}24'30''$ East, a distance of 28.00 feet;

Thence South $89^{\circ}35'46''$ West, a distance of 46.00 feet;

Thence South $00^{\circ}24'30''$ East, to a point on said North Right of Way line, a distance of 270.77 feet;

Thence along said North Right of Way Line, South $89^{\circ}35'46''$ West, a distance of 14.00 feet to the POINT OF BEGINNING.

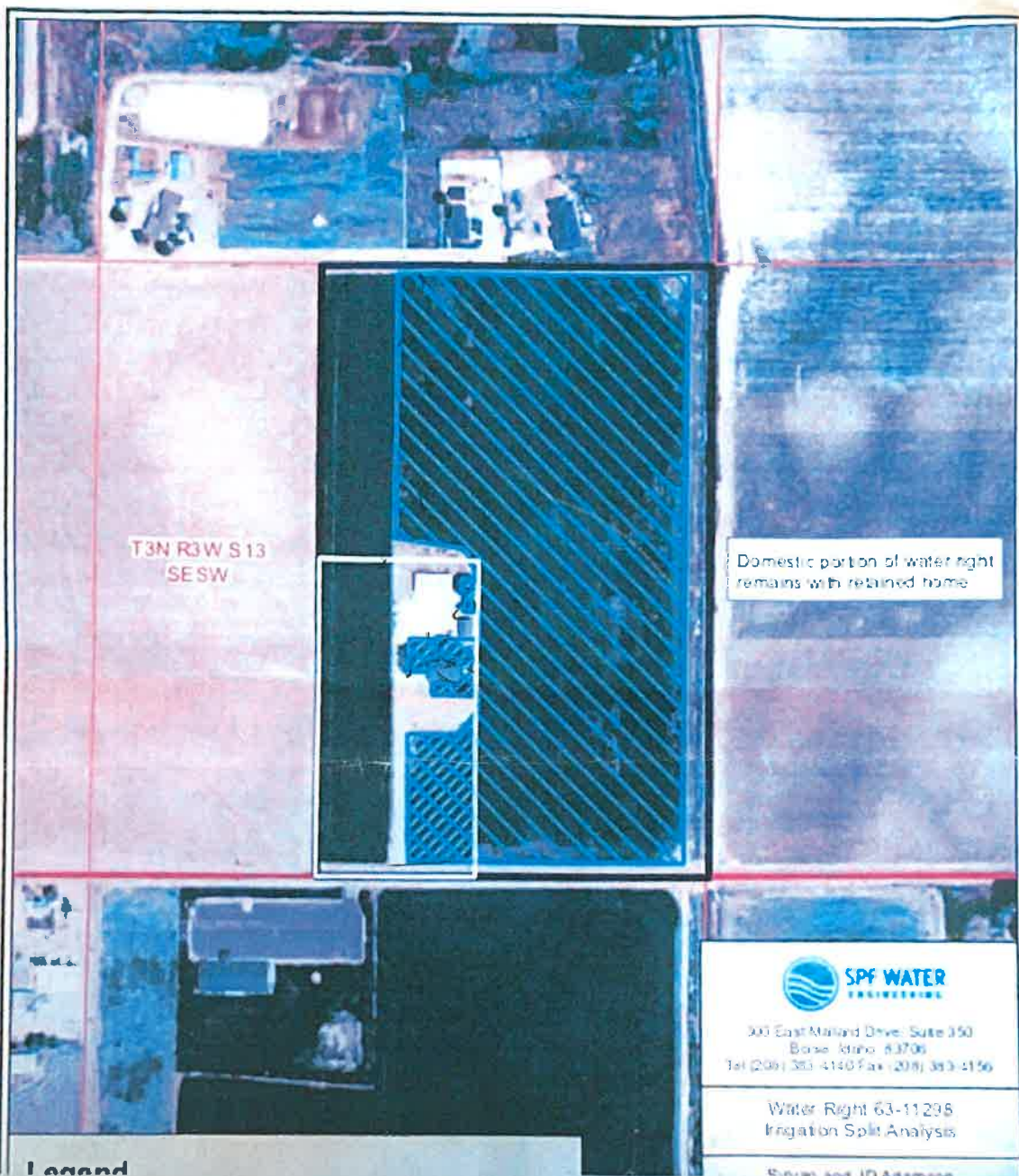


From: JD Adamson jdn13@gmail.com
Subject: Fwd: Sylvan Adamson Water right split
Date: October 22, 2020 at 1:58 PM
To: J D Adamson jdn13@gmail.com

Begin forwarded message



OWNSHP
CHAN...E 2.pdf





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 09, 2021

SHANE C JENSEN
CHARITY A JENSEN
12630 ORCHARD AVE
NAMPA ID 83651-5046

Re: Change in Water Right Ownership: 63-11298 (split into 63-35103)

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right 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 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) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure

c: SYLVAN K ADAMSON