

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JUL 15 2021

Notice of Change in Water Right Ownership

Department of Water Resources
Eastern 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?
29-290B OK	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:

Wilhelmine Luker Trust (Randall Armstrong)
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Adam Sipherd and Carolyn Sipherd
New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or ☐ and/or

124 N. 550 E.
Mailing address

Drem
City

UT
State

84604
ZIP

208-680-7343
Telephone

adamsipherd@gmail.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:
- April 21, 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.

8. Signature:

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: [Signature]

Date

7/15/2021

Receipt No.

E047174

Receipt Amt.

\$25.-Active in the Water Supply Bank? Yes ☐ No ☐

If yes, forward to the State Office for processing

W-9 received? Yes ☐ No ☐

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
223 North 15th Avenue
Pocatello, ID 83201

OFFICIAL RECORD BK# 0
BANNOCK COUNTY IDAHO

FEE 15.00 DEPUTY JB
RECORDED AT REQUEST OF

First American Title - Pocatello

22110959

2021 May 13 PM 12:03

Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

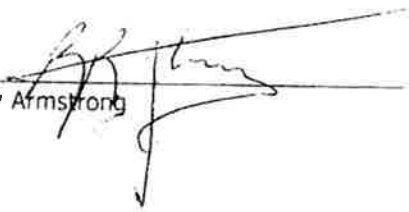
File No.: **967256-P (sw)**

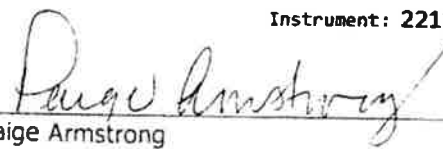
Date: **April 21, 2021**

For Value Received, **Randy Armstrong and Paige Armstrong, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Adam Sipherd and Carolyn Sipherd, husband and wife**, hereinafter called the Grantee, whose current address is **124 N 550 E, Orem, UT 84097**, the following described premises, situated in **Bannock County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.


Randy Armstrong


Paige Armstrong

STATE OF Idaho)
) ss.
COUNTY OF Bannock)

On this 11 day of May, 2021, before me, a Notary Public in and for said State, personally appeared **Randy Armstrong and Paige Armstrong**, 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 the same.



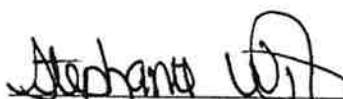

Notary Public for the State of Idaho
Residing at: Porterville
My Commission Expires: 02/03/2023

EXHIBIT A**PARCEL 1 (NORTHERLY PARCEL):**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER SOUTHEAST QUARTER, SECTION 21, TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, BEING A PORTION OF THE LANDS OF NEPHI MICHAEL LUKER, DESCRIBED AS INSTRUMENT NO. 536858 AND INSTRUMENT NO. 552191, BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER ON THE MERIDIONAL CENTERLINE OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO; THENCE NORTH 73°05'10" EAST, A DISTANCE OF 373.06 FEET TO THE SOUTHWEST CORNER OF LOT 16, SKYLINE SUBDIVISION, A SUBDIVISION OF BANNOCK COUNTY, IDAHO; THENCE NORTH 18°11' EAST ALONG THE WESTERLY LINE OF SAID SKYLINE SUBDIVISION A DISTANCE OF 361.79 FEET TO THE NORTHWESTERLY CORNER OF LOT 10, SAID SKYLINE SUBDIVISION;

THENCE SOUTH 71°49' EAST ALONG THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 125.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 10;

THENCE NORTH 18°11' EAST A DISTANCE OF 58.33 FEET TO A 1/2 INCH IRON PIN FOUND IN PLACE;

THENCE NORTH 18°11'00" EAST, A DISTANCE OF 112.00 FEET TO A 1/2 X 24 INCH IRON PIN SET THIS SURVEY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 65°24'45" WEST A DISTANCE OF 75.00 FEET TO A 1/2 X 24 INCH IRON PIN SET THIS SURVEY;

THENCE NORTH 22°59'45" EAST A DISTANCE OF 92.00 FEET TO A 1/2 X 24 INCH IRON PIN SET THIS SURVEY; THENCE NORTH 55°02'05" WEST A DISTANCE OF 221.99 FEET TO AN INTERSECTION WITH A PORTION OF SOUTHERLY BOUNDARY OF ROCK CLIFF ADDITION, A SUBDIVISION OF BANNOCK COUNTY, IDAHO;

THENCE NORTH 79°20'06" EAST ALONG THE SOUTH LINE OF SAID ROCK CLIFF ADDITION, A DISTANCE OF 212.35 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 15;

THENCE SOUTH 51°53'51" EAST ALONG SAID INTERSTATE HIGHWAY RIGHT OF WAY A DISTANCE OF 99.24 FEET;

THENCE SOUTH 18°11'00" WEST A DISTANCE OF 232.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (SOUTHERLY PARCEL):

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER SOUTHEAST QUARTER, SECTION 21, TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, BEING A PORTION OF THE LANDS OF NEPHI MICHAEL LUKER, DESCRIBED IN INSTRUMENT NO. 536858 AND INSTRUMENT NO. 552191, BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER OF THE MERIDIONAL CENTERLINE OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO; THENCE NORTH 73°05'10" EAST, A DISTANCE OF 373.06 FEET TO THE SOUTHWEST CORNER OF LOT 16, SKYLINE SUBDIVISION, A SUBDIVISION OF BANNOCK COUNTY, IDAHO; THENCE NORTH 18°11' EAST ALONG THE WESTERLY LINE OF SAID SKYLINE SUBDIVISION, A DISTANCE OF 361.79 FEET TO THE NORTHWESTERLY CORNER OF LOT 10, AND SKYLINE SUBDIVISION;

THENCE SOUTH 71°49' EAST ALONG THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 125.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 10;

THENCE NORTH 18°11' EAST A DISTANCE 58.33 FEET TO A 1/2 INCH IRON PIN FOUND IN PLACE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 59°47'55" WEST A DISTANCE OF 188.00 FEET (MEASURED AS 188.60 FEET)

TO A 1/2 INCH IRON PIN FOUND IN PLACE;

THENCE NORTH 58°21'15" WEST A DISTANCE OF 119.03 FEET;

THENCE NORTH 76°26'24" WEST A DISTANCE OF 27.81 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF ROCK CLIFF ADDITION, A SUBDIVISION OF BANNOCK COUNTY, IDAHO;

THENCE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTHERLY BOUNDARY OF THE ROCK CLIFF ADDITION:

1) NORTH 04°59'42" WEST, A DISTANCE OF 107.07 FEET;

2) NORTH 29°45'00" EAST, A DISTANCE OF 48.04 FEET;

3) NORTH 61°38'43" EAST, A DISTANCE OF 62.48 FEET;

4) NORTH 79°20'06" EAST, A DISTANCE OF 42.86 FEET;

THENCE SOUTH 55°02'02" EAST A DISTANCE OF 221.99 FEET TO A 1/2 X 24 INCH IRON PIN SET THIS SURVEY;

THENCE SOUTH 22°59'45" WEST A DISTANCE OF 92.00 FEET TO A 1/2 X 24 INCH IRON PIN SET THIS SURVEY;

THENCE SOUTH 65°24'45" EAST A DISTANCE OF 75.00 FEET TO A 1/2 X 24 INCH IRON PIN SET THIS SURVEY;

THENCE SOUTH 18°11'00" WEST A DISTANCE OF 112.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOTS 1, 2 AND 3, BLOCK 2, SKYLINE THIRD ADDITION, BANNOCK COUNTY, IDAHO, AS THE SAME APPEARS ON THE OFFICIAL PLAT THEREOF, RECORDED MARCH 21, 1978 AS INSTRUMENT NO. 596004.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
223 North 15th Avenue
Pocatello, ID 83201

OFFICIAL RECORD BK# 0
BANNOCK COUNTY IDAHO

FEE 15.00 DEPUTY JM
RECORDED AT REQUEST OF

First American Title - Pocatello

21909204

2019 Jun 28 PM 04:47

Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **734344-P (sg)**

Date: **June 20, 2019**

For Value Received, **Lynn Michael Luker, Successor Trustee of the Wilhelmine Luker Trust, dated June 14, 1978**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Randy Armstrong and Paige Armstrong, husband and wife**, hereinafter called the Grantee, whose current address is **1005 E. Jackson Creek Rd., Inkom, ID 83245**, the following described premises, situated in **Bannock County, Idaho**, to-wit:

Legal Description attached hereto as Exhibit A, and by this referenced Incorporated herein.

****TRANSFER OF WATER RIGHTS # 29-00290B****

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

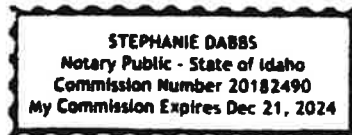
Lynn Michael Luker, Successor Trustee of the
Wilhelmine Luker Trust, dated June 14, 1978

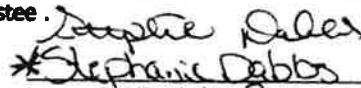
* 
Lynn Michael Luker, Successor Trustee

STATE OF * Idaho)
COUNTY OF * Ada) ss.

On this * 20th day of June, 2019, before me, a Notary Public in and for said State, personally appeared Lynn Michael Luker, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Successor Trustee of the Lynn Michael Luker, Successor Trustee of the Wilhelmine Luker Trust, dated June 14, 1978 Trust, and acknowledged to me that he executed the same as such Successor Trustee.

*
Seal



* 
Notary Public of Idaho *
Residing at: Ada County
Commission Expires: Dec. 21, 2024

Bannock County Parcel Viewer



Search and find information on Bannock County tax parcels

EagleView, Bannock County | Maxar, Microsoft



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718

Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Gary Spackman
Director

Brad Little
Governor

August 16, 2021

ADAM SIPHERD
CAROLYN SIPHERD
124 N 550 E
OREM UT 84097-4833

Re: Change in Ownership for Water Right No(s): 29-290B

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) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 29D