

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
APR 26 2021
DEPARTMENT OF
WATER RESOURCES

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. DEV

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
65-23297	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-23298	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: John Cook
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Michael Sanchez
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 11980 N Hwy 52 Horseshoe Bend 15 83629
Mailing address City ZIP
510-606-2540 Me143Farrah@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: 1-3-2017
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] 4-26-21
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 Ku Date 4/26/21 Receipt No. C110279 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 _____ Processed by [Signature] Date 5/13/2021



Escrow No.: 34601914775-TK

Instrument # 324841

EMMETT, GEM, IDAHO
2020-01-07 03:36:37 PM No. of Pages: 4
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
SHELLY TILTON Fee: \$15.00
Ex-Officio Recorder Deputy SStewart
Index To: QUIT CLAIM DEED
Electronically Recorded by Simplifile

QUITCLAIM DEED

FOR VALUE RECEIVED

~~Ebert~~ who acquired title as ~~Sanchez~~ ~~also known as~~ ~~Sanchez~~
Michael J. Sanchez and Morgan Elizabeth Sanchez also known as Morgan Elizabeth Ebert, husband and wife

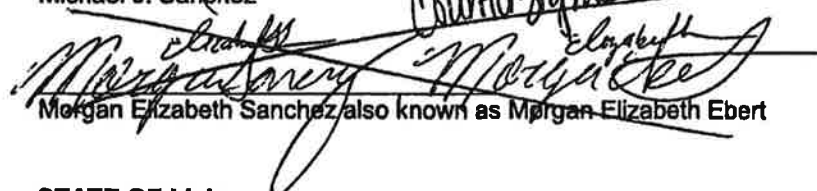
do(es) hereby convey, release and forever quitclaim unto: **Michael Sanchez, a married man, as his sole and separate property**

whose current address is **11980 N Highway 52, Horseshoe Bend, ID 83629**, the following described premises, to-wit: See Attached Exhibit "A"

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Date: 1-2-2020


Michael J. Sanchez


Morgan Elizabeth Sanchez also known as Morgan Elizabeth Ebert

STATE OF Idaho,

COUNTY OF Ada, - ss.

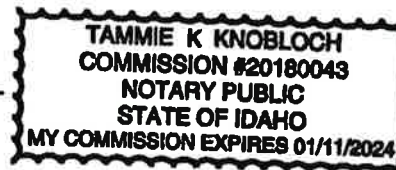
On this 2 day of January, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael J. Sanchez and Morgan Elizabeth Sanchez aka Morgan Elizabeth Ebert known or identified to me to be the person whose name is subscribed to the within and acknowledged to me that she executed the same.

Signature: 

Name: Tammie K. Knobloch

Residing at: Star, ID

My Commission expires: 1-11-24



Deed (Quitclaim)
IDD1055.doc / Updated: 05.20.19

Printed: 01.02.20 @ 09:28 AM by TK
ID-FT-FXEA-03460.216262-34601914775

324841

QUITCLAIM DEED

(continued)

Morgan Elizabeth Ebert
Morgan Elizabeth Ebert

STATE OF Idaho,

COUNTY OF Ada, - ss.

On this 7th day of January, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Morgan Elizabeth Ebert known or identified to me to be the person whose name is subscribed to the within and acknowledged to me that she executed the same.

Signature: Jessyca Hanson

Name: _____

Residing at: _____

My Commission expires: _____

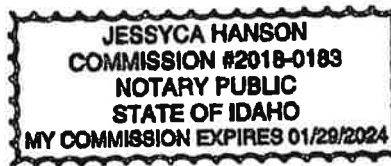


EXHIBIT "A"

463341

Parcel 1:

The following describes a Parcel of Land being a portion of Government Lot 1 of Section 25, Township 7, North, Range 1 East, Boise Meridian, Gem County, Idaho, and being more particularly described as follows:

Basis of Bearings:

The East line of the Northeast Quarter of Section 25, Township 7 North, Range 1 East Boise Meridian, taken as South 00°48'15" West and distance between monuments found to be 2577.54 feet.

Beginning at a point being the westerly right-of-way monument Station 935+36.5 along State Highway 19, from which the East Quarter corner of said Section 25 bears

South 63°29'24" East a distance of 1,362.28 feet; thence along the right-of-way of said highway 19 along a curve to the right with a radius of 1,106.00 feet, a arc length of 104.83 feet with a chord bearing of North 35°16'20" West and a chord distance of 104.79 feet; thence leaving said right-of-way

North 53°41'43" East a distance of 207.76 feet; thence

South 36°18'17" East a distance of 208.70 feet; thence

South 53°41'43" West to a point on said right-of-way, a distance of 206.60 feet; thence along said right-of-way,

North 37°59'15" West a distance of 103.97 feet to the POINT OF BEGINNING

Parcel 2:

The following describes a parcel of land being a portion of Lot 6 in Block 1 of Riverview Manor Subdivision as filed for record in Book 3 of plats at a Page 46 in the office of the Gem County Recorder lying in a Portion of Government Lot 1 & 2 of Section 25, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho, and being more particularly described as follows:

Basis of Bearings:

The East line of the Northeast Quarter of Section 25, Township 7 North, Range 1 East, Boise Meridian, taken as South 00°48'15" West and distance between monuments found to be 2577.54 feet.

BEGINNING at the East Quarter corner of said Section 25; thence along the East line of the Southeast Quarter of said Section 25

South 02°12'06" East to a point on the Northerly right-of-way line of State Highway 52 a distance of 853.20 feet; thence leaving said East line and along said right-of-way the following three (3) courses:

North 48°16'15" West a distance of 236.58 feet; along a curve to the right with a radius of 2,825.00 feet and a central angle of 10°17'00" an arc length of 507.03 feet with a chord bearing of North 43°07'45" West, and a chord distance of 506.35 feet;

North 37°59'15" West a distance of 1,080.62 feet; thence leaving said right-of-way

North 53°41'43" East a distance of 206.60 feet; thence

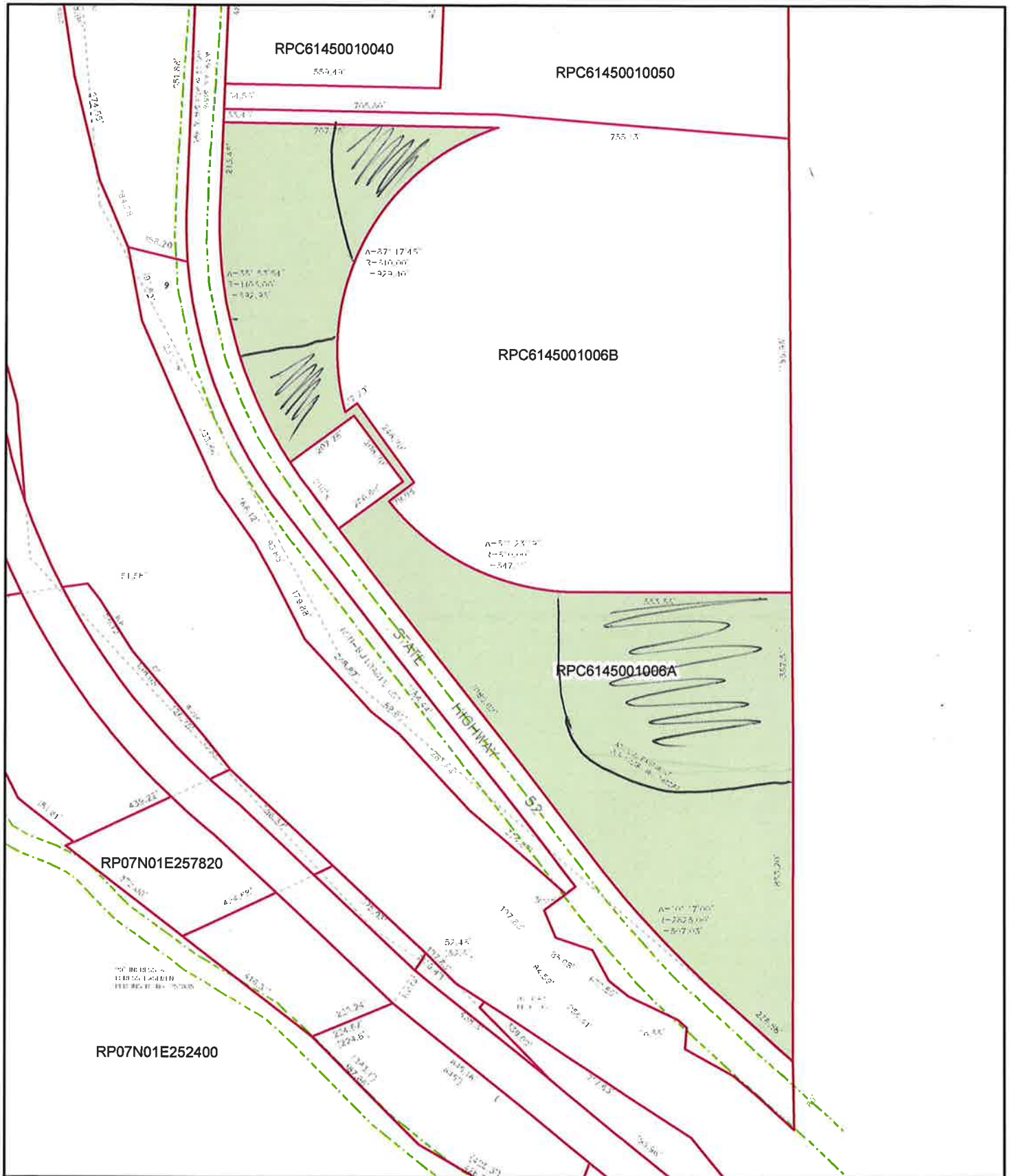
North 36°18'17" West a distance of 208.70 feet; thence

South 53°41'43" West to said right-of-way line a distance of 207.76 feet; thence along said right-way the following two (2) courses:

along a curve to the right with a radius of 1,106.00 feet and a central angle of 35°53'54" an arc length of 692.96 feet with a chord bearing of North 14°36'28" West and a chord distance of 681.68 feet;

North $03^{\circ}20'29''$ East a distance of 213.46 feet; thence leaving said right-of-way line
South $89^{\circ}26'13''$ East a distance of 707.75 feet; thence along a curve to the left with a radius of 610.00 feet and a central angle of $87^{\circ}17'45''$ an arc length of 929.40 feet with a chord bearing of South $28^{\circ}54'09''$ West, a chord distance of 842.07 feet; thence
North $53^{\circ}41'43''$ East a distance of 37.79 feet; thence
South $36^{\circ}18'17''$ East a distance of 248.70 feet;
thence South $53^{\circ}41'43''$ West a distance of 79.98 feet thence from a tangent which bears
South $38^{\circ}36'41''$ East along a curve to the left with a radius of 610.00 feet and a central angle of $51^{\circ}23'19''$ an arc length of 547.11 feet with a chord bearing of South $64^{\circ}18'21''$ East, and a chord distance of 528.95 feet; thence
North $90^{\circ}00'00''$ East to a point on East line of the Northeast Quarter of said Section 25 a distance of 553.56 feet; thence along said East line
South $00^{\circ}48'15''$ West a distance of 367.51 feet to the POINT OF BEGINNING.

RPC6145001006A



RECEIVED

FEB 11 2021

DEPARTMENT OF
WATER RESOURCES

Recorded Electronically	
ID	310284
County	
Date	2/27/17
Time	
Birnplife.com 800.460.5857	

Electronically recorded - you must
remove the county stamped first
page as it is now incorporated as
part of the original document.

stewart title

THIS DOCUMENT IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTIONS OF
WARRANTY DEED INSTRUMENT NO. 309718, RECORDS OF GEM COUNTY, IDAHO.

WARRANTY DEED

For Value Received **John D. Cook and Crystal J. Cook, husband and wife**, the Grantor, hereby grants, bargains, sells, conveys and warrants unto **Michael J. Sanchez, a married man dealing with his sole and separate property**, the Grantee, whose current address is 11980 N Highway 52, Horseshoe Bend, ID 83629, the following described premises, to wit:

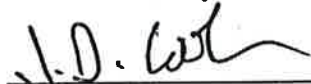
SEE EXHIBIT "A" ATTACHED HERETO

Parcel Number: RP07N01E252045

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record and assessments, if any.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said Grantee and to their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that they are the owner in fee simple of said premises, that said premises are free from all encumbrances and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated this 13th day of February, 2017


John D. Cook


Crystal J. Cook

State of Idaho

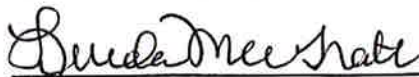
ss.

County of Ada

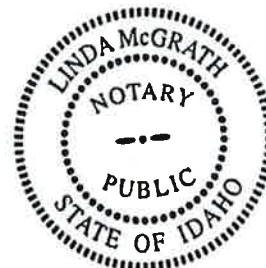
W 24th

On this 13th day of February, 2017, before me the undersigned, a Notary Public, in and for said State, personally appeared John D. Cook and Crystal J. Cook, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL



Notary Public: Linda McGrath
Residing at: Meridian, Idaho
My commission expires: May 28, 2017



File Number: 01096-14630
Warranty Deed ID

Page 1 of 3

**LEGAL DESCRIPTION FOR
JOHN COOK
HOUSE PARCEL**

The following describes a Parcel of Land being a Portion of Government Lot 1 of Section 25, Township 7 North., Range 1 East., BM., Gem County, Idaho and being more particularly described as follows:

BASIS OF BEARINGS:

The East line of the Northeast 1/4 of Section 25, Township 7 North, Range 1 East, Boise Meridian, taken as South 00°48'15" West and distance between monuments found to be 2577.54 feet.

Beginning at a point being the westerly right-of way monument Station 935+36.5 along State Highway 19, from which the West ¼ corner of said Section 25 bears South 63°29'24" East a distance of 1,362.28 feet;
Thence along the right-of-way of said highway 19 along a curve to the right with, a radius of 1,106.00 feet, a arc length of 104.83 feet with a chord bearing of N35°16'20"W and a chord distance of 104.79 feet
Thence leaving said right-of-way North 53°41'43" East a distance of 207.76 feet;
thence South 36°18'17" East a distance of 208.70 feet;
thence South 53°41'43" West to a point on said right-of-way, a distance of 206.60 feet;
thence along said right-of-way, North 37°59'15" West a distance of 103.97 feet to the POINT OF BEGINNING.

Said Parcel containing 43,584 square feet or 1.001 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



**LEGAL DESCRIPTION FOR
JOHN COOK
PARCEL 1
"AGRICULTURAL"
(NON-BUILDABLE)**

The following describes a Parcel of Land being a Portion of Lot 6, Block 1 of Riverview Manor Subdivision as filed for Record in Book 3 of Plats at Page 46 in the Office of the Gem County, Recorder Lying in a Portion of Government Lot 1 & 2 of Section 25, Township 7 North., Range 1 East., BM., Gem County, Idaho and being more particularly described as follows:

BASIS OF BEARINGS:

The East line of the Northeast 1/4 of Section 25, Township 7 North, Range 1 East, Boise Meridian, taken as South 00°48'15" West and distance between monuments found to be 2577.54 feet.

BEGINNING at the East 1/4 corner of said Section 25;

thence along the East line of the Southeast 1/4 of said Section 25 South 02°12'06" East to a point on the Northerly right-of-way line of State Highway 52 a distance of 853.20 feet;

thence leaving said East line and along said right-of-way the following three (3) courses;

North 48°16'15" West a distance of 236.58 feet;

along a curve to the right with a radius of 2,825.00 feet and a central angle of 10°17'00" an arc length of 507.03 feet with a chord bearing of North 43°07'45" West, and a chord distance of 506.35 feet;

North 37°59'15" West a distance of 1,080.62 feet;

thence leaving said right-of-way North 53°41'43" East a distance of 206.60 feet;

thence North 36°18'17" West a distance of 208.70 feet;

thence South 53°41'43" West to said right-of-way line a distance of 207.76 feet;

thence along said right-way the following two (2) courses;

along a curve to the right with a radius of 1,106.00 feet and a central angle of 35°53'54" an arc length of 692.96 feet with a chord bearing of North 14°36'28" West, and a chord distance of 681.68 feet;

North 03°20'29" East a distance of 213.46 feet;

thence leaving said right-of-way line South 89°26'13" East a distance of 707.75 feet;

thence along a curve to the left with a radius of 610.00 feet and a central angle of 87°17'45" an arc length of 929.40 feet with a chord bearing of South 28°54'09" West, and a chord distance of 842.07 feet;

thence North 53°41'43" East a distance of 37.79 feet;

thence South 36°18'17" East a distance of 248.70 feet;

thence South 53°41'43" West a distance of 79.98 feet;

thence from a tangent which bears South 38°36'41" East, along a curve to the left with a radius of 610.00 feet and a central angle of 51°23'19" an arc length of 547.11 feet with a chord bearing of South 64°18'21" East, and a chord distance of 528.95 feet;

thence North 90°00'00" East to a point on East line of the Northeast 1/4 of said Section 25 a distance of 553.56 feet;

thence along said East line South 00°48'15" West a distance of 367.51 feet to the **POINT OF BEGINNING.**

Said Parcel containing 1,013,694 square feet or 23.271 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





State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: www.idwr.idaho.gov

Brad Little
Governor

May 14, 2021

Gary Spackman
Director

MICHAEL J SANCHEZ
11980 N HIGHWAY 52
HORSESHOE BND ID 83629-5116

Re: Change in Ownership for Water Right Nos: 65-23297 and 65-23298

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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) 287-4920 or debbi.judd@idwr.idaho.gov.

Sincerely,

A handwritten signature in blue ink, reading 'Debbi Judd'.

Debbi Judd
Technical Records Specialist

Enclosures

c. Water District 65 – *via email*