

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 04 2021

DEPT OF WATER RESOURCES
SOUTHERN 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?
47-4054	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: Daniel A. Niska and Nicole M. Boman / Katherine L Baisch and Lloyd H Baisch
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Micah Bennett and Angelica Bennett
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 1112 Park Meadows Dr. Twin Falls ID 83301
Mailing address City State ZIP
- 208-280-0729 / 208-320-5792 yardarm1@hotmail.com medsurgnurse71@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: December 29, 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

8. Signature: [Signature] Title, if applicable _____ Date 12/29/20
Signature of new owner/claimant

Signature: [Signature] Title, if applicable _____ Date 12/29/20
Signature of new owner/claimant

For IDWR Office Use Only:

Received by SG Date 1/4/21 Receipt No. 5038325 Receipt Amt. \$25.00

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 1-21-21

Case No. 74692 TS

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

WARRANTY DEED

FOR VALUE RECEIVED, **DANIEL A. NISKA, an unmarried man; AND NICOLE M. BOMAN, also shown of record as NICOLE MARIE BOMAN, an unmarried woman**, hereinafter called the Grantors, hereby grant, bargain, sell and convey unto **MICAH BENNETT and ANGELICA BENNETT, husband and wife**, hereinafter called Grantees, whose address is: 1112 Park Meadows Drive, Twin Falls, ID 83301, the following described premises in Twin Falls County, Idaho; to-wit:

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 30: The South 410 feet of Lot 1 and that part of Lot 1 more particularly described as follows:
BEGINNING at a point on the West line of said Lot 1 which point is 719 feet South of the Northwest corner of said Lot 1; running
THENCE South 88°33' East 226 feet;
THENCE South 0°11' East 170 feet;
THENCE North 88°33' West 226 feet to the West line of said Lot 1;
THENCE North along said West line to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and 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 they are free from all encumbrances except as described above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: December 29, 2020



DANIEL A. NISKA



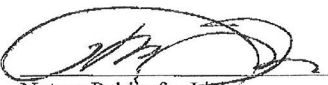
NICOLE M. BOMAN

* * * * *

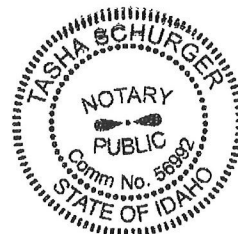
STATE OF IDAHO
County of Twin Falls

On this 29th day of December, 2020, before me, a Notary Public in and for said State, personally appeared **DANIEL A. NISKA and NICOLE M. BOMAN**, known or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Notary Public for Idaho
Residing at Twin Falls
Commission expires 11-01-2022



RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
1502 Locust Street North, Bldg. 300
Twin Falls, ID 83301

TWIN FALLS COUNTY
RECORDED FOR:
FIRST AMERICAN TITLE - TWIN F/
02:53:58 PM 12-20-2017
2017020649
NO. PAGES 2 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: BH
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

PERSONAL REPRESENTATIVES DEED

File No.: **652947-TF (lk)**

Date: **September 25, 2017**

For Value Received, **Steven Lloyd Baisch as General Personal Representative of the Estate of Lloyd Harry Baisch a/k/a Lloyd H. Baisch and Katherine Lucille Baisch a/k/a Katherine L. Baisch (deceased)**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Daniel A. Niska and Nicole M. Boman, husband and wife**, hereinafter called the Grantee, whose current address is **3676 North 2700 East, Twin Falls, ID 83301**, the following described premises, situated in **Twin Falls County, Idaho**, to-wit:

TOWNSHIP 10 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 30: THE SOUTH 410 FEET OF LOT 1

AND ALSO THAT PART OF LOT 1 IN SECTION 30, TOWNSHIP 10 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1 WHICH POINT IS 719 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1;
RUNNING THENCE SOUTH 88°33' EAST 226 FEET;
THENCE SOUTH 0°11' EAST 170 FEET;
THENCE NORTH 88°33' WEST 226 FEET TO THE WEST LINE OF SAID LOT 1;
THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.**

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.

Exhibit "A"

Date: 09/25/2017

Warranty Deed
- continued

File No.: 652947-TF (lk)

Steven Lloyd Baisch as General Personal
Representative of the Estate of Lloyd Harry
Baisch a/k/a Lloyd H. Baisch and Katherine
Lucille Baisch a/k/a Katherine L. Baisch
(deceased)

Steven Lloyd Baisch Personal Representative
Steven Lloyd Baisch, Personal
Representative

STATE OF Idaho)
SS.

COUNTY OF Twin Falls)

On this 18th day of December, 2017, before me, a Notary Public in and for said State, personally appeared **Steven Lloyd Baisch**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as General Personal Representative of the Estate of **Lloyd Harry Baisch a/k/a Lloyd H. Baisch and Katherine Lucille Baisch a/k/a Katherine L. Baisch**, and acknowledged to me that he executed the same as such Personal Representative.

Lisa Koornin
Notary Public of Idaho

Residing at: Twin Falls, ID.

Commission Expires: 06-22-2021







State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858

Phone: (208)736-3033 • Fax: (208)736-3037 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

January 21, 2021

MICAH BENNETT
1112 PARK MEADOWS DR
TWIN FALLS ID 83301-3219

ANGELICA BENNETT
1112 PARK MEADOWS DR
TWIN FALLS ID 83301-3219

Re: Change in Ownership for Water Right No: 47-4054

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right 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.

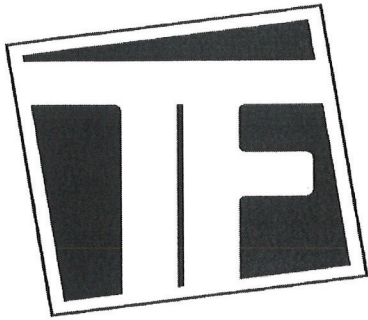
If you have any questions concerning the enclosed information, please contact me at (208) 736-3033.

Sincerely,

Bill Mills
Water Resource Agent, Senior

Enclosure

c: Titlefact



TitleFact

a land title company

IDWR SOUTHERN REGION
650 ADDISON AVENUE WEST
STE 500
TWIN FALLS, ID 83301-5858

RECEIVED
JAN 04 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

December 30, 2020

File No. 74692
RE: NISKA- BOMAN/ BENNETT

Enclosed, please find the following:

- Our check No.89195 for the amount of **\$25.00**
- Copy of Transfer Letter
- Copy of Map / Plat
- Copy of Warranty Deed
- Copy of previous Warranty Deed

If you have any questions, please contact TASHA SCHURGER at TitleFact, Inc., at (208) 733-3821.

Sincerely,
TITLEFACT, INC.

Mandy Claborn for
Tasha Schurger
Escrow Officer

T.W. Stivers
Richard B. Stivers
R. Todd Blass

163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

Phone (208) 733-3821
Fax (208) 734-2940
Toll Free (800) 733-3850