

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 29 2020

Department of Water Resources  
Eastern 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. **✓DB**

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
✓ 21-131290P	Yes <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	21-13129	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
✓ 21-131310P	Yes <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	21-13283	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	21-13131	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	21-13285	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Robert H. Hansen, Trustee Clair S. Hawkins Trust  
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Andrew Grady Kirsten Grady  
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or

5830 Geremander Ave Rialto CA 92377  
Mailing address City State ZIP  
(909) 875-7765 abagado@roadrunner.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: 09/22/2020

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: Andrew Grady 10/26/2020  
Signature of new owner/claimant Title, if applicable Date  
Signature: Kirsten Grady 10/26/2020  
Signature of new owner/claimant Title, if applicable Date

**For IDWR Office Use Only:**

Received by M. Pettus Date 10-29-20 Receipt No. E046397 Receipt Amt. 200.00  
 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 JB Processed by JC Date 12/2/2020

From: **Rose Reeder** RReeder@co.jefferson.id.us  
Subject: Warranty Deed  
Date: October 19, 2020 at 2:49 PM  
To: abagado@roadrunner.com

Confidentiality Notice | This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential or proprietary information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, immediately contact the sender by reply e-mail and destroy all copies of the original message.



Instrument # 455852  
RIGBY, JEFFERSON, IDAHO  
09-22-2020 01:11:42 PM No. of Pages: 1  
Recorded for: AMERITITLE - IDAHO FALLS  
COLLEEN C POOLE Fee: \$15.00  
Ex-Officio Recorder Deputy: LK  
Index To: WARRANTY DEED  
Electronically Recorded by Simplifile

## WARRANTY DEED

Order No.: 386676AM

### FOR VALUE RECEIVED

**Robert H Hansen, Trustee of the Clair S Hawkins Trust**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Andrew Grady and Kirsten Grady, Husband and Wife**

whose current address is:

5662 Olive Ave., Rialto, CA 92377

the grantee(s), the following described premises, in Jefferson County, Idaho,  
TO WIT:

**Lot 3 in Block 1 of Horsemens Park Division No. 1, Jefferson County, Idaho, as per the plat recorded July 20, 2004, as Instrument No. 332740**

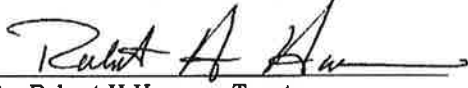
### TOGETHER WITH AND SUBJECT TO:

Part of the SE1/4 of Section 33, Township 6 North, Range 38 East, of the Boise Meridian, Jefferson County, Idaho, more particularly described as follows; Commencing at the Southeast Corner of said Section 33, said position being monumented with 3" 1915 Brass Cap, Recorded as Instrument No. 454268 in the Jefferson County Clerk's Office; thence N00°08'08"E along the East line of said Section 33 for a Distance of 1140.00 feet; thence N47°09'30"W for a distance of 631.79 feet; thence S42°18'20"W for a distance of 320.00 feet to the most Northerly Corner of Lot 3, Block 1 of Horsemans Park, Division No. 1, Jefferson County, Idaho, Recorded as Instrument No. 332740 in the Jefferson County Clerk's Office; thence S42°18'20"W along the Northwesterly line of said Lot 3 for a Distance of 85.00 Feet to the beginning of a Curve Right; thence along said curve, Delta = 01°50'00" Radius = 1925.00' Arc = 61.60' for a Chord Distance of 61.59 feet and a Chord Bearing of S43°13'20"W to the end of said Curve, said position beginning the True Point of Beginning. thence S45°31'40"E for a distance of 70.00 feet; thence S45°03'20"W for a distance of 61.59 feet; thence N45°31'40"W for a distance of 70.00 feet to a point on the Northwesterly line of said Lot 3, said position also being on a Curve Left; thence along said Curve, Delta = 01°50'00" Radius = 1925.00' Arc = 61.60' for a Chord Distance of 61.59 Feet and a Chord Bearing of N45°03'20"E to the True Point of Beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: September 21, 2020

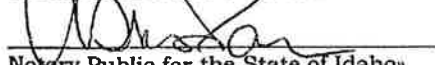
The Clair S Hawkins Trust

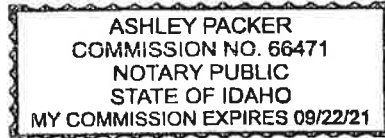
  
By: Robert H Hansen, Trustee

State of Idaho            } ss.  
County of Jefferson    }

On this 22 day of September, 2020, before me, the undersigned a Notary Public in and for said state, personally appeared Robert H Hansen known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Clair S Hawkins Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

  
Notary Public for the State of Idaho  
Residing at:  
Commission Expires:       Residing in Rigby, Idaho  
Commission Expires: 09-22-21



455852

# HORSEMENS PARK

DIVISION NO. 1  
JEFFERSON COUNTY, IDAHO  
LOCATED IN THE SE 1/4 OF SECTION 33, T6N R38E, B.M.

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That We the undersigned, are the Owners of the Tract of Land Included within the Boundary Description Shown Hereon and have caused the same to be Platted into Blocks, Lots, and Streets to be hereafter known as the HORSEMENS PARK SUBDIVISION, Division No. 1, Jefferson County, Idaho and we do hereby dedicate to the Public all streets and Right-of-Ways as shown hereon. The Easements shown hereon are not dedicated to the public, but the right to use said Easements are hereby perpetually reserved for Public Utilities, roadway slopes, drainage, or for any other use designated on the Plat. We also Certify that the Lots Shown on this Plat will be Served by Individual Wells.

In Witness Whereof the Undersigned Have Duly Signed this Certificate this 20th Day of June 2004

*[Signature]*  
Don Mickelsen

*[Signature]*  
Cathy Mickelsen

## WATER RIGHTS STATEMENT

This property remains in an irrigation district and a suitable irrigation water delivery system will be provided in compliance with Idaho Code section 31-3805 subsection (1)(b).

## PUBLIC UTILITY EASEMENT NOTE

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. As no time may any permanent structures be placed within the PUE or any other obstructions which interfere with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

While this is a photographic reproduction of portions of the recorded plat no representation is made as to accuracy and the Company assumes no liability therefor. Any reference to the plat of the subdivision is to the plat recorded with the County Recorder and not to this plat which is provided only to reflect the approximate location of the property.

**AmeriTitle**

491 N. Capital Ave. \* P.O. Box 33698 \* Idaho Falls, ID 83415-1698 \* Tel: (208) 524-6888 \* Fax: (208) 524-6872

**TE** THOMPSON ENGINEERING, INC.  
CONSULTING ENGINEERS  
RIGBY, IDAHO 83442

FINAL PLAT		
LOCATED IN THE SE 1/4 OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 38 EAST, JEFFERSON COUNTY, IDAHO		
Project Name:	Don & Cathy Mickelsen	Scale 1"=400'
Job Number:	2004-24	
CoGo File:	MickelsenDon 2004-24	Sheet 2 Of 2
Date:	May 5, 2004	
Surveyor:	K.L.T.	
Drawn By:	K.L.T.	

## RECORDER'S CERTIFICATE

I Herby Certify that the foregoing Plat of the HORSEMENS PARK SUBDIVISION, Division No. 1, Located in Jefferson County, Idaho, was Filed for Recording in the office of the Recorder for Jefferson County on the 20th Day of June 2004, at 4:00

Instrument Number: 337142  
Jefferson County Recorder: *[Signature]*

**SURVEYOR**  
Karin L. Thompson, P.L.S.  
154 East Main Street  
Rigby, ID 83442  
(208) 743-8771

**LAND DEVELOPER**  
Don Mickelsen  
1260 Twin Horse Rd  
Moscow, ID 83434  
(208) 754-9323

**ACREAGE**  
Total Subdivision — 48.89 Acres  
9 Lots — 45.15 Acres  
Dedicated County Road — 3.74 Acres

Fd. 5/8" Iron Rod w/Al Cap  
Inst. No. 332081

## NOTES:

NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per FEMA Map No. 16651C0275 B.

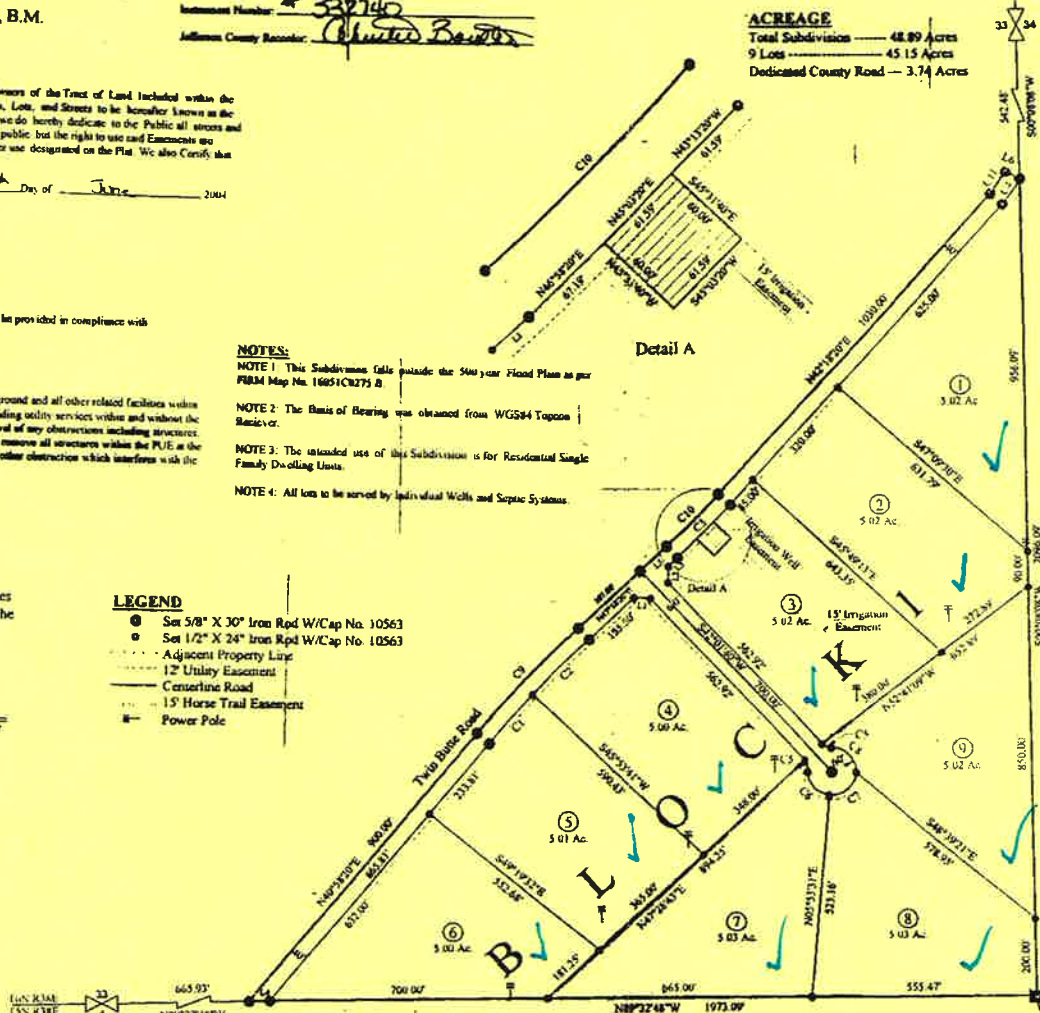
NOTE 2: The Basis of Bearing was obtained from WGS84 Topcon Receiver.

NOTE 3: The intended use of this Subdivision is for Residential Single Family Dwelling Units.

NOTE 4: All lots to be served by Individual Wells and Septic Systems.

## LEGEND

- Set 5/8" X 30" Iron Rod W/Cap No. 10563
- Set 1/2" X 24" Iron Rod W/Cap No. 10563
- Adjacent Property Line
- 12' Utility Easement
- Centerline Road
- 15' Horse Trail Easement
- Power Pole



Fd 3" Brass Cap  
Inst No 332080

Ronda Knudson  
1202 N Twin Horse Rd  
Moscow, ID 83434  
Inst. No 277151

Sharon Williamson  
P.O. Box 3511  
Idaho, WY 83401  
Inst. No 287170

United States of America  
1387 South Vinnet Way  
Reno, ID 83709

SE Corner Section 33  
Fd. 3" Brass Cap  
Inst. No. 252830





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](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

December 01, 2020

ANDREW GRADY  
5830 GEREMANDER AVE  
RIALTO CA 92377-4018

Re: Change in Water Right Ownership: 21-13129 (Split into 21-13129, 21-13282 & 21-13283) and 21-13131 (Split into 21-13131, 21-13284 & 21-13285)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) 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(s) 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) 497-3787.

Sincerely,

Jonie Barg  
Technical Records Specialist 1

Enclosure(s)

cc: CLAIR S HAWKINS TRUST  
CHANDLER GNEITING  
WATER DISTRICT 100  
HENRYS FORK GROUND WATER DISTRICT