

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
AUG 26 2020
DEPT OF WATER RESOURCES
SOUTHERN 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?
37-2624B	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: John K. McClatchy and Katherine S. McClatchy
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Matthew Allen Phelps and Sherrie M. Phelps
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO Box 842 Bellevue ID 83313
Mailing address City State ZIP
- 208-720-6604 mattphelps12@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: _____
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 8/21/20
Signature of new owner/claimant
- Signature: [Signature] Title, if applicable _____ Date 8/21/20
Signature of new owner/claimant

For IDWR Office Use Only:

Received by SG Date 8/26/20 Receipt No. 5038104 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 KA Date 9-10-2020



WARRANTY DEED

FOR VALUE RECEIVED

Katherine S. McClatchy

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

Matthew Allen Phelps and Sherrie Phelps, husband and wife

GRANTEE(S) whose current address is: P.O. Box 842, Bellevue, ID 83313

the following described premises, to-wit:

Lot 2A, Block 1 of REPLAT OF LOTS 2, 3, 4 & 5 BLOCK 1 BYINGTON ACRES SUBDIVISION, as shown on the official plat thereof, recorded as Instrument No. 434482, records of Blaine County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural. Together with appurtenant water rights including State of Idaho

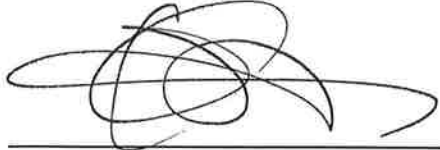
Dated this 21 day of August, 2020.

Water Right: 37-2624B.


Katherine S. McClatchy

State of Idaho
County of Blaine

This record was acknowledged before me on 21 day of August, 2020, by Katherine S. McClatchy.



Notary Public Kathy Seal
My Commission Expires: 7.26.2023

(STAMP)





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

September 10, 2020

MATTHEW ALLEN PHELPS
PO BOX 842
BELLEVUE ID 83313-0842

SHERRIE M PHELPS
PO BOX 842
BELLEVUE ID 83313-0842

Re: Change in Ownership for Water Right No(s): 37-2624B

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) 293-9916.

Sincerely,

Kent Aasa
Water Resource Agent, Senior

Enclosure(s)
Cc: WD 37
Blaine County Title
Escrow # 2022449



360 Sun Valley Road
PO Box 3176
Ketchum, ID 83340
Phone: (208) 726-0700 Fax: (208) 726-8406

RECEIVED
AUG 26 2020
DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: August 22, 2020

Escrow Number: 2022449

Idaho Department of Water Resources
650 Addison Ave. W Ste 500
Twin Falls, Idaho 83301-5858

RE: Notice of Change in WR Ownership

Dear Team:

With regards to the above described real estate transaction, please find enclosed the following:

- ☐ Title Commitment
 - ☐ Closing Statement
 - ☐ Deed of Trust
 - ☐ Note
 - ☒ Warranty Deed
 - ☐ Quitclaim Deed
 - ☐ Escrow Instructions
 - ☐ Tax Notice
 - ☐ Insurance Binder
 - ☐ Lender's Documents
 - ☐ Lot Book Report
 - ☐ Lien Affidavit
 - ☒ Other: Signed Notice of Change of Water Right Ownership
 - ☐ Check in the Amount of: \$25.00
- Representing:

If you should have any questions, please do not hesitate to contact the undersigned. Thank You.

Sincerely,
Blaine County Title, Inc.


Kathy Seal
Escrow Officer/Partner

Kathy Seal

From: shausner1@aol.com
Sent: Tuesday, August 18, 2020 11:14 PM
To: Kathy Seal
Cc: Kelly@stephanie-reed.com
Subject: [External] Re: Prelim Agent Statement | 400 Byington

Dear Kathy,

The water rights are ground water rights. There are two wells on property: one domestic & one irrigation. All water rights are appurtenant to the property and transfer with the property. WATER RIGHT NO. 37-2624B

Thank you,
Suzanne

Suzanne Hausner, GRI, RSPS, CNE, SFR
Windermere Real Estate/SV, LLC
208-720-2147 cell
208-622-9100
suzannehausner.withwre.com

In a message dated 8/18/2020 9:42:56 PM Mountain Standard Time, kathy@blainecountytitle.com writes:

Dear Suzanne and Kelly,

In preparation for signing and funding on 400 Byington, attached is the **prelim** Agent Statement, still need to balance with the Lender on buy side and obtain Payoff on Seller side. But it gives you an idea of where we're currently at.

1. I've scheduled Buyer signing for Friday, will need loan documents
2. As soon as Seller Payoff is in, I'll sign her as well, by Thursday or Friday for sure

If either of you could confirm if there are any water rights with the property that would be great .. whether it be with the IDWR or South Valley Ground Water District .. I would presume that they would need to be transferred. If that's to be handled outside of escrow that would be fine also.