

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED

SEP 22 2020

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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
29-75910K	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name:

Blanie Kopp

Name of current water right holder/claimant

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

Xavier Ledesma

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

336 Autumn Way

Mailing address

American Falls ID

City

State

ZIP

83211

(208) 240-4574

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: May 23, 2019

6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:

- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
- If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
- New lessor(s) of record will receive payment after the following rental season.

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.

8. Signature:

Xavier Ledesma

Signature of new owner/claimant

Title, if applicable

9-21-2020

Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by JB

Date

9/22/20

Receipt No.

E046308

Receipt Amt.

\$25.-

Approved by JB

Processed by

JB

Date

10/8/20

Instrument # 214246

POWER COUNTY, IDAHO

05-24-2019 10:48:24 AM No. of Pages: 5

Recorded for: BEARD ST. CLAIR GAFFNEY PA

SHAREE SPRAGUE

Fee: \$15.00

Ex-Officio Recorder Deputy: Flor Cardona

Electronically Recorded by Simplifile

PERSONAL REPRESENTATIVE

THIS DEED is made by Xavier Ledesma as Personal Representative of the Estate of Blaine Kopp, Deceased, Grantor, to Xavier Ledesma, whose current address is 336 Autumn Lane, American Falls, ID 83211.

Grantor was duly appointed Personal Representative of the Estate of Blaine Kopp, Deceased, by the District Court of Power County, Idaho, in Probate Case No CV39-19-0019 and is now qualified and acting in said capacity;

NOW, THEREFORE, for valuable consideration received, including satisfaction of the Decedents's debt to Grantee, Grantor sells and conveys to Grantee the following-described real property: See Attached Exhibit

together with all appurtenances.

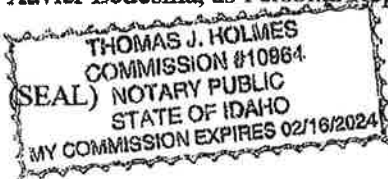
DATED this 23 day of May, 2019.

Estate of Blaine Kopp, Deceased

By: Xavier Ledesma
Xavier Ledesma, Personal Representative

STATE OF IDAHO)
)SS
County of Bannock)

This record was acknowledged before me on 23 day of May, 2019 by Xavier Ledesma, as Personal Representative of the Estate of Blaine Kopp.



NOTARY PUBLIC-STATE OF
IDAHO(SEAL)

Commission expires: _____

SNAKE RIVER LAND SURVEYORS
P. O. Box 164
American Falls, Idaho

Parcel 3

94068C

~~Food Kmart~~

3.00 Acres

~~Food Kmart~~

A tract of land in the SW1/4 of Section 14, Township 7 South, Range 31 East of the Boise Meridian described as follows:

Commencing at the corner common to Sections 14, 15, 22 and 23, which is marked by a 5/8" iron pin and alum. cap marked PLS 843:

Thence N 0° 16' 36" W, along the West line of said Section 14, a distance of 489.26 feet:

Thence continuing along said West line, N 0° 16' 36" W, 103.06 feet:

Thence N 89° 30' 42" E, 442.66 feet:

Thence S 40° 12' 20" E, 366.32 feet to the Northerly right-of-way of Interstate 86:

Thence along said right-of-way, S 49° 47' 42" W, 62.00 feet:

Thence leaving said I-86 right-of-way, N 81° 46' 31" W, 466.41 feet:

Thence N 0° 42' 11" W, 147.68 feet:

Thence S 89° 30' 42" W, 167.85 feet to the True Point of Beginning and containing 3.00 acres more or less.

Subject to an easement for a County Road along the West 25.00 feet of the above described parcel.

~~Exhibit "A"~~

3/4

Snake River Land Surveyors
P. O. Box 164
American Falls, Idaho

Parcel 4

940680

~~Frank Kopp~~

6.18 Acres

~~xBook~~

A tract of land in the SW1/4 of Section 14, the NW1/4 of Section 23 and the NE1/4 of Section 22, Township 7 South, Range 31 East of the Boise Meridian described as follows:

Beginning at the corner of Sections 14, 15, 22 and 23, which is marked by a 5/8" iron pin and alum. cap marked PLS 843:

Thence N 0° 16' 36" W, along the West line of said Section 14, a distance of 489.26 feet:

Thence N 89° 30' 42" E, 167.85 feet;

Thence S 0° 42' 11" E, 147.68 feet;

Thence S 81° 46' 31" E, 466.41 feet to the Northerly right-of-way of Interstate 86;

Thence along said right-of-way S 49° 47' 42" W, 907.20 feet to the Easterly right-of-way of Kopp Road:

Thence leaving said I-86 right-of-way along the Easterly right-of-way of Kopp Road N 40° 12' 18" W, 123.75 feet;

Thence along a curve to the right, having a radius of 339.25 feet, through a central angle of 39° 26' 57" for an arc length of 233.58 feet to the North line of said Section 22:

Thence along said North line, N 89° 55' 32" E, 223.97 feet to the Point of Beginning and containing 6.18 acres more or less.

Subject to an easement for a County Road along the West 25.00 feet of Section 14 and the North 25.00 feet of Section 22, and the West 25.00 feet of the North 25.00 feet Section 23, in the above described parcel.

Exhibit "A"

4/4

EXHIBIT

Tracts C, D and E as set forth on that certain record of survey recorded as Instrument Number 162138 (as to Tracts C and D) and as Instrument Number 162139 (as to Tract E) in the records of Power County, Idaho and more particularly described as follows:

A tract of land in the NW¼ of Section 22, Township 7 South, Range 31 East of the Boise Meridian, described as follows:

Commencing at the NE corner of said Section 22;

Thence South 0°22'30" East along the East line of said Section, 1048.10 feet to a point on the Northerly right-of-way of Lakeview Road;

Thence South 59°19'25" West along said right of way 654.48 feet to the True Point of Beginning;

Thence North 30°40'35" West 273.10 feet to the Southeasterly right-of-way of Interstate Highway 86;

Thence South 49°50'31" West along said Southeasterly right-of-way, 165.85 feet to a point on the Northerly right-of-way of said Lakeview Road;

Thence North 59°19'25" East along said right-of-way of Lakeview Road, 1635.19 feet to the True Point of Beginning. Instrument #161840

Filed: 01/17/2019 09:45:19
Sixth Judicial District, Power County

Thomas J. Holmes (ISB#2448)
BEARD ST. CLAIR GAFFNEY
Attorneys at Law
P.O. Box 967 / 203 South Garfield
Pocatello, Idaho 83204
(208) 232-5911
tholmes@beardstclair.com



STATE OF IDAHO } ss
COUNTY OF POWER }

I, SHAREE SPRAGUE, Clerk of the District Court of the Sixth Judicial District of the State of Idaho in and for the County of Power, do hereby certify that the foregoing is a true and correct copy of the original filed in the above entitled action. As witness I have set my hand and affixed my official seal.

DATED Signed: 1/17/2019 11:15 AM

Sharee Sprague

SHAREE SPRAGUE, Clerk of the District Court

By Emma Rye
Deputy

IN THE DISTRICT COURT OF THE SIXTH JUDICIAL DISTRICT

STATE OF IDAHO, IN AND FOR THE COUNTY OF POWER

In the Matter of the Estate of

BLAINE KOPP,

Deceased.

Case No. CV39-19-0019

LETTERS OF PERSONAL
REPRESENTATIVE

THE STATE OF IDAHO:

Know all people by these presents:

WHEREAS Xavier Ledesma was appointed and qualified as general Personal Representative of the above-named Decedent by this Court, with all the authority granted to a personal representative by law;

NOW, THEREFORE, these Letters are issued as evidence of such appointment and qualification and authority for Xavier Ledesma to do and perform all acts which may be required by law.

SO ORDERED.

DATED this _____ day of _____, 2019.

Signed: 1/16/2019 03:05 PM

P. S. Lewis
MAGISTRATE

PERSONAL REPRESENTATIVE

THIS DEED is made by Xavier Ledesma as Personal Representative of the Estate of Blaine Kopp, Deceased, Grantor, to Xavier Ledesma, whose current address is 336 Autumn Lane, American Falls, ID 83211.

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NOW, THEREFORE, for valuable consideration received, including satisfaction of the Decedents's debt to Grantee, Grantor sells and conveys to Grantee the following-described real property: See Attached Exhibit

together with all appurtenances.

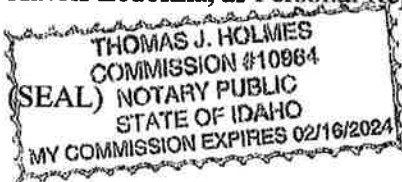
DATED this 23 day of May, 2019.

Estate of Blaine Kopp, Deceased

By: Xavier Ledesma
Xavier Ledesma, Personal Representative

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) :SS
County of Bannock)

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[Signature]
NOTARY PUBLIC-STATE OF
IDAHO(SEAL)
Commission expires: _____

Thomas J. Holmes (ISB#2448)
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Sharee Sprague

SHAREE SPRAGUE, Clerk of the District Court

By Emma Tye
Deputy

IN THE DISTRICT COURT OF THE SIXTH JUDICIAL DISTRICT
STATE OF IDAHO, IN AND FOR THE COUNTY OF POWER

In the Matter of the Estate of)

BLAINE KOPP,)

Deceased.)

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SO ORDERED.

DATED this _____ day of _____, 2019.

Signed: 1/16/2019 03:05 PM

Paul S. Lewis
MAGISTRATE

State of Idaho
Department of Water Resources

Water Right
29-7591

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

31E



- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

0 0.035 0.07 0.14 Miles





Brad Little
Governor

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

October 08, 2020

XAVIER LEDESMA
336 AUTUMN WAY
AMERICAN FLS ID 83211-1153

Re: Change in Ownership for Water Right No(s): 29-7591

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 120
ABERDEEN AMERICAN FALLS GROUND WATER DISTRICT