

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
AUG 24 2020
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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
86-10553	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: SHARON MILES, fka SHARON L FRANKLIN

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): KYLE BRADBURY AND SYDNEY BRADBURY

New owner(s) as listed on the conveyance document

Name connector

☒ and ☐ or ☐ and/or

1004 Main St. 34831 River Road

Guldesao Lenore

ID

83524

83541

Mailing address

City

State

ZIP

208-790-9526

luckyacres9@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: 8/20/2020

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: Kyle Bradbury

Signature of new owner/claimant

Title, if applicable

Date

8-19-2020

- Signature: Sydney Bradbury

Signature of new owner/claimant

Title, if applicable

Date

08/19/2020

For IDWR Office Use Only:

Received by lu Date 8-24-2020

Receipt No. C109168

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 dy

Date

9/1/2020

31724

Instrument # 879376
NEZ PERCE COUNTY, IDAHO
08-20-2020 12:11:12 PM No. of Pages: 5
Recorded for: LAND TITLE OF NEZ PERCE COUNT
PATTY WEEKS Fee: \$15.00
Ex-Officio Recorder Deputy Cindy Ocampo
Index to: WRNTY/QCD (101)
Electronically Recorded by Simplifile

WARRANTY DEED

SHARON MILES, also shown of record as SHARON LEA FRANKLIN, a married woman dealing with her sole and separate property, "Grantor," for and in consideration of \$10.00 and other good and valuable consideration, grants and conveys to KYLE BRADBURY and SYDNEY BRADBURY, husband and wife, "Grantees," the real property described below, all of which is located in Nez Perce County, State of Idaho, to wit:

See Attached Exhibit "A."

SUBJECT TO:

General taxes for the current year and thereafter.

Subject to all matters disclosed by that certain survey:

Recorded: May 23, 2007

Instrument No.: 744482, records of Nez Perce County, Idaho.

Subject to all matters disclosed by that certain survey:

Recorded: July 7, 2017

Instrument No.: 850345, records of Nez Perce County, Idaho.

Lack of a right of access to and from the land. Right of access to and from the land, if any, is not established of record.

Any unrecorded leases.

All rights of way for public utilities and public roads as the same now exist over and across the herein described property.

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever of the Grantor either in law or equity of, in and to the above described and bargained premises.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantees, their successors and assigns, forever.

AND the Grantor, for herself and her successors and assigns, does covenant, grant, bargain and agree to and with the Grantees, their successors and assigns, that at the time of the

READ AND APPROVED

WARRANTY DEED-1

KB

SB

ensealing and delivery of these presents she is well seized of the premises conveyed as of good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in the manner and form aforesaid; and that the same are free and clear of all former or other grants, bargains, sales, liens, taxes, assessments and encumbrances of any kind whatsoever, except those stated above.

AND the Grantor shall and will warrant and forever defend the above bargained premises in the quiet and peaceable possession of the Grantees, their successors and assigns, against all and every person or persons lawfully claiming title, or to claim the whole or any part thereof.

The Grantees' address is:

KYLE BRADBURY & SYDNEY
BRADBURY

34831 River Road
Lenore Id 83501

DATED this 20 day of August, 2020.

GRANTOR:

Sharon Miles
SHARON MILES

STATE OF IDAHO)
) ss.
County of Nez Perce)

This record was acknowledged before me on August 20, 2020,
by SHARON MILES.



Lori E. Stone
Notary Public in and for the State of Idaho
My Commission Expires: 04/28/2024

EXHIBIT "A"

Situate in the County of Nez Perce, State of Idaho, to-wit:

Parcel 1:

The W1/2 of the NW1/4 in Section 34, Township 37 North, Range 2 W.B.M., lying North of Fir Bluff Road, records of Nez Perce County, Idaho.

EXCEPTING therefrom:

Beginning at the Northeast corner of Lot three (3), Section thirty-four (34), Township thirty-seven (37) North, Range two (2) West, Boise Meridian; thence West to the North line of the town of Agatha; thence southeasterly along the North line of Agatha to the East line of said Lot three (3); thence North to PLACE OF BEGINNING.

ALSO EXCEPTING therefrom:

All of the following described real property situate in the County of Nez Perce, State of Idaho, to-wit:

Commencing at the Section corner common to Sections 27, 28, 33, and 34; thence South 0°03' East along the Section line 515.3 feet to the TRUE POINT OF BEGINNING; thence South 57°57' East 922.1 feet; thence South 57°03' West 631.0 feet to the Fir Bluff County Road right-of-way; thence Northwesterly along the County Road right-of-way 344 feet more or less to a point on the Section line between Sections 33 and 34; thence North 0°03' West along the Section line 763.5 feet to the TRUE POINT OF BEGINNING, except that part in the townsite of Agatha.

ALSO EXCEPTING therefrom:

Part of Government Lot 3 and part of the northwest one-quarter of the northwest one-quarter (NW1/4-NW1/4) of Section 34, Township 37 North, Range 2 West, Boise Meridian, County of Nez Perce, State of Idaho more particularly described as follows:

Commencing at the northwest corner of said Section 34 marked by an iron pin; thence South 27°40'44" East, a distance of 1,701.91 feet to a rebar; thence South 40°05'30" West, a distance of 79.12 feet to a rebar being the TRUE POINT OF BEGINNING; thence continuing South 40°05'30" West, a distance of 6.44 feet to the northeasterly line of a 20 foot wide public alley as shown on the Plat of Agatha; thence northwesterly along said northeasterly line, North 49°53'31" West, a distance of 379.75 feet; thence North 49°24'37" East, a distance of 31.16 feet to a rebar; thence South 49°58'17" East, a distance of 78.92 feet to a rebar; thence South 48°57'27" East, a distance of 87.02 feet to a rebar; thence South 45°58'28" East, a distance of 85.48 feet to a rebar; thence South 41°58'43" East, a distance of 124.70 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING therefrom the townsite of Agatha.

PARCEL 2:

Beginning at the Northeast corner of Lot three (3), Section thirty-four (34), Township thirty-seven (37) North, Range two (2) West, Boise Meridian; thence West to the North line of the town of Agatha; thence southeasterly along the North line of Agatha to the East line of said Lot three (3); thence North to PLACE OF BEGINNING.

EXCEPTING therefrom:

All of the following described real property situate in the County of Nez Perce, State of Idaho, to-wit:

A parcel of land located in Government Lot 3, Section 34, Township 37 North, Range 2 West, Boise Meridian, Nez Perce County, Idaho; more particularly described as:

Beginning at an iron pipe marking the Northeast corner of said Government Lot 3, thence South 00°03'05" West a distance of 244.67 feet, to THE TRUE POINT OF BEGINNING; thence South 00°03'05" West a distance of 280.00 feet, to a point on the North right-of-way of a county road; thence along said right-of-way, South 59°28'54" West a distance of 167.61 feet; thence South 68°31'36" West a distance of 141.66 feet; thence North 77°53'42" West a distance of 155.38 feet; thence N. 55°03'44" West 315.84 feet; thence North 39°24'16" East along an existing fence, 262.21 feet; thence North 89°54'00" East 520.86 feet, to THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING therefrom:

Situate in Nez Perce County, State of Idaho, to-wit:

All of that part of Lots 3 and 4, Section 34, Township 37 North, Range 2 West of the Boise Meridian, records of Nez Perce County, Idaho, lying South of River Road, a public road, and lying East of a line more particularly described as follows:

Commencing at the Northwest corner of Section 34 marked by a rebar; thence South 33°13'06" East, a distance of 2,256.76 feet to a rebar on the southerly right-of-way line of River Road being the TRUE POINT OF BEGINNING; thence South 55°41'19" East a distance of 300.00 feet to a rebar; thence South 34°18'41" West a distance of 125.00 feet to a rebar; thence continuing South 34°18'41" West, a distance of 60.00 feet to a rebar; thence North 55°41'19" West, a distance of 44.52 feet to a rebar; thence South, a distance of 306.58 feet to a rebar on the Northerly right-of-way line of the Burlington Northern Railroad right-of-way being the True Point of Terminus.

EXCEPTING from the hereinabove described property the following described parcel:

Commencing at the quarter sections corner of Section 27 and 34; thence South 0°02'30" East along the quarter section line 785.5 feet to a point in the South right-of-way line of the Fir Bluff County Road, which is THE TRUE POINT OF BEGINNING; thence continuing South 0°02'30" East along the quarter section line 1205.0 feet; thence North 78°17' West, 275.5 feet to the Fir Bluff County Road right-of-way; thence Northeasterly along the county road right-of-way 1290.0 feet, more or less, to THE TRUE POINT OF BEGINNING, all being situate in Section 34, Township 37 North, Range 2 West of the Boise Meridian, records of Nez Perce County, Idaho.

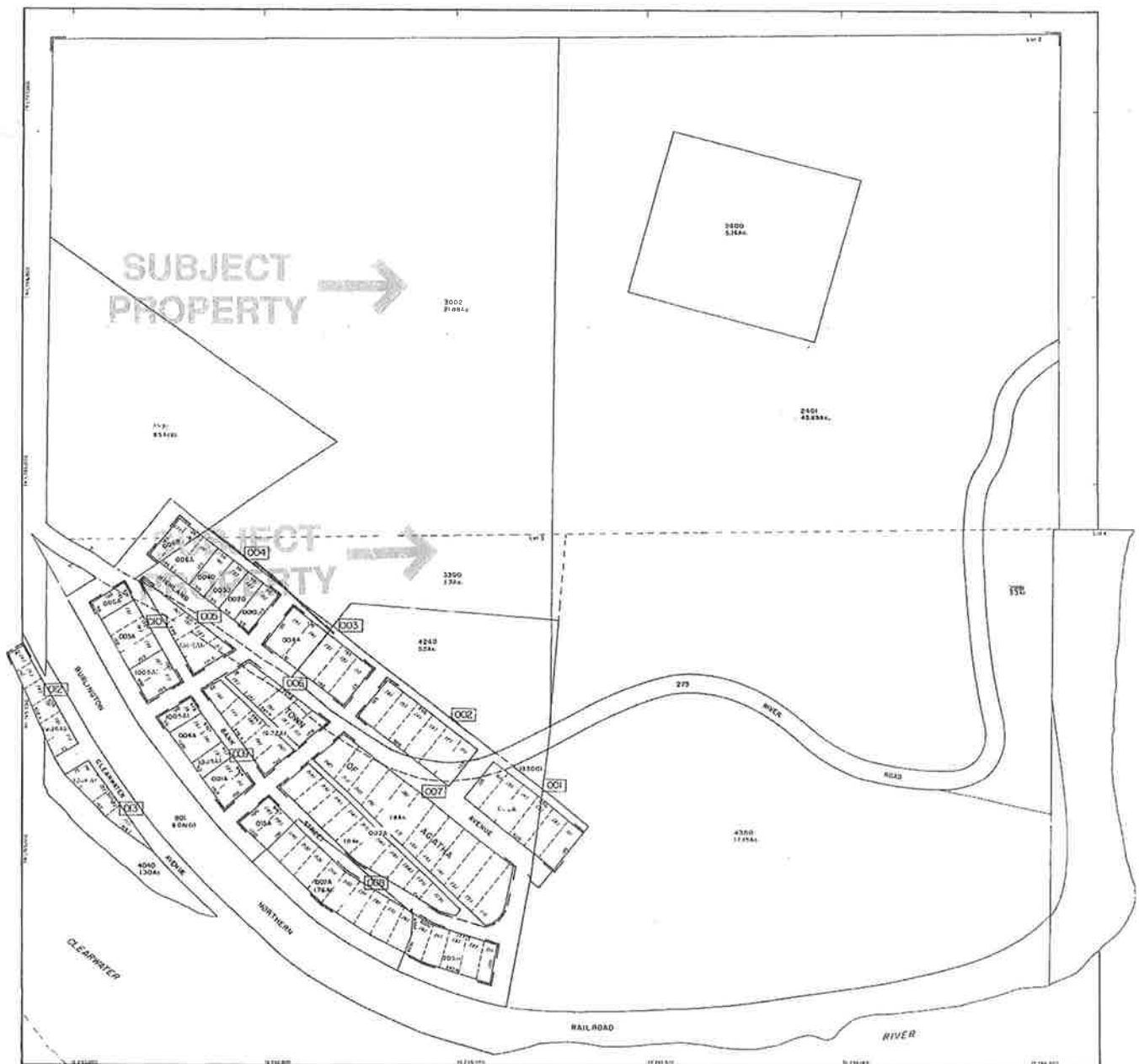
ALSO EXCEPTING

All that portion of the above described property lying within the Railroad Right-of-Way.

ALSO EXCEPTING therefrom:

Part of Government Lot 3 and part of the northwest one-quarter of the northwest one-quarter (NW1/4-NW1/4) of Section 34, Township 37 North, Range 2 West, Boise Meridian, County of Nez Perce, State of Idaho more particularly described as follows:

Commencing at the northwest corner of said Section 34 marked by an iron pin; thence South 27°40'44" East, a distance of 1,701.91 feet to a rebar; thence South 40°05'30" West, a distance of 79.12 feet to a rebar being the TRUE POINT OF BEGINNING; thence continuing South 40°05'30" West, a distance of 6.44 feet to the northeasterly line of a 20 foot wide public alley as shown on the Plat of Agatha; thence northwesterly along said northeasterly line, North 49°53'31" West, a distance of 379.75 feet; thence North 49°24'37" East, a distance of 31.16 feet to a rebar; thence South 49°58'17" East, a distance of 78.92 feet to a rebar; thence South 48°57'27" East, a distance of 87.02 feet to a rebar; thence South 45°58'28" East, a distance of 85.48 feet to a rebar; thence South 41°58'43" East, a distance of 124.70 feet to the TRUE POINT OF BEGINNING.



PREPARED BY		PREPARED FOR		REAL PROPERTY MAP				CONGRESSIONAL TOWNSHIP NUMBER			
CLT		NEZ PERCE COUNTY		TOWNSHIP 0719				SECTION 34			
BALANCED		IDAHO		NEZ PERCE COUNTY, IDAHO				TOWNSHIP 37 NORTH, RANGE 02 WEST			
GOVERNMENTAL		BOARD OF						MAP NUMBER: 35-0719-0-834-02			
SERVICES AT		COMMISSIONERS									
LOCAL GOVERNMENT SERVICE		NEZ PERCE COUNTY COMMISSIONERS									
SPECIAL DISTRICTS				MAPPING LEGEND				DATES & SCALES			



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

Gary Spackman
Director

September 2, 2020

KYLE BRADBURY
SYDNEY BRADBURY
34831 RIVER RD
LENORE ID 83541-6118

Re: Change in Ownership for Water Right No: 86-10553

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) 287-4920.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures