

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED  
AUG 21 2020

## Notice of Change in Water Right Ownership

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?
34-633 <i>OK</i>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
34-2356 <i>OK</i>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		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: G David & Heather M. Nelson Family Trust / Heather M. Nelson, Trustee  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Seefried Ranch, LLC  
New owner(s) as listed on the conveyance document      Name connector ☐ and ☐ or ☐ and/or
- 4399 Houston Rd      Mackay      ID 83251  
Mailing address      City      State      ZIP
- 208-588-3330      seefriedranch@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: 8/7/2020
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):  
     o \$25 per *undivided* water right.  
     o \$100 per *split* water right.  
     o 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.

SUPPORT DATA

IN FILE # 34-633

8. Signature: Holly Seefried      Manager      8/14/2020  
     Signature of new owner/claimant      Title, if applicable      Date

Signature: \_\_\_\_\_      Title, if applicable      Date \_\_\_\_\_  
     Signature of new owner/claimant

**For IDWR Office Use Only:**

Received by JB      Date 8/21/20      Receipt No. E046208      Receipt Amt. \$50.-

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 JB      Date 8/25/20

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#

Custer County Reg. of

*Jean Ritter*

Time *9:31 AM* Date *8/7, 2020*

Lura H. Baker, Clerk

*Jana Hawkins* \$15.00  
Deputy

**TRUSTEE'S CONVEYANCE DEED**

THIS DEED, made by HEATHER M. NELSON, as Trustees of the G. DAVID AND HEATHER M. NELSON FAMILY TRUST, whose address is P.O. Box 360, Mackay, Idaho 83251 (hereinafter "Grantor"), to SEEFRIED RANCH, LLC, an Idaho limited liability company, whose address is 4399 Houston Rd, Mackay, Idaho 83251 (hereinafter "Grantee").

**RECITALS**

WHEREAS, Grantor is the qualified and acting Trustee of the G. David and Heather M. Nelson Family Trust, established pursuant to Trust Agreement dated February 14, 2014;

WHEREAS, pursuant to the Memorandum Agreement effective January 1, 2020 Grantor intends to hereby gift to Grantee certain real property located in Custer County, Idaho commonly known as Philippi North and South; and

THEREFORE, pursuant to the foregoing, Grantor hereby transfers and conveys to Grantees, the following-described real property located in Custer County, Idaho, to-wit:

**See Exhibit A attached hereto and incorporated by reference**

TOGETHER WITH AND INCLUDING any and all fixtures and improvements, any and all appurtenances, tenements, and hereditaments, and any and all rents, issues, and profits that relate or otherwise pertain to the foregoing parcels of real property.

TO HAVE AND TO HOLD the foregoing parcels of real property unto the Grantee and its successors and assigns forever.

Grantor does hereby covenant with and warrant the Grantee that Grantor is lawfully seized in fee simple of the Property, has good right and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

SUBJECT TO taxes, levies, and assessments for the current year not yet due and payable and the following items: discrepancies, conflicts in boundary lines, shortage in area, encroachments, easements, right of ways, boundary line agreements, development agreements, water supply agreements, plats, covenants, conditions, restrictions, reservations, all zoning,

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building and use laws or restrictions; along with any state of facts that an accurate survey or inspection of the Property would show.

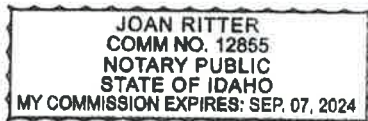
DATED this 6<sup>th</sup> day of August, 2020.

**THE G. DAVID AND HEATHER M. NELSON  
FAMILY TRUST**

By: Heather M. Nelson  
HEATHER M. NELSON, Trustee

STATE OF IDAHO                    )  
  : SS.  
County of Custer                )

This record was acknowledged before me on this 6<sup>th</sup> day of August, 2020, by  
HEATHER M. NELSON, as Trustee of the G. David and Heather M. Nelson Family Trust.



(SEAL)

Joan Ritter  
NOTARY PUBLIC FOR IDAHO  
My Commission Expires: 9-7-2024

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**EXHIBIT A**

1. Common Name: "Phillippi South - 85.6 Acres:

Township 6 North, Range 25 East, Boise Meridian, Custer County, Idaho:  
Section 4: Lots 3 and 4.

Township 7 North, Range 25 East, Boise Meridian, Custer County, Idaho:  
Section 33: E1/2 SW1/4

2. Common Name: "Phillippi North" - 80 Acres:

~~Township 7 North, Range 25 East, Boise Meridian, Custer County, Idaho:~~  
Section 33: E1/2 SW1/4








State of Idaho  
Department of Water Resources

# Water Right 34-633

## 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.



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

0 0.2 0.4 0.8 Miles



State of Idaho  
Department of Water Resources






# Water Right

34-633

STOCKWATER

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.



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

0 0.2 0.4 0.8 Miles





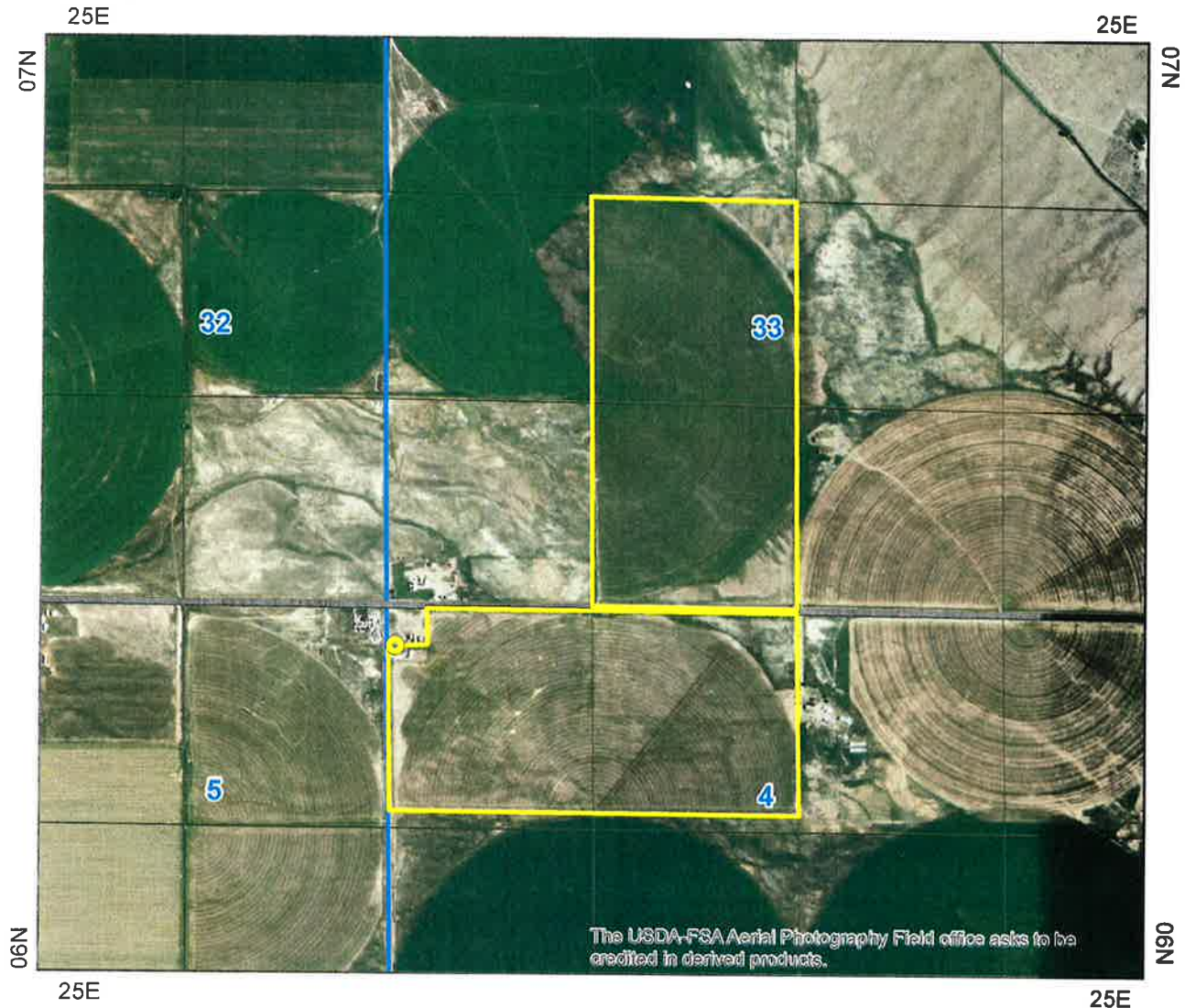
State of Idaho  
Department of Water Resources

# Water Right

34-2356

## 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.



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

0 0.125 0.25 0.5 Miles





**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

August 25, 2020

SEEFRIED RANCH LLC  
4399 W HOUSTON RD  
MACKAY ID 83251-4507

Re: Change in Ownership for Water Right No(s): 34-633 & 34-2356

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: Big Lost River Ground Water District  
Water District 34