

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

JUN 15 2020

WATER RESOURCES  
WESTERN 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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
78-4282B	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
78-2019B	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: Judy Beck - and/or Greg Coman  
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Dennis L. Johnson and Kathryn A. Johnson, Husband and wife  
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or

926 W Oakhampton Dr Eagle ID 83616  
Mailing address City State ZIP  
(208) 850-8437 dennislj54@centurylink.net  
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: June 6, 2019

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 # 78-2019B

8. Signature: Dennis L. Johnson  
Signature of new owner/claimant

Title, if applicable

June 9, 2020  
Date

Signature: Kathryn A. Johnson  
Signature of new owner/claimant

Title, if applicable

June 9, 2020  
Date

## For IDWR Office Use Only:

Received by CS Date 06/15/2020 Receipt No. W048390 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 ☒

Approved by LE Processed by LE Date 07/15/2020

Add'l fee received 07/01/2020 W048456 \$25.00 -LE



**TitleOne**  
a title & escrow co.

Order Number: 19335371

## **Warranty Deed**

For value received,

**Triple C Ranch, LLC, an Idaho limited liability company**

the grantor, does hereby grant, bargain, sell, and convey unto

**Dennis L. Johnson and Kathryn A. Johnson, husband and wife**

whose current address is 926 W. Oakhampton Dr., Eagle, ID 83616

the grantee, the following described premises, in Adams County, Idaho, to wit:

Lot 2, MeadowCreek River Ranch, Adams County, Idaho, as set forth on the official plat thereof recorded in Book 3 Plats page 3 in the Adams County Recorder's Office.

EXCEPTING THEREFROM the following strip of land deeded to the State of Idaho, Idaho Transportation Department as Instrument No. 107006, more particularly described as follows:

A parcel of land being on the Westerly side of U.S. Highway 95 and a portion of Lot 2, MeadowCreek River Ranch Subdivision in Sections 11 and 12, Township 19 North, Range 1 East, Boise Meridian, according to the official plat thereof recorded in Book 3 Plats page 3 in the Adams County Recorder's Office, described as follows:

Commencing at an existing 1/2" rebar marking the Northeasterly corner of said Lot 2, said rebar being on the existing Westerly right-of-way of said U.S. Highway 95 15.241 meters (50.00 feet) left of station 137+19.644 (122+03.53), and the REAL POINT OF BEGINNING;

Thence S01° 18'46" W along the Easterly line of said Lot 2 and the said existing Westerly right-of-way of U.S. Highway 95 a distance of 59.644 meters (195.68 feet) to a 5/8" rebar with an orange plastic cap marked "Idaho Transportation Department", said rebar being 15.241 meters (50.00 feet) left of station 136+60.000 (120+07.85);

Thence N11° 33'49" W a distance of 20.516 meters (67.31 feet) to a 5/8" rebar with an orange plastic cap marked "Idaho Transportation Department", said rebar being 19.812 meters (65.00 feet) left of station 136+80.000 (120+73.47);

Thence N07° 53'29" E a distance of 39.907 meters (130.93 feet) to the REAL POINT OF BEGINNING.

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 and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, 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.

Dated: June 3, 2019


Triple C Ranch, LLC, an Idaho limited liability company

  
Greg C. Coman

State of Idaho, County of Ada, ss.

On this 6th day of June 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Greg C. Coman, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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 Idaho      Christy Gerber  
Residing In: \_\_\_\_\_      Residing: Meridian, ID  
My Commission Expires: \_\_\_\_\_      Commission Expires: 6/12/2021





State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

Phone: (208)334-2190 • Fax: (208)334-2348 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

July 15, 2020

DENNIS L & KATHRYN A JOHNSON  
926 W OAKHAMPTON DR  
EAGLE ID 83616-6744

**Re: Change in Ownership for Water Right No(s): 78-2019B, 78-4282B**

Dear Water Right Holders:

The Department of Water Resources (Western) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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 our office at (208) 334-2190.

Sincerely,

Lynne Evans  
Office Specialist II

Enclosure



State of Idaho

## DEPARTMENT OF WATER RESOURCES

Western Region • 2735 W AIRPORT WAY • BOISE, ID 83705-5082

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Brad Little  
Governor

Gary Spackman  
Director

June 25, 2020

DENNIS L & KATHRYN A JOHNSON  
926 W OAKHAMPTON DR  
EAGLE ID 83616-6744

**RE: Change in Ownership for Water Right No(s): 78-4282B, 78-2019B**

Dear Interested Parties:

The Department of Water Resources (Western) acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Filing Fee of \$25 per water right

The Department received a \$25 fee with your Notice, however, one \$25 fee is required per undivided water right listed in the Notice. Please submit an additional \$25 fee to the Department in order for your Notice to be processed.

Because the Department cannot process the Notice without proper fees, we will hold any action on your notice pending receipt of the necessary fees. If we do not receive the necessary fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact our office at (208) 334-2190.

Sincerely,

Lynne Evans  
Office Specialist II