

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
JUN 16 2020
Department of Water Resources
Eastern 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?
22-324 B	Yes <input checked="" 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"/>
22-324B 22-14387	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: Ramona M. Hansen
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Rachel K. Simeon
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

224 H Street Salt Lake City UT 84103
Mailing address City State ZIP

435-730-6250 rachelksimeon@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: 6.8.2020

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: [Signature] Trustee 6.9.2020
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 6/16/20 Receipt No. E046017 Receipt Amt. \$100.-

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 8/19/20



WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:485992

FOR VALUE RECEIVED

Crest Simeon and Rachel Simeon, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Rachel K. Simeon Living Trust dated April 8, 2015

whose current address is

**224 H Street
Salt Lake City, UT 84103**

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

**Parcel 1: The East half Southwest quarter Southeast quarter of Section 30,
Township 6 North, Range 45 East of the Boise Meridian, Teton County, Idaho,
being further described as follows:**

**From the South quarter corner of said Section 30, North 89°48'25" East, 658.18 feet
the South line of said Section 30 to the Point of Beginning;
thence North 00°32'25" East 1319.15 feet to a point;
thence North 89°52'13" East 657.11 feet to a point;
thence South 00°29'39" West 1318.41 feet to the Southeast corner of the Southwest
quarter Southeast quarter of said Section 30;
thence South 89°48'25" West 658.18 feet to the point of beginning.**

**Parcel 2: Together with a 40 foot wide road and utility easement along the North
side of the West half Southwest quarter Southeast quarter of said Section 30.**

**Subject to a county road & utility easement along the south property boundary
varying in width from 32.5 feet on the west side and 33.0 feet on the east side, being
within the 60 foot wide co. road and utility easement W6000N.**

Subject to Attached Exhibit "A" Irrigation Line Easement

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 6.8.20

Crest Simeon
Crest Simeon

Rachel Simeon
Rachel Simeon

State of Idaho } ss
County of Teton }

On this 8th day of June, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Crest Simeon and Rachel Simeon, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jeanne Atkinson
Notary Public for the State of _____
Residing at: _____ Teton County, ID
Commission Expires: _____ March 21, 2025

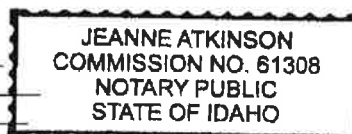


Exhibit "A" Irrigation Line and Utility Easement

A 20 foot wide irrigation and utility easement running across the SE corner of Parcel 5, as shown on the Rita M. Smith Survey as recorded, Instrument # 254935, and shown in Warranty Deed # 125652, in the W ½ SW ¼ Se ¼ of Section 30, Twp. 6 North, Rng 45 E, B.M., Teton County, Idaho.

Said easement is for installation and maintenance of the irrigation line, being further described as:

From the South quarter corner of Section 30, Twp 6, North, Rng 45 E., B.M., Teton County, Idaho, N 89°48'25"E, 480.00 feet along the Section Line and North 30.00 feet to the North line of County Road W6000N easement; being the point of beginning of the irrigation easement;

Thence North, 70.00 feet; Thence East, 30.00 feet; Thence South, 50.00 feet;

Thence N 89°48'25"E, 148.18 feet to the East line of Parcel 5 of the above referenced Survey;

Thence South, 20.00 feet to the County Road easement line;

Thence S 89°48'25" W, 178.18 feet along the County road easement line to the point of beginning.

Encumbers 0.11 acres more or less.



WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:485992

FOR VALUE RECEIVED

Lee M Hansen, a married man as his sole and separate property and Lynn N Hansen, a married man as his sole and separate property and Doris Hansen, a widow and Madelyn Hatch, an unmarried woman and Larry P Hatch, a married man as his sole and separate property and James Hatch, an unmarried man and Doris Hansen, a widow

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Crest Simeon and Rachel Simeon, husband and wife

whose current address is

**224 H Street
Salt Lake City, UT 84103**

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Subject to a county road & utility easement along the south property boundary varying in width from 32.5 feet on the west side and 33.0 feet on the east side, being within the 60 foot wide co. road and utility easement W6000N.

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And that (s)he will warrant and defend the same from all lawful claims whatsoever.

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Thence South, 20.00 feet to the County Road easement line;

Thence S 89°48'25" W, 178.18 feet along the County road easement line to the point of beginning.

Encumbers 0.11 acres more or less.

Dated: 6-1-2020

~~Lee M Hansen by Lynn N Hansen his attorney in fact~~
 Lee M Hansen by Lynn N Hansen, his attorney in fact

~~Lynn N Hansen~~
 Lynn N Hansen

~~Doris Hansen by Lynn N Hansen her attorney in fact~~
 Doris Hansen by Lynn N Hansen, her attorney in fact

~~Madelyn Hatch by Lynn N Hansen her attorney in fact~~
 Madelyn Hatch by Lynn N Hansen, her attorney in fact

~~Larry P Hatch by Lynn N Hansen his attorney in fact~~
 Larry P Hatch by Lynn N Hansen, his attorney in fact

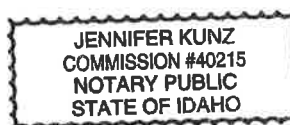
~~James Hatch by Lynn N Hansen his attorney in fact~~
 James Hatch by Lynn N Hansen, his attorney in fact

~~Doris Hansen by Lynn N Hansen her attorney in fact~~
 Doris Hansen by Lynn N Hansen, her attorney in fact

State of Idaho } ss.
 County of Teton }

On this 1st day of June, 2020, before me, Jennifer Kunz, a Notary Public in and for said state, personally appeared Lynn N Hansen known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Lee M Hansen, Doris Hansen, Madelyn Hatch, Larry P Hatch, James Hatch, and acknowledged to me that he/she/they subscribed the name of Lee M Hansen, Doris Hansen, Madelyn Hatch, Larry P Hatch, James Hatch as principal and his/her own name as Attorney-in-fact.
 IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

~~Jennifer Kunz~~
 Jennifer Kunz
 Notary Public for the State of Idaho
 Residing at: Victor
 Commission Expires: March 14, 2023



Instrument # 254941

TETON COUNTY, IDAHO

6-6-2019 01:48:00 PM No. of Pages: 9

Recorded for : AW ENGINEERING

KIM KEELEY

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

WARRANTY DEED

Warranty deed made this 8th day of May, 2019 between Rita H. Smith (33/180); Lee M. Hansen (33/180); Lynn Hansen (33/180); Glade M. Hansen (33/180); Doris Hansen (33/180); Madelyn Hatch (1/36); Larry P. Hatch (1/36) and James Hatch (1/36), as tenants in common with each co-tenant receiving the fractional interest referred to parenthetically after his or her name, all c/o Rita H. Smith of 132 S. 3rd East, Rexburg, Idaho 83440, referred to as Grantors, and Lee M. Hansen (28.94%); Lynn N. Hansen (28.94%); Doris Hansen (28.94%); Madelyn Hatch (04.40%); Larry P. Hatch (04.39%); and James Hatch (04.39%), as tenants in common with each co-tenant receiving the percentage interest referred to parenthetically after his or her name, all c/o Rita H. Smith, 132 S. 3rd East, Rexburg, Idaho 83440, referred to as Grantees.

Grantors in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and do hereby grant, bargain, sell and convey, and confirm unto Grantees and their heirs and assigns forever, all the following described real estate situated in Teton County, Idaho:

SEE EXHIBIT "A"

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantees and their heirs and assigns forever.

And Grantors and their heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantees, their heirs, and assigns against Grantors and their heirs and against all and every person and persons whomsoever, lawfully claiming the same.

Grantors have hereunto set their hands on the day and year first above written.

Rita H. Smith

RITA H. SMITH

STATE OF Idaho)
SS
County of Madison)

On this 8th day of May in the year of 2019, before me, a Notary Public in and for said State, personally appeared RITA H. SMITH, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Sharon W. Woolstenhulme
Notary Public

Residing at: Victor, Idaho

My commission expires: 01-02-2021

SHARON W. WOOLSTENHULME
COMMISSION NO. 38915
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 01/02/21

Lee M Hansen
LEE M. HANSEN

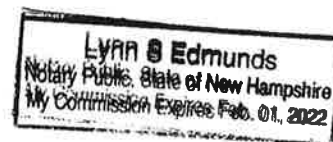
STATE OF NH)
County of Rockingham , SS

On this 15th day of May in the year of 2019, before me, a Notary Public in and for said State, personally appeared LEE M. HANSEN, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Lynn S Edmunds
Notary Public

Residing at: Box of America Hampton

My commission expires: 02/01/2022



Lynn N. Hansen
LYNN N. HANSEN

STATE OF Utah)
SS
County of Cache)

On this 13 day of May in the year of 2019, before me, a Notary Public in and for said State, personally appeared LYNN N. HANSEN, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Heather G. Hernandez
Notary Public

Residing at: Logan, UT

My commission expires: June 30, 2021



Glade M. Hansen
GLADE M. HANSEN

STATE OF Idaho)

SS

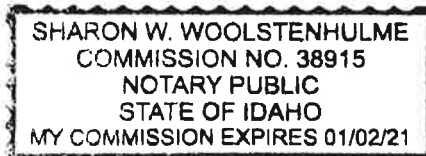
County of Teton)

On this 9th day of May in the year of 2019, before me, a Notary Public in and for said State, personally appeared GLADE M. HANSEN, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Sharon W. Woolstenhulme
Notary Public

Residing at: Victor, Idaho

My commission expires: 01-02-2021



Doris M. Hansen
DORIS HANSEN

STATE OF Idaho)
SS

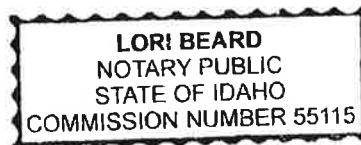
County of Fremont)

On this 16th day of May in the year of 2019, before me, a Notary Public in and for said State, personally appeared DORIS HANSEN, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Lori Beard
Notary Public

Residing at: St. Anthony, ID

My commission expires: Sept 24, 2021



Madelyn Hatch
MADELYN HATCH

STATE OF New Mexico)

SS

County of Santa Fe)

On this 20th day of May in the year of 2019, before me, a Notary Public in and for said State, personally appeared MADELYN HATCH, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

[Signature]
Notary Public



OFFICIAL SEAL
YALITHZA LOPEZ
NOTARY PUBLIC - State of New Mexico

Commission Expires 5/22/21

Residing at: 4037 W. Rodeo Rd. Santa Fe, NM 87507

My commission expires: May 22, 2021

Larry P Hatch
LARRY P. HATCH

STATE OF Arizona)

SS

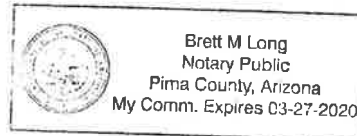
County of Pima)

On this 23rd day of MAY in the year of 2019, before me, a Notary Public in and for said State, personally appeared LARRY P. HATCH, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Brett M Long
Notary Public

Residing at: Arizona

My commission expires: 03-27-2020





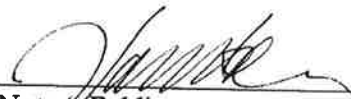
JAMES HATCH

STATE OF *New Mexico*)

SS

County of *Santa Fe*)

On this 20th day of May in the year of 2019, before me, a Notary Public in and for said State, personally appeared JAMES HATCH, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



Notary Public



OFFICIAL SEAL
YALITHZA LOPEZ
NOTARY PUBLIC-State of New Mexico

My Commission Expires 5/22/21

Residing at: 4037 W. Roduo Rd, Santa Fe, NM 87803

My commission expires: May 22 2021

EXHIBIT "A"

PARCEL 6

THE EAST HALF SOUTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 6 NORTH, RANGE 45E., B.M., TETON COUNTY IDAHO, BEING FURTHER
DESCRIBED AS:

FROM THE SOUTH QUARTER CORNER OF SAID SECTION 30, N89°48'25"E,
658.18 FEET THE SOUTH LINE OF SAID SECTION 30 TO THE POINT OF BEGINNING;
THENCE N00°32'25"E, 1319.15 FEET TO A POINT;
THENCE N89°52'13"E, 657.11 FEET TO A POINT;
THENCE S00°29'39"W, 1318.41 FEET TO THE SOUTHEAST CORNER OF THE
SOUTHWEST QUARTER SOUTHEAST QUARTER OF SAID SECTION 30;
THENCE S89°48'25"W, 658.18 FEET TO THE POINT OF BEGINNING.

CONTAINS 19.91 ACRES.

TOGETHER WITH A 40 FOOT WIDE ROAD AND UTILITY EASEMENT ALONG THE
NORTH SIDE OF THE WEST HALF SOUTHWEST QUARTER SOUTHEAST QUARTER
OF SAID SECTION 30.

SUBJECT TO A COUNTY ROAD & UTILITY EASEMENT ALONG THE SOUTH
PROPERTY BOUNDARY VARYING IN WIDTH FROM 32.5 FEET ON THE WEST SIDE
AND 33.0 FEET ON THE EAST SIDE, BEING WITHIN THE 60 FOOT WIDE CO. ROAD
AND UTILITY EASEMENT W6000N.

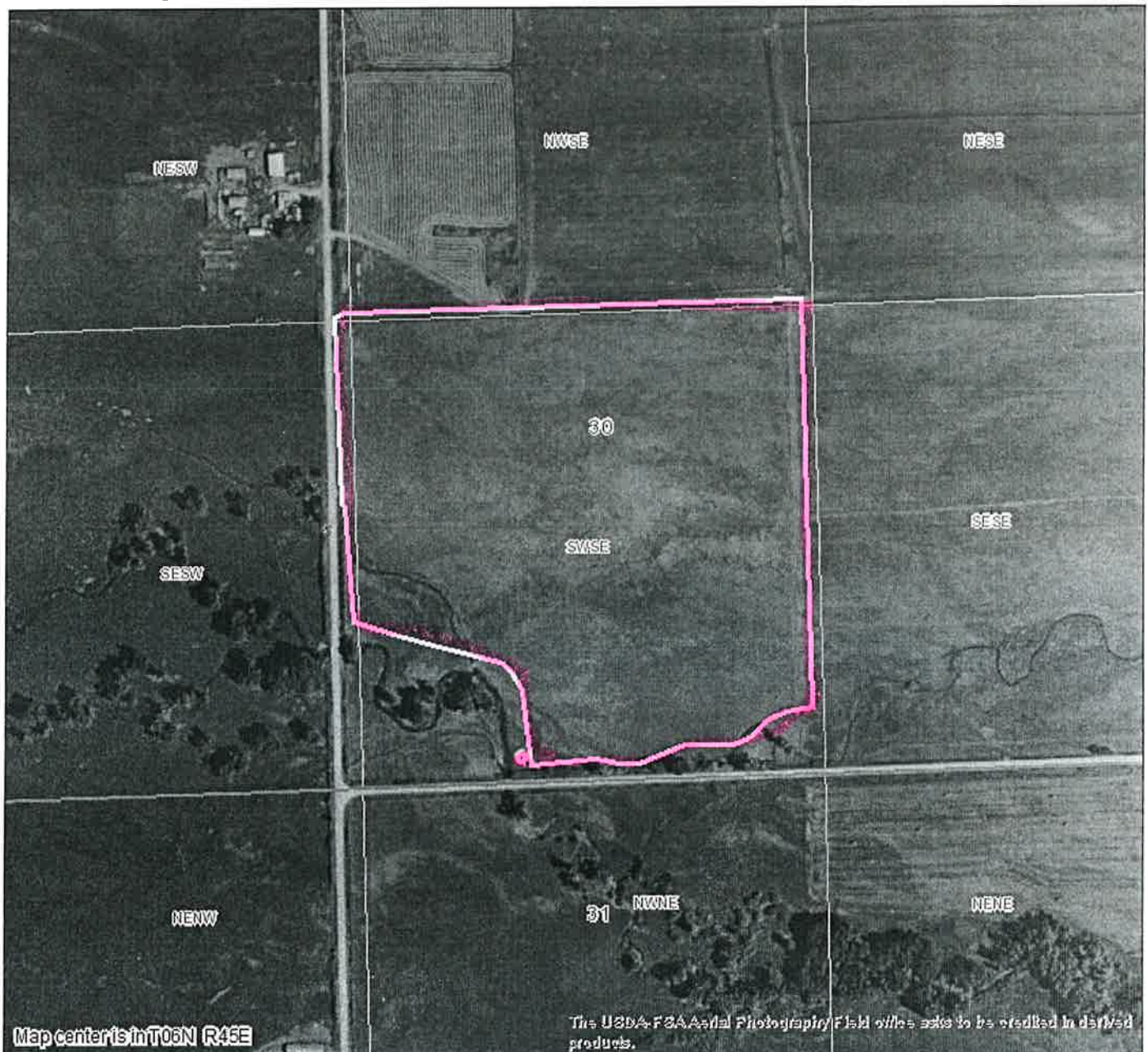
State of Idaho
Department of Water Resources

Water Right

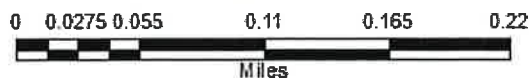
22-324B

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.



Date created: 5/4/2020

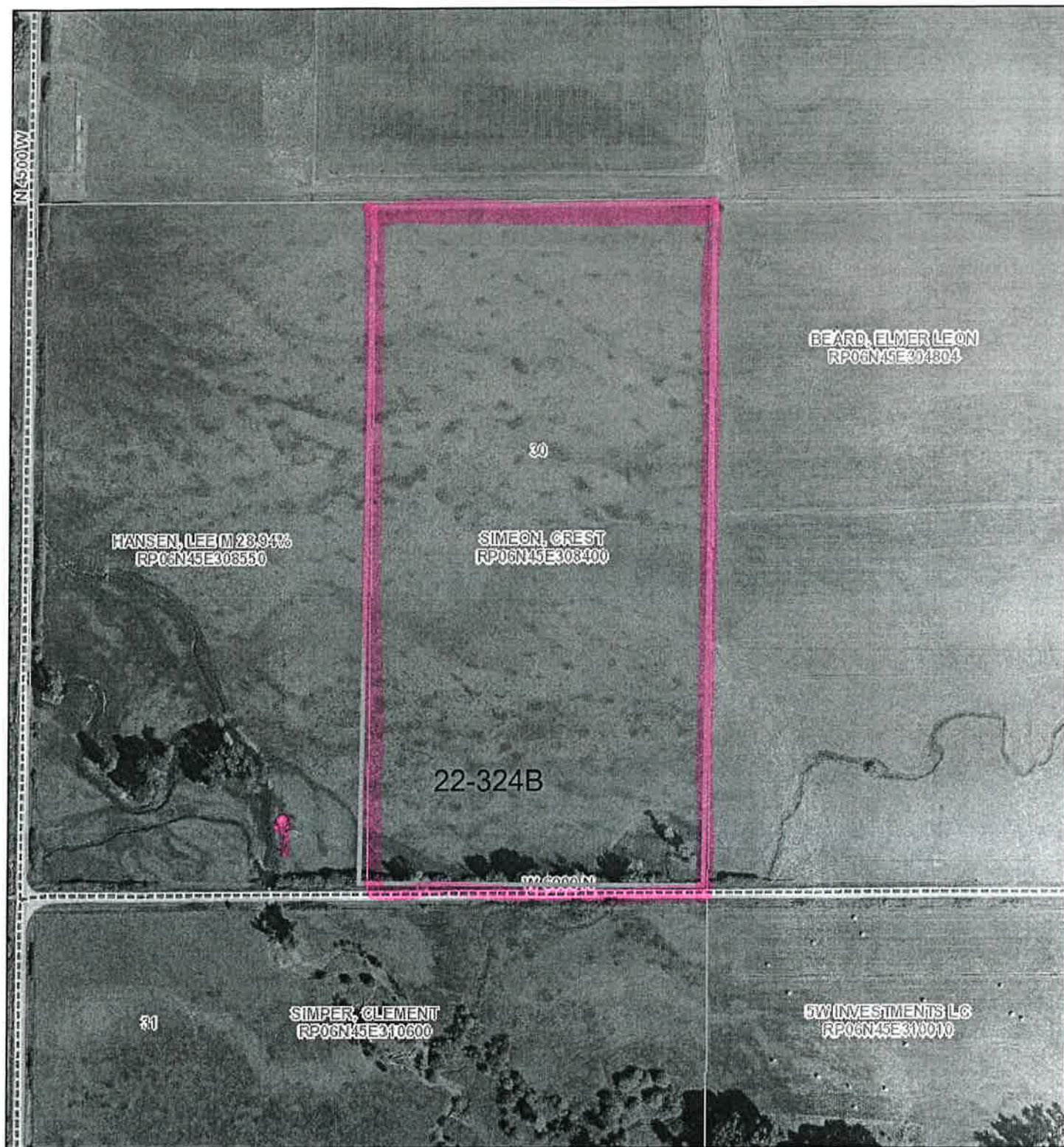


Legend

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



Teton County, Idaho



6/9/2020, 2:45:57 PM

County Boundary

Road Surface

Pavement (asphalt / chip seal)

Gravel

Earth / Unimproved

Parcels

Parcel

Sections

Address

Recorded

City Boundaries

City Limits

Impact Area



Teton County Idaho GIS, Teton County, ID GIS, GIS, Teton County GIS, Aero-graphics Geospatial Services., Teton County GIS Dept.

Teton County GIS

National Agriculture Imagery Program | NAIP | USGS, Teton County GIS | Teton County GIS | Teton County Idaho GIS | Teton County, ID GIS | GIS | Aero-graphics Geospatial Services., Teton

WATER RIGHT REPORT

7/26/2019

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 22-324B

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	RAMONA M HANSEN 582 N 450 W TETONIA, ID 83452 2084562847
Original Owner	MILES N HANSEN 482 N 450 W TETONIA, ID 83452

Priority Date: 06/02/1898

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
SPRING CREEK	TETON RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/15	10/31	0.66 CFS	
Total Diversion			0.66 CFS	

Location of Point(s) of Diversion:

SPRING CREEK|SWSE|Sec. 29|Township 06N|Range 45E|TETON County

Place(s) of use:

Place of Use Legal Description: IRRIGATION TETON County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
06N	45E	30		SWSE	33									

Total Acres: 33

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

Dates:**Licensed Date:****Decreed Date:** 11/24/2008**Enlargement Use Priority Date:****Enlargement Statute Priority Date:****Water Supply Bank Enrollment Date Accepted:****Water Supply Bank Enrollment Date Removed:****Application Received Date:****Protest Deadline Date:****Number of Protests:** 0**Other Information:****State or Federal:** S**Owner Name Connector:****Water District Number:** TBD**Generic Max Rate per Acre:****Generic Max Volume per Acre:****Civil Case Number:****Old Case Number:****Decree Plaintiff:****Decree Defendant:****Swan Falls Trust or Nontrust:****Swan Falls Dismissed:****DLE Act Number:****Cary Act Number:****Mitigation Plan:** False



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

Brad Little
Governor

Gary Spackman
Director

August 19, 2020

RACHEL K SIMEON LIVING TRUST
224 N H ST
SALT LAKE CTY UT 84103-3030

Re: Change in Water Right Ownership: 22-324 B (Split into 22-324 B and 22-14387),

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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)