



OFFICIAL RECORD BK# 0  
BANNOCK COUNTY IDAHO

FEE 16.00 DEPUTY JM  
RECORDED AT REQUEST OF

First American Title - Pocatello

22002248

2020 Feb 07 AM 08:55

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**RECORDING REQUESTED BY**

First American Title Company

**AND WHEN RECORDED MAIL TO:**

First American Title Company  
223 North 15th Avenue  
Pocatello, ID 83201

Space Above This Line for Recorder's Use Only

**WARRANTY DEED**

File No.: **869951-P (sg)**

Date: **February 06, 2020**

For Value Received, **Reva Jane Hall, an unmarried person**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Erich Cole Johnson, an unmarried person**, hereinafter called the Grantee, whose current address is

P.O. Box 632 Lava Hot Springs ID 83246 the following described premises, situated in **Bannock County, Idaho**, to-wit:

**Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

CS RAH **share of water right irrigated ground determined by ISD of WR**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.



**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Bannock, State of Idaho, described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 15 BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED PLS 843 2002, SEE CORNER PERPETUATION INSTRUMENT NO. 20304448; THENCE NORTH 89°06'30" EAST, (BASIS OF BEARING PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), ALONG THE LATITUDINAL CENTER LINE OF SAID SECTION 15, A DISTANCE OF 1313.96 FEET TO THE WEST 1/16 CORNER ON THE LATITUDINAL CENTER LINE OF SAID SECTION 15, MARKED BY A 3 INCH BANNOCK COUNTY BRASS CAP MONUMENT, BEING THE POINT OF BEGINNING.

THENCE NORTH 89°55'45" EAST, ALONG THE LATITUDINAL CENTER LINE OF SAID SECTION 15, A DISTANCE OF 1273.91 FEET TO A POINT ON THE APPROXIMATE CENTER LINE OF BOB SMITH ROAD; THENCE ALONG THE APPROXIMATE CENTER LINE OF BOB SMITH ROAD FOR THE NEXT FIVE COURSES: 1) SOUTH 40°15'09" EAST A DISTANCE OF 159.12 FEET; 2) SOUTH 44°18'26" EAST A DISTANCE OF 91.47 FEET TO A POINT OF CURVATURE OF A 611.10 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 45°41'34" WEST; 3) FOLLOWING SAID CURVE IN A CLOCKWISE DIRECTION FOR AN ARC LENGTH OF 195.18 FEET, THROUGH A CENTRAL ANGLE OF 18°18'00", (THE CHORD OF SAID CURVE BEARS SOUTH 35°09'26" EAST A DISTANCE OF 194.35 FEET) TO A POINT OF TANGENCY; 4) SOUTH 26°00'26" EAST A DISTANCE OF 121.23 FEET TO A POINT OF CURVATURE OF A 1687.22 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 63°59'34" WEST; 5) FOLLOWING SAID CURVE IN A CLOCKWISE DIRECTION FOR AN ARC LENGTH OF 123.10 FEET, THROUGH A CENTRAL ANGLE OF 04°10'49", (THE CHORD OF SAID CURVE BEARS SOUTH 23°55'01" EAST A DISTANCE OF 123.07 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 90°00'00" WEST A DISTANCE OF 246.00 FEET; THENCE SOUTH 39°03'18" WEST A DISTANCE OF 540.60 FEET; THENCE SOUTH 00°16'14" EAST A DISTANCE OF 338.00 FEET TO A POINT ON THE SOUTH 1/16 LINE OF SAID SECTION 15; THENCE SOUTH 89°43'46" WEST, ALONG THE SOUTH 1/16 LINE OF SAID SECTION 15, A DISTANCE OF 1086.58 FEET TO THE SOUTHWEST 1/16 CORNER OF SECTION 15; THENCE NORTH 00°41'24" EAST, ALONG THE WEST 1/16 LINE OF SAID SECTION 15, A DISTANCE OF 1328.70 FEET TO THE POINT OF BEGINNING.

RESERVING AN EASEMENT FOR THE PURPOSE OF ACCESSING AND MAINTAINING A BURIED IRRIGATION LINE, LOCATED IN THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 15 BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED PLS 843 2002, SEE CORNER PERPETUATION INSTRUMENT NO. 20304448; THENCE NORTH 89°06'30" EAST, (BASIS OF BEARING PER CENTRAL MERIDIAN OF EAST ZONE OF IDAHO STATE PLANE COORDINATE SYSTEM), ALONG THE LATITUDINAL CENTER LINE OF SAID SECTION 15, A DISTANCE OF 1313.96 FEET TO THE WEST 1/16 CORNER ON THE LATITUDINAL CENTER LINE OF SAID SECTION 15, MARKED BY A 3 INCH BANNOCK COUNTY BRASS CAP MONUMENT, BEING THE POINT OF BEGINNING:

THENCE NORTH 89°55'45" EAST, ALONG THE LATITUDINAL CENTER LINE OF SAID SECTION 15, A DISTANCE OF 1273.91 FEET TO A POINT ON THE APPROXIMATE CENTER LINE OF BOB SMITH

*Handwritten initials and signature*

ROAD; THENCE ALONG THE APPROXIMATE CENTER LINE OF BOB SMITH ROAD FOR THE NEXT TWO COURSES: 1. SOUTH 40°15'09" EAST A DISTANCE OF 159.12 FEET; 2. SOUTH 44°18'26" EAST A DISTANCE OF 18.85 FEET; THENCE SOUTH 83°58'40" WEST A DISTANCE OF 264.03 FEET; THENCE SOUTH 12°43'01" EAST A DISTANCE OF 603.56 FEET; THENCE SOUTH 39°03'18" WEST A DISTANCE OF 76.38 FEET; THENCE NORTH 12°43'01" WEST A DISTANCE OF 769.28 FEET; THENCE SOUTH 89°55'45" WEST A DISTANCE OF 1043.44 FEET TO A POINT ON THE WEST 1/16 LINE OF SAID SECTION 15; THENCE NORTH 00°41'24" EAST, ALONG THE WEST 1/16 LINE OF SAID SECTION 15, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CS 12/17/94



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 17, 2020

ERICH COLE JOHNSON  
PO BOX 632  
LAVA HOT SPGS ID 83246-0632

Re: Change in Water Right Ownership: 29-13741 (Split into 29-13741 and 29-14331), 29-13743 (Split into 29-13743 and 29-14332), 29-13745 (Split into 29-13745 and 29-14333), 29-13747 (Split into 29-13747 and 29-14334), 29-13749 (Split into 29-13749 and 29-14335), 29-13751 (Split into 29-13751 and 29-14336) & 29-13753 (Split into 29-13753 and 29-14337)

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)

cc: MAX W HALL  
WATER DISTRICT 29