

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 12 2020

DEPARTMENT OF
WATER RESOURCES

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?
657423	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"/>
105-74234 105-23805	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: David Leonard Family

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Randle C. Gipson / Rosario Sanchez-Bridewell

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☒ and/or

12425 Landon Way

Mailing address

Manapa

City

SD

State

83686

ZIP

208-484-4279

Telephone

rose3sanchez@gmail.com

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: 11-28-2016 (Y2001 10.2016)

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.

8. Signature: Randle C. Gipson

Signature of new owner/claimant

owner

Title, if applicable

2-11-20

Date

Signature: Rosario Sanchez-Bridewell

Signature of new owner/claimant

owner

Title, if applicable

2-11-20

Date

For IDWR Office Use Only:

Received by KM Date 2-12-2020

Receipt No. C108 308

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 _____

Processed by gph

Date 3-9-2020



Instrument # 309918
EMMETT, GEM, IDAHO
2017-01-25 03:44:19 PM No. of Pages: 1
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
SHELLY TILTON Fee: \$10.00
Ex-Officio Recorder Deputy SStewart
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Order Number: 17284751

AT- 741862

Warranty Deed

For value received,

Leonard D. Kuhns and Sandra L. Kuhns, Husband and Wife

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

Randle C. Gipson and Rosario Sanchez-Prideaux, Husband and Wife

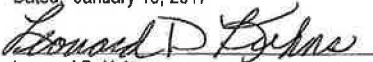
whose current address is 12425 Landau Way, Nampa, ID 83686

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

The South half of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 8, Township 6 North, Range 2 West, Boise, Meridian, Gem County, Idaho.

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.

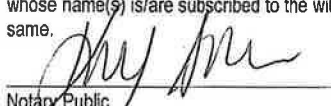
Dated: January 19, 2017

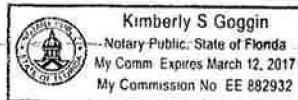

Leonard D. Kuhns


Sandra L. Kuhns

State of Florida, County of Levy, ss.

On this 23 day of January in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Leonard D. Kuhns and Sandra L. Kuhns, 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 the same.


Notary Public
Residing In: Levy county
My Commission Expires: 03/12/2017
(seal)



Instrument # 309169

EMMETT, GEM, IDAHO
2016-12-02 04:30:50 PM No. of Pages: 4
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
SHELLY TILTON Fee: \$19.00
Ex-Officio Recorder Deputy SStewart
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

AT 328025

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, D.L. Evans Bank, an Idaho state chartered banking organization, who acquired title as D.L. Evans Bank, (the "Grantor") does hereby grant, bargain, sell, and convey unto **Randle C. Gipson, a married man as his sole and separate property**, whose address is 12425 Landau Way, Nampa, ID 83686 ("Grantee"), all of Grantor's right, title and interest in and to that certain real property located in Gem County, Idaho, legally described on Exhibit A, attached hereto and incorporated herein (the "Premises").

TO HAVE AND TO HOLD the Premises, with its appurtenances unto Grantee, and Grantee's successors and assigns forever.

Grantor does hereby covenant to and with Grantee, that the Grantor is the owner in fee simple of the Premises; that the Premises are free from all encumbrances created or suffered by Grantor, except those made, suffered or done by Grantee, and except the matters set forth on Exhibit B to this Special Warranty Deed and except general taxes and assessments, including utility assessments for the current year, which are not yet due and payable, and that Grantor will warrant and defend the same forever from all other lawful claims. By accepting this Special Warranty Deed, and subject to the covenants and warranties in this Special Warranty Deed, Grantee acknowledges and understands that Grantee is accepting the Premises from Grantor in an "As-Is" condition with all faults, including both latent and patent defects.

IN WITNESS WHEREOF, Grantor has caused its name to be hereunto subscribed this 28 day of Nov., 2016.

Exhibit A

Legal Description

The North Half of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 8, Township 6 North, Range 2 West, Boise Meridian, Gem County, Idaho.

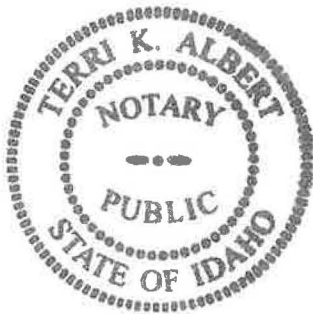
GRANTOR:

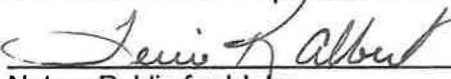
D L Evans Bank,
an Idaho state chartered banking organization

By: 
Name: Robert Squire
Title: Vice President

State of Idaho)
County of Minidoka S.S.

On this 28th day of November, in the year of 2016, before me the undersigned notary public, personally appeared Robert Squire, known or identified to me to be the Vice President, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



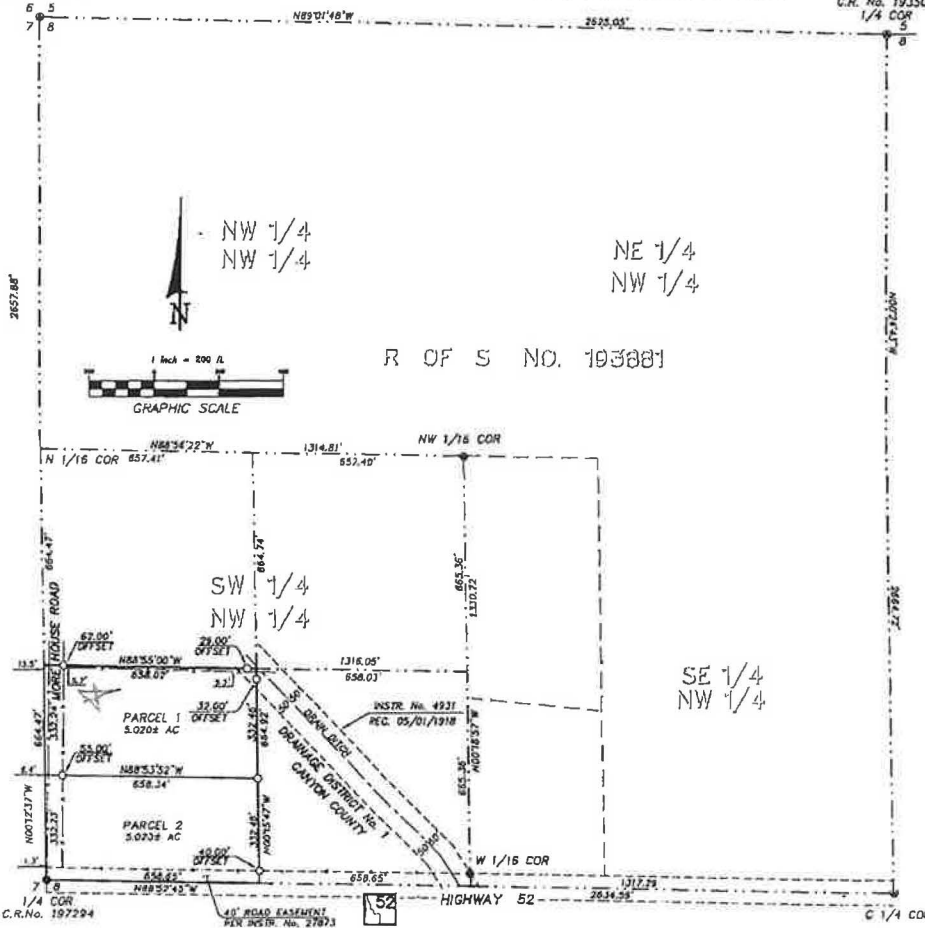

Notary Public for Idaho
Residing at Burley
My Commission expires 01-30-19

RECORD OF SURVEY

OF A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, BOISE MERIDIAN, COUNTY OF GEM, STATE OF IDAHO.

C.R. No. 193499

C.R. No. 193500
1/4 COR



BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE NAD83 IDAHO COORDINATE SYSTEM, WEST ZONE, PER G.P.S. OBSERVATIONS TO CONTROL STATION "LETHA". THE RESULTING GRID BEARING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, BOISE MERIDIAN IS N88°52'45"W

LEGEND:

- FOUND 3/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" IRON PIN W/PLASTIC CAP PLS 8552
- SET 1/2" IRON PIN W/PLASTIC CAP PLS 8552
- FENCE LINE
- DRAINAGE DISTRICT No. 1 of CANYON COUNTY

NOTE:

1. TRI COUNTY SURVEYING, INC. ASSUMES NO LIABILITY FOR PRESENT OR FUTURE COMPLIANCE OR NONCOMPLIANCE WITH COUNTY PLANNING AND ZONING ORDINANCE RESTRICTIONS AS THEY PERTAIN TO BUILDING PERMITS AND THE ISSUANCE THEREOF.
2. THERE IS A CLEAR CONFLICT BETWEEN THE DEEDS OF RECORD AND THE FENCES, WHICH MAY OR MAY NOT MARK THE BOUNDARIES OF THE INVOLVED OWNERSHIPS. NOTHING ABOUT THIS SURVEY IS INTENDED TO INDICATE THE OPINION OF THIS SURVEYOR ABOUT THE LEGAL CONCLUSION OF OWNERSHIP.

SURVEY FOR:

TERRY PHILLIPS
3787 FULLER ROAD
EMMETT, ID 83617
PHONE 365-1990



TRI COUNTY SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
510 So. Washington Ave., P.O. Box 974
Emmett, Idaho 83617-0974
Phone: (208) 365-7470

OCTOBER 2004
INDEX No. 624-08-4-3-3 JOB No. 04-104

Don from the water
Light - of State of Idaho
287-4800

Betty Knox 15 @outlook.com

State of Idaho
Department of Water Resources

Water Right
65-7423

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.

02W



- ⊙ Point of Diversion
- ▬ Place Of Use Boundary

- ▬ Townships
- ▬ PLS Sections
- ▬ Quarter Quarters

0 0.035 0.07 0.14 Miles

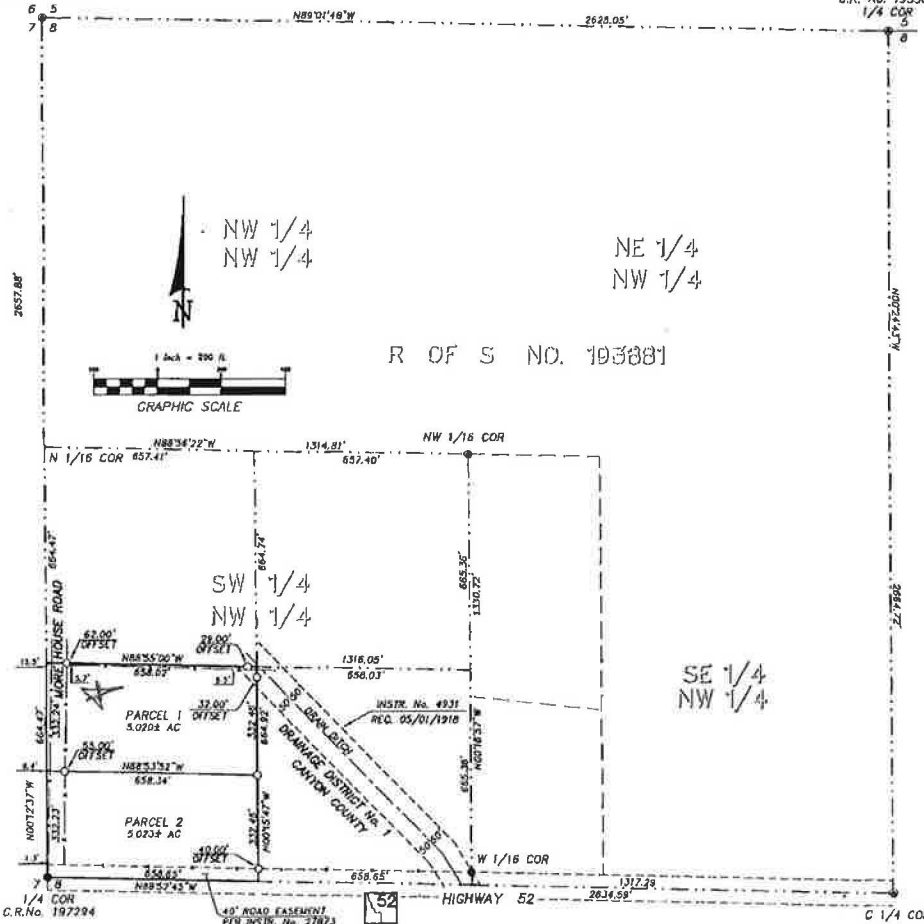


RECORD OF SURVEY

OF A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, BOISE MERIDIAN, COUNTY OF GEM, STATE OF IDAHO.

C.R. No. 193499

C.R. No. 193500



BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE NAD83 IDAHO COORDINATE SYSTEM, WEST ZONE, PER C.P.S. OBSERVATIONS TO CONTROL STATION "LETHA". THE RESULTING GRID BEARING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, BOISE MERIDIAN IS N88°52'45"W

LEGEND:

- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" IRON PIN W/PLASTIC CAP PLS 8552
- SET 1/2" IRON PIN W/PLASTIC CAP PLS 8552
- FENCE LINE
- DRAINAGE DISTRICT No. 7 of CANYON COUNTY

NOTE:

1. TRI COUNTY SURVEYING, INC. ASSUMES NO LIABILITY FOR PRESENT OR FUTURE COMPLIANCE OR NONCOMPLIANCE WITH COUNTY PLANNING AND ZONING ORDINANCE RESTRICTIONS AS THEY PERTAIN TO BUILDING PERMITS AND THE ISSUANCE THEREOF.
2. THERE IS A CLEAR CONFLICT BETWEEN THE DEEDS OF RECORD AND THE FENCES, WHICH MAY OR MAY NOT MARK THE BOUNDARIES OF THE INVOLVED OWNERSHIPS. NOTHING ABOUT THIS SURVEY IS INTENDED TO INDICATE THE OPINION OF THIS SURVEYOR ABOUT THE LEGAL CONCLUSION OF OWNERSHIP.

SURVEY FOR:

TERRY PHILLIPS
3797 FULLER ROAD
EMMETT, ID 83617
PHONE # 365-1990



TRI COUNTY SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
510 So. Washington Ave., P.O. Box 974
Emmett, Idaho 83617-0974
Phone: (208) 365-7470

OCTOBER 2004
INDEX No. 624-08-4-3-3 JOB No. 04-104

Don from the water
Right-of State of Idaho
287-4800

Betty Knox 15 @outlook.com

State of Idaho
Department of Water Resources

Water Right
65-7423

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 0.035 0.07 0.14 Miles



Instrument # 309170

EMMETT, GEM, IDAHO
2016-12-02 04:30:50 PM No. of Pages: 1
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
SHELLY TILTON Fee: \$10.00
Ex-Officio Recorder Deputy SStewart
Index To: DEED
Electronically Recorded by Simplifile

QUITCLAIM DEED

ATEC ORDER NO.: 328025

FOR VALUE RECEIVED,

Rosario Sanchez-Prideaux, wife of Randle C. Gipson

do(es) hereby convey, release, remise and forever quitclaim unto

Randle C. Gipson, a married man as his sole and separate property

whose current address is: 12425 Landau Way, Nampa, ID 83686

the following described premises:

The North Half of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 8, Township 6 North, Range 2 West, Boise Meridian, Gem County, Idaho.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

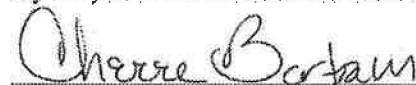
Dated: November 29, 2016


Rosario Sanchez-Prideaux

State of Idaho } ss
County of Canyon }

On this 2 day of December, 2016, before me, the undersigned, a Notary Public in and for said state, personally appeared Rosario Sanchez-Prideaux, 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.


Notary Public for the State of Idaho

Residing at: _____
Commission Expires: _____

RESIDING AT: BOISE, IDAHO
COMMISSION EXPIRES: 12/16/2017



ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT

Instrument # 314711

EMMETT, GEM, IDAHO
2018-01-31 03:32:16 PM No. of Pages: 1
Recorded for: TITLEONE - BURLEY
SHELLY TILTON Fee: \$15.00
Ex-Officio Recorder Deputy EPitcairn
Index To: DEED OF RECONVEYANCE
Electronically Recorded by Simplifile

File 17303851/Escrow 15379

DEED OF RECONVEYANCE

TITLEONE CORPORATION, as Trustee in the Deed of Trust executed by **Randie C. Gipson and Rosario Sanchez-Prideaux, husband and wife** recorded **January 25, 2017** as Instrument No. **309919**, records of Gem County, Idaho, pursuant to the written request of the Beneficiary, does hereby Grant and Reconvey unto the parties entitled thereto:

Randie C. Gipson and Rosario Sanchez-Prideaux, husband and wife

without warranty, all the estate and interest derived to it by or through said Deed of Trust, in the lands therein described.

The corporate name subscribed by its Sr. Vice-President is pursuant to a resolution authorizing the execution of this reconveyance duly adopted by its Board of Directors.

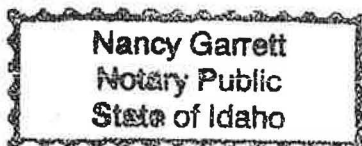
Dated: January 31, 2018


TITLEONE CORPORATION

BY: 
Larry Roberts, Sr. Vice-President

STATE OF IDAHO)
) ss.
COUNTY OF CASSIA)

On this 31st day of January, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared **Larry Roberts** known or identified to me to be the Sr. Vice President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.




Nancy Garrett
Notary Public
Residing at: Burley, ID
My Commission expires: 2-5-2020

DEED OF RECONVEYANCE

TITLEONE CORPORATION, as Trustee in the Deed of Trust executed by **Randie C. Gipson and Rosario Sanchez-Prideaux, husband and wife** recorded **January 25, 2017** as Instrument No. **309919**, records of **Gem County, Idaho**, pursuant to the written request of the Beneficiary, does hereby Grant and Reconvey unto the parties entitled thereto:

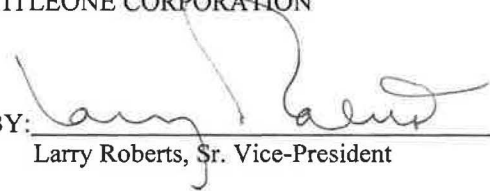
Randie C. Gipson and Rosario Sanchez-Prideaux, husband and wife

without warranty, all the estate and interest derived to it by or through said Deed of Trust, in the lands therein described.

The corporate name subscribed by its Sr. Vice-President is pursuant to a resolution authorizing the execution of this reconveyance duly adopted by its Board of Directors.

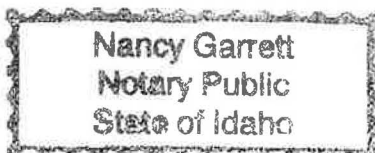
Dated: January 31, 2018

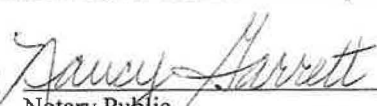
TITLEONE CORPORATION

BY: 
Larry Roberts, Sr. Vice-President

STATE OF IDAHO)
) ss.
COUNTY OF CASSIA)

On this 31st day of January, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared **Larry Roberts** known or identified to me to be the Sr. Vice President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.




Notary Public
Residing at: Burley, ID
My Commission expires: 2-5-2020



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

March 09, 2020

RANDLE C GIPSON
ROSARIO SANCHEZ- PRIDEAUX
12425 LANDAU WAY
NAMPA ID 83686-8027

Re: Change in Water Right Ownership: 65-7423 (Split into 65-7423 and **65-23865**)

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Martin F Leonard
David C Leonard
Douglas M Leonard
Jacqueline T Leonard-Murphy
Water District No. 65