

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
FEB 06 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.

WD 11F

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
7619 (parent)	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
7705 OK	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
7707 OK	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
11-7703 OK	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: Nadine Bischoff
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Rao Tueler and Julie Tueler
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 577 East Oneida St Preston ID 83263
Mailing address City State ZIP
- 208-339-2785 raotueler@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. 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: Rao Tueler _____ Title, if applicable _____
 Signature of new owner/claimant Date January 30, 2020
- Signature: Julie Tueler _____ Title, if applicable _____
 Signature of new owner/claimant Date Jan 31, 2020

For IDWR Office Use Only:

Received by JB Date 2/6/2020 Receipt No. E045617 Receipt Amt. \$75. -
 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 mp Date 2-12-20

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
469 Washington St
Montpelier, ID 83254

Instrument # 230112
BEAR LAKE COUNTY
09-20-2019 04:44:36 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - MONTPELIER
Cindy Garner Fee: \$16.00
Ex-Officio Recorder Deputy: JH
Index to: WARRANTY DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **859320-MON (ab)**

Date: **September 10, 2019**

For Value Received, **Bischoff Homestead, LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Rao Tueller and Julie Tueller, husband and wife as community property with right of survivorship**, hereinafter called the Grantee, whose current address is **577 East Oneida, Preston, ID 83263**, the following described premises, situated in **Bear Lake County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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.

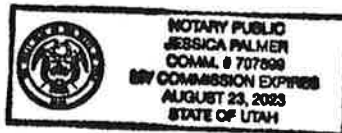
Date: 09/10/2019

Warranty Deed
- continued

File No.: 859320-MON (ab)

Bischoff Homestead, LLC, an Idaho limited liability
companyBy: Janet B Bradford
Name: Janet B Bradford
Title: MemberSTATE OF Utah)
COUNTY OF Utah)

On this 18 day of **September, 2019**, before me, a Notary Public in and for said State, personally appeared **Janet B Bradford**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Bischoff Homestead, LLC, an Idaho limited liability company**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **she** executed the same in said Limited Liability Company's name.



Jessica Palmer
Notary Public of
Residing at: Wells Fargo
Commission Expires: 8-23-23

Date: 09/10/2019

Warranty Deed
- continued

File No.: 859320-MON (ab)

EXHIBIT A

PARCEL #1:

**TOWNSHIP 12 SOUTH, RANGE 46 EAST OF THE BOISE MERIDIAN, Bear Lake County, Idaho
Section 22: SE¼SW¼. EXCEPT: US Highway 89**

ALSO EXCEPT THEREFROM: Beginning at the Northeast Corner of the SE¼SW¼ of said Section 22, and running thence South 8 rods; thence West 21 rods; thence North 8 rods; thence East 21 rods to the Point of Beginning.

ALSO EXCEPT: Beginning at the Southeast Corner of the Southwest Quarter of Section 22, in Township 12 South, Range 46 East of the Boise Meridian, running thence West 10 rods; thence North 20 rods; thence East 10 rods; thence South 20 rods to the Place of Beginning, heretofore deeded to A.D. Hirschi, Bishop of Geneva Ward, L.D.S., and his successors in office.

ALSO EXCEPT THEREFROM: Part of Section 22, Township 12 South Range 46 East of the Boise Meridian, Bear Lake County, Idaho, described as follows: Beginning at a point that is South 89°50'00" West 165 feet along the Section line and North 00°10'00" West 50 feet from the South Quarter corner of said Section 22; and running thence North 00°10'00" West 280 feet; thence South 89°50'00" West 175 feet; thence South 00°10'00" East 280 feet; thence North 89°50'00" East 175 feet along the Northerly right-of-way of Highway 89 to the Point of Beginning.

PARCEL #2:

Beginning at the Northeast corner of the Northwest Quarter of Section 27, Township 12 South, Range 46 East of the Boise Meridian, in Idaho, and running thence West 132 feet; thence South 377.19 feet; thence West 346.5 feet; thence North 377.19 feet; thence West 1023.66 feet; thence South 985.875 feet; thence East 1502.16 feet; thence North 606.375 feet; thence West 99 feet; thence North 49.5 feet; thence East 99 feet; thence North 330 feet, to the Point of Beginning. EXCEPT: US Highway 89

ALSO: A portion of the NW¼ of Section 27, Township 12 South, Range 46 East of the Boise Meridian, Bear Lake County, Idaho, described as:
Beginning at a point which is 478.5 feet West of the Northeast corner of the NW¼ of said Section 27, and running thence South 377.19 feet; thence East 99 feet; thence North 377.19 feet; thence West 99 feet to the Point of Beginning. EXCEPT: US Highway 89

EXCEPT THEREFROM: A portion of the NW¼ of Section 27, Township 12 South, Range 46 East of the Boise Meridian, Bear Lake County, Idaho, described as:
Beginning at the Northeast Corner of the NW¼ of said Section 27, and running thence West 132 feet; thence South 377.19 feet; thence East 33 feet; thence North 47.19 feet; thence East 99 feet; thence North 330 feet to the Point of Beginning.



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

February 12, 2020

RAO TUELLER
577 E ONEIDA ST
PRESTON ID 83263-1363

JULIE TUELLER
577 E ONEIDA ST
PRESTON ID 83263-1346

Re: Change in Ownership for Water Right No(s): 11-7703, 11-7705, 11-7707

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) 497-3797.

Sincerely,

Misty Pettis
Office Specialist 2

Enclosure(s)

Water District 11F