

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 31 2019

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?
57-11669	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
57-7206	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
57-10543	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
57-46F	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
57-46C	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: Gisela Schaal  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Shawn M. Hipwell and Brecca Hipwell  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or
- 15681 Bates Creek Rd. Oreana ID 83650  
Mailing address City State ZIP
- 208-412-5189 info@hipwellranch.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: 7/25/2019
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):
- ☐ \$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.

SUPPORT DATA

IN FILE # 57-46C

8. Signature: [Signature] Title, if applicable: \_\_\_\_\_ Date: 12/31/2019  
Signature of new owner/claimant
- Signature: [Signature] Title, if applicable: \_\_\_\_\_ Date: 12/31/2019  
Signature of new owner/claimant

### For IDWR Office Use Only:

Received by KT Date 12/31/19 Receipt No. W047957 Receipt Amt. \$125.00

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 LE Processed by LE Date 02/07/2020

## WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:433515

### FOR VALUE RECEIVED

**Gisela Schaal, as Trustee of the Gisela Schaal Trust under Trust Agreement dated July 16, 2001**

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

**Shawn M. Hipwell and Brecca Hipwell, husband and wife**

whose current address is 15681 Bates Creek Rd., Murphy, ID 83650

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

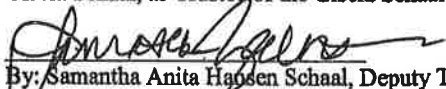
**The North Half of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter and the South Half of the Northwest Quarter of the Southwest Quarter and the South Half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter all in Section 22, Township 4 South, Range 1 West, Boise Meridian, Owyhee County, Idaho.**

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: July 24, 2019

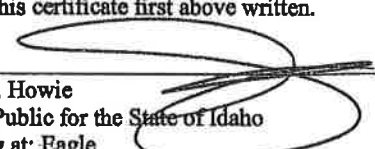
Gisela Schaal, as Trustee of the Gisela Schaal Trust under Trust Agreement dated July 16, 2001

  
By: Samantha Anita Hansen Schaal, Deputy Trustee

State of Idaho} ss.  
County of Ada}

On this 25 day of July, 2019, before me, Sally M. Howie, a Notary Public in and for said state, personally appeared Samantha Anita Hansen Schaal known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Gisela Schaal, as Trustee of the Gisela Schaal Trust under Trust Agreement dated July 16, 2001, and acknowledged to me that he/she/they executed the same as Trustee.

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

  
Sally M. Howie  
Notary Public for the State of Idaho  
Residing at: Eagle  
Commission Expires: 06/08/21

SALLY M. HOWIE  
COMMISSION #20843  
NOTARY PUBLIC  
STATE OF IDAHO

Residing in: Eagle, Idaho  
Commission expires: 06-08-2021

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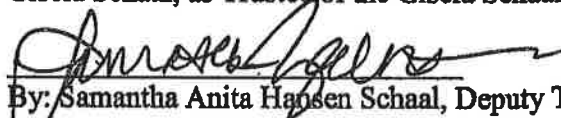
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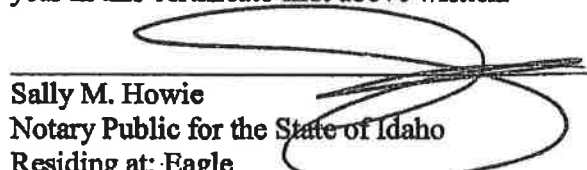


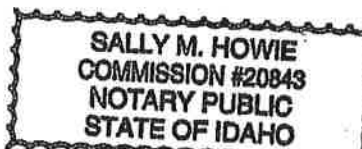
By: Samantha Anita Hansen Schaal, Deputy Trustee

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Sally M. Howie  
Notary Public for the State of Idaho  
Residing at: Eagle





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

February 10, 2020

SHAWN & BRECCA HIPWELL  
15681 BATES CREEK RD  
OREANA ID 83650-5060

**Re: Change in Ownership for Water Right No(s): 57-46C, 57-46F, 57-7206, 57-10543, 57-11669**

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 me at (208) 605-4622.

Sincerely,

Lynne Evans  
Office Specialist II

Enclosure(s)