

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
JAN 06 2020
DEPT OF WATER RESOURCES
SOUTHERN REGION

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?
45-7333A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-11870	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-7731	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Ronald J. Turner and Linda Kae Turner
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Tyson Wrigley and Larissa Wrigley
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 458 E 400 S Burley ID 83318
Mailing address City State ZIP
- (208) 312-2713 _____
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: December 20, 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):
 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.

SUPPORT DATA

IN FILE # 45-7333A

8. Signature: Tyson Wrigley _____ 1/2/2020
 Signature of new owner/claimant Title, if applicable Date
- Signature: Larissa Wrigley _____ 1-02-2020
 Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by SC Date 1/6/20 Receipt No. 5037680 Receipt Amt. \$75.00

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 _____ Processed by dm Date 1-10-2020

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

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
12:46:31 PM 12-20-2019
2019-005258
NO. PAGES: 4 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: CVELASQUEZ
Electronically Recorded by Simplifile

WARRANTY DEED

THIS INDENTURE is made this 20th day of December, 2019, between
RONALD J. TURNER and LINDA KAE TURNER, husband and wife, whose address is 912 East 374
North, Declo, Idaho 83323 ("Grantor") and **TYSON WRIGLEY and LARISSA WRIGLEY**, husband
and wife, 458 East 400 South, Burley, Idaho 83318 ("Grantee").

WITNESSETH:

That the Grantor for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of
the United States of America, and other good and valuable consideration, to the Grantor in hand paid
by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold and by
these presents does grant, bargain and sell, convey and confirm unto the Grantee, and to the heirs and
assigns of Grantee forever, in the following described real estate:

The real property described on Exhibit A located in Cassia County,
Idaho, including all water rights appurtenant, including, but not limited
to, all water rights operated and maintained by the Minidoka Irrigation
District and Idaho Department of Water Resources Water Right Nos. 45-
7333A, 45-11870 and all of Grantor's interest in 45-7731 .

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents,
issues and profits thereof, and all estate, right, title and interest in and to said property as well in law as
in equity of the Grantor.

TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises,
together with appurtenances unto the Grantee and to the heirs and assigns of Grantee forever.

The Grantor shall and will warrant and by these presents will forever defend the said premises
in the quiet and peaceable possession of the Grantee, and the heirs and assigns of Grantee against all
and every person and persons whomsoever lawfully claiming the same, except as aforesaid.

1
2 IN WITNESS WHEREOF, the Grantor has executed this Deed the day and year first above
3 written.
4

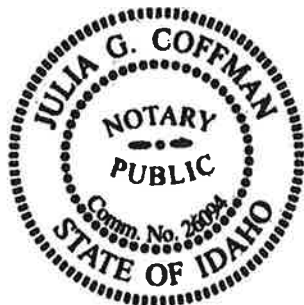
5 Ronald J. Turner
6 Ronald J. Turner

7 Linda Kae Turner
8 Linda Kae Turner
9

10 STATE OF IDAHO)

11 County of Cassia) ss

12 On this 20th day of December, in the year of 2019, before me,
13 the undersigned, a Notary Public in and for said State, personally appeared **RONALD J. TURNER**
14 and **LINDA KAE TURNER**, known or identified to me to be the persons whose names are
15 subscribed to the within instrument, and acknowledged to me that they executed the same.



28 Julia G. Coffman
Notary Public for Idaho
Residing at Rupert, Ida.
My commission expires on 6-20-2020

PARCEL NO. 1
TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 2: Part of the NW¼SE¼ AND Part of Gov't Lot 4, more particularly described as follows:

Beginning at the Northeast Corner of the NW¼SE¼ of Section 2, said corner marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence South 01°00'07" West along the east line of the NW¼SE¼ for a distance of 1331.09 feet to a 5/8 inch rebar at the southeast Corner of the NW¼SE¼;
Thence North 89°55'12" West along the south line of the NW¼SE¼ and the south line of Gov't Lot 4 for a distance of 2976.48 feet to a ½ inch rebar on the westerly right of way of a county road;
Thence North 26°16'20" East along said right of way for a distance of 590.08 feet to a ½ inch rebar;
Thence North 89°58'35" East for a distance of 27.89 feet to a p.k. nail on the centerline of said county road;
Thence North 26°16'40" East along said centerline for a distance of 317.87 feet to a p.k. nail;
Thence South 89°57'06" East for a distance of 1098.20 feet to a ½ inch rebar;
Thence North 00°11'09" East for a distance of 152.54 feet to a ½ inch rebar;
Thence North 00°02'55" East for a distance of 362.21 feet to a ½ inch rebar on the north line of Gov't Lot 4;
Thence South 89°57'05" East along the north line of Gov't Lot 4 and the north line of the NW¼SE¼ for a distance of 1470.94 feet to the Point of Beginning.

PARCEL NO. 2
TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 2: Part of the SW¼NE¼, more particularly described as follows:

Beginning at the Southeast Corner of the SW¼NE¼ of Section 2, said corner marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence North 89°57'05" West along the south line of the SW¼NE¼ for a distance of 1125.00 feet;
Thence North 00°02'55" East for a distance of 0.76 feet to a p.k. nail;
Thence North 00°02'55" East for a distance of 299.24 feet to a ½ inch rebar;
Thence North 89°57'05" West for a distance of 94.81 feet to a ½ inch rebar;
Thence North 01°32'46" East for a distance of 404.56 feet to a ½ inch rebar;
Thence North 35°48'33" East for a distance of 131.40 feet to a ½ inch rebar;
Thence North 65°21'44" West for a distance of 3.62 feet to a ½ inch rebar;
Thence North 41°19'08" East for a distance of 355.19 feet to a 5/8 inch rebar;
Thence South 89°19'28" East for a distance of 916.81 feet to a ½ inch rebar on the east line of the SW¼NE¼;
Thence South 00°52'07" West along said 1/16 section line for a distance of 1069.59 feet to the Point of Beginning.

PARCEL NO. 3
TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 2: Part of the SW¼NE¼, more particularly described as follows:

Beginning at the Southeast Corner of the SW¼NE¼ of Section 2, said corner marked by a 5/8 inch rebar; Thence North 89°57'05" West along the south line of the N½ of Section 2 for a distance of 1980.00 feet to a 5/8 inch rebar; Thence North 00°02'53" East for a distance of 75.00 feet to a 5/8 inch rebar; Thence North 38°48'52" East for a distance of 565.28 feet to a 5/8 inch rebar; Thence North 43°49'52" East for a distance of 71.41 feet; Thence North 47°39'18" East for a distance of 68.60 feet; Thence North 58°16'08" East for a distance of 79.91 feet; Thence North 63°25'28" East for a distance of 157.07 feet; Thence North 59°48'25" East for a distance of 59.64 feet to a ½ inch rebar; Thence North 48°43'46" East for a distance of 78.38 feet to a ½ inch rebar which shall be the Point of Beginning;
Thence North 12°26'25" West for a distance of 67.43 feet to a ½ inch rebar;
Thence South 80°46'06" East for a distance of 35.50 feet to a ½ inch rebar;
Thence South 06°11'18" East for a distance of 33.81 feet to a 5/8 inch rebar;
Thence South 40°25'11" West for a distance of 27.71 feet to a ½ inch rebar;
Thence South 48°43'46" West for a distance of 8.23 feet to the Point of Beginning.

SUBJECT TO:

- Parcel 2 is subject to the following restriction: During the lives of Ronald J. Turner and Linda Kae Turner, the real property described as Parcel 2 shall not be subdivided without the prior written permission of Ronald J. Turner and Linda Kae Turner, or the survivor of them.

- Taxes, including any assessments collected therewith, for the year 2019 which are a lien not yet due and payable.

- The land described herein is located within the boundaries of the Minidoka Irrigation District and is subject to any assessments levied thereby.

- Easement to construct, repair and maintain drain fields over and across part of Lot 4, Section 2, Township 10 South, Range 24 East of the Boise Meridian, as granted in Warranty Deed from Lovell James Turner and Beth Turner, husband and wife, as Grantors, to Ronald A. Jackson and Ila G. Jackson, husband and wife, as Grantees, dated July 28, 1981 and recorded July 29, 1981 as Instrument No. 136994 on Film No. 144, records of Cassia County, Idaho.

- County road right-of-way disclosed by Quitclaim Deed executed by Lovell James Turner, also known as Lovell J. Turner, and Beth Turner, also known as Beth W. Turner, husband and wife, to Ronald J. Turner and Linda Kae Turner, husband and wife, recorded November 6, 1995 as Instrument No. 239420 on Film No. 271, records of Cassia County, Idaho, which reads as follows: "LESS: A 25 foot wide County Road Right-of-Way along the North side." (Parcel No. 1).

- Well Use Agreement, between Ronald J. Turner and Linda Kae Turner, husband and wife, and Kent A. Kidd and Kimberly M. Kidd, husband and wife, and John A. Simpson and Joye T. Simpson, husband and wife, dated September 25, 2003 and recorded September 26, 2003 as Instrument No. 291648, records of Cassia County, Idaho.

- Terms and conditions contained in Access Easements, recorded September 27, 2010 as Instrument Nos. 2010-004571 through 2010-004579, records of Cassia County, Idaho.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858

Phone: (208)736-3033 • Fax: (208)736-3037 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

January 10, 2020

TYSON WRIGLEY
LARISSA WRIGLEY
458 E 400 S
BURLEY ID 83318-5625

Re: Change in Ownership for Water Right No(s): 45-7333A, 45-7731, 45-11870

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.

The Department also acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to Ronald J Turner and Linda Kae Turner. The Department has modified its records to reflect the change in security interest 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) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Ronald J & Linda Kae Turner
TitleOne, Burley (File #19335311)
Water District 140



211 West 13th Street
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

ID Dept. of Water Resources
650 Addison Ave. West, Suite 500
Twin Falls, ID 83301

RECEIVED
JAN 06 2020
DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: 01/03/2020

Escrow No. 19335311
Tyson Wrigley/Ronald J. Turner

Dear Clerk:

Enclosed with this letter please find the following documents in connection with the above referred to transaction:

1. The original executed Notice of Change in Water Right Ownership for Tyson Wrigley and Larissa Wrigley.
2. The original executed Notice of Security Interest in a Water Right for Ronald J. Turner and Linda Kae Turner.
3. A copy of the recorded Warranty Deed.
4. TitleOne's check no. 24635 payable to Idaho Department of Water Resources in the amount of \$150.0 for the transfer fee.

Please make the necessary changes in the records for future water assessments and notices. Please send a receipted copy to this office indicating **File No. 19335311** to Annette Roth, TitleOne, P. O. Box 177, Burley, ID 83318.

Should you have any questions, please do not hesitate to contact this office.

Very truly yours,
TITLEONE

Nancy Garrett
Administrative Assistant

AR/nrg
Enc.
FedEx