

RECEIVED

DEC 12 2019

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

DEPARTMENT OF
WATER RESOURCES

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.	Leased to Water Supply Bank?	Split?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-18016	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Wilson L. Chestnut and Judith K. Chestnut
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): SHAWN W. MANGUN
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 275 S. Payette Pl City Eagle State ID ZIP 83616
Mailing address
- 208-949-4790 City MANGUN Investments e Gmail. com State ID ZIP 83616
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: 11, 27, 19

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.

8. Signature:  Title, if applicable: _____ Date: 12-12-2019
Signature of new owner/claimant

Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by RD Date 12/12/19 Receipt No. C108086 Receipt Amt. \$ 25
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing
 Name on W-9 _____ Approved by RD Processed by _____ Date 12/26/19
 W-9 received? Yes ☐ No ☐



Escrow No.: 34601913513-AL

ADA COUNTY RECORDER Phil McGrane BOISE IDAHO Pgs=3 CHE FOWLER FIDELITY NATIONAL TITLE - BOISE	2019-119633 11/27/2019 01:30 PM \$15.00
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WARRANTY DEED

FOR VALUE RECEIVED

Wilson L. Chesnut and Judith K. Chesnut, husband and wife
GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Shawn William Mangun and Danielle Mangun, husband and wife
GRANTEE(S), whose current address is: **275 S Payette Pl, Eagle, ID 83616**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 27th day of November, 2019.

Wilson L. Chesnut
Wilson L. Chesnut
Judith K. Chesnut
Judith K. Chesnut

WARRANTY DEED
(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 27 day of Nov., 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Wilson L. Chesnut and Judith K. Chesnut known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: April G Lane

Name: April G Lane

Residing at: Boise, ID

My Commission Expires: September 16, 2020

(SEAL)



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): R7334270553

Land Situated in the State of Idaho, County of Ada, City of Eagle.

The West half of Lot 7, Block 4, Randall Acres Subdivision No. 15, according to the official plat thereof, filed in Book 16 of Plats, page 1040, records of Ada County, Idaho, more particularly described as follows:
BEGINNING at the Southwest corner of Lot 7, Block 4; thence
South 77°40' East 51.47 feet; thence
North 1°24' East 21.78 feet; thence
East 75.51 feet along the South boundary of Lot 7, Block 4; thence
North 224.0 feet to the North line of Lot 7; thence
West 125.83 feet to the Northwest corner of; thence
South 233.65 feet to the PLACE OF BEGINNING.

ESTIMATED BORROWER'S STATEMENT

Settlement Date: November 27, 2019
Disbursement Date: November 27, 2019

Escrow Number: 34601913513
Escrow Officer: April Lane
Email: April.Lane@fnf.com

Borrower: Shawn William Mangun and Danielle Mangun

275 S Payette Pl
Eagle, ID 83616

Seller: Wilson L. Chesnut and Judith K. Chesnut
5543 Willowcrest Place
Garden City 83714

Property: 1940 E Syringa Street
Eagle, ID 83616

Lender: Belair Land LLC, a Nevada Limited Liability Company
769 Basque Way Suite 300
Carson City, NV 89706

FINANCIAL CONSIDERATION

	\$	DEBITS	\$	CREDITS
Sale Price of Property				
Deposit				
Retained by Team Realty (\$1,500.00)		200,000.00		1,500.00
Deposit				
Retained by Chesnut				1,000.00
Loan Amount				160,000.00

PRORATIONS/ADJUSTMENTS

Sewer Monthly at \$36.00	11/27/19-12/01/19	4.80
County Taxes- Real at \$781.74	11/27/19 to 01/01/20	74.96
County Taxes- Personal at \$272.54	11/27/19-01/01/20	26.13

NEW LOAN CHARGES - Belair Land LLC, a Nevada Limited Liability Company

Total Loan Charges: \$1,775.36

1% of Loan Amount (Points)	Belair Land LLC, a Nevada Limited Liability Company	1,600.00
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Prepaid Interest

\$43.84 per day from 11/27/19 to 12/01/19

Belair Land LLC, a Nevada Limited Liability Company

175.36

TITLE & ESCROW CHARGES

Title - ALTA 22-06 - Location	Fidelity National Title Company	0.00
Title - ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06)	Fidelity National Title Company	15.00
Title - ALTA 9-06 - Restrictions, Encroachments, Minerals	Fidelity National Title Company	35.00
Title - Escrow Fee	Fidelity National Title Company	350.00
Title - Lender's Title Insurance	Fidelity National Title Company	299.00
Title - Recording Service Fee to Simplifile	Fidelity National Title Company	10.00

Policies to be issued:

Loan Policy

Coverage: \$160,000.00 Premium: \$299.00 Version: ALTA Loan Policy 2006 Extended

GOVERNMENT CHARGES

Recording Fees

Fidelity National Title Company

60.00

MISCELLANEOUS CHARGES

Eagle Sewer

Eagle Sewer

36.00

December

Long Term Escrow Fee

Pioneer Title Co Long Term

370.00

Subtotals

203,056.25 162,500.00

Balance Due FROM Borrower**40,556.25****TOTALS**

203,056.25 203,056.25

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BORROWER:



Shawn William Mangun
 

Danielle Mangun

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



Fidelity National Title Company
Settlement Agent



Parcels (1)

R7334270553

1940 E SYRINGA ST EAGLE, ID 83616-0000

[View in the Assessor Online Property System](#)

I want to...

Tools

Displaying 1 - 1 (Total: 1)

◀◀ Page 1 of 1 ▶▶

Layers



Parcels (1)



0 30 60ft



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

December 18, 2019

SHAWN W MANGUN
275 S PAYETTE PL
EAGLE ID 83616-4881

RE: Change in Ownership No(s): 63-18016

COPY

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

 X Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

A copy of the deed showing that all rights appurtenant are included in the sale with an official description of the property is required to complete the ownership change. You can email these documents to me directly at rosemary.demond@idwr.idaho.gov, or mail them to our State Office (see address above).

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 287-4803.

Sincerely,

Rosemary DeMond
Administrative Assistant 2

SCANNED
DEC 19 2019



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

December 26, 2019

SHAWN W MANGUN
DANIELLE MANGUN
275 S PAYETTE PL
EAGLE ID 83616-4881

Re: Change in Ownership for Water Right No(s): 63-18016

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) 287-4803.

Sincerely,

Rosemary DeMond
Administrative Assistant 2

Enclosure(s)