

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 20 2019

Department of Water Resources
Eastern District

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?
~~29-13331~~	Yes ☒	Yes ☐		Yes ☐	Yes ☐
29-14304	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: T W Ventures
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Ricki Howard Cornforth or Debbra M. Hahn' Cornforth
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3537 Valley Road Pocatello Id 83201
Mailing address City State ZIP
- 208-241-7332/ 208-241-6143 deohahn@cableone.net
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: 05/09/2019
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.

8. Signature: Ricki Howard Cornforth N/A 5-17-19
 Signature of new owner/claimant Title, if applicable Date

Signature: Debbra M. Hahn' Cornforth N/A 5-17-2019
 Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by SC Date 5/20/19 Receipt No. E044993 Receipt Amt. 25⁰⁰

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 JB Date 7/8/2019

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
223 North 15th Avenue
Pocatello, ID 83201

Recorded Electronically	
ID	21906108
County	Bannock
Date	5-9-19
Time	4:34
Simplifile.com 800.460.5657	

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **729730-P (ap)**

Date: **May 09, 2019**

For Value Received, **TW Ventures LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Ricki H. Cornforth and Debra Hahn-Cornforth, husband and wife**, hereinafter called the Grantee, whose current address is **3537 Valley Rd, Pocatello, ID 83201**, the following described premises, situated in **Bannock 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.

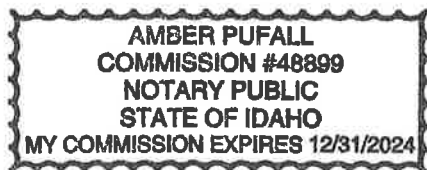
TW Ventures LLC, an Idaho limited liability company

By: [Signature] *Managing Member*
Name: Kody Tillotson
Title: Managing Member

By: [Signature] *Managing Member*
Name: Kevin Waller
Title: Managing Member

STATE OF Idaho)
COUNTY OF Bannock)
ss.

On this **Ninth day of May, 2019**, before me, a Notary Public in and for said State, personally appeared **Kody Tillotson and Devin Waller**, 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 **TW Ventures 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 ~~are~~ executed the same in said Limited Liability Company's name.



[Signature]
Notary Public of Idaho
Residing at: Pocatello, Idaho
Commission Expires: 12/31/2024

EXHIBIT A

THAT PART OF THE WEST HALF NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 38 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, BEING PART OF THAT TRACT OF RECORD IN THE OFFICE OF THE RECORDER OF BANNOCK COUNTY AS INSTRUMENT NO. 94021487, DESCRIBED AS FOLLOWS:

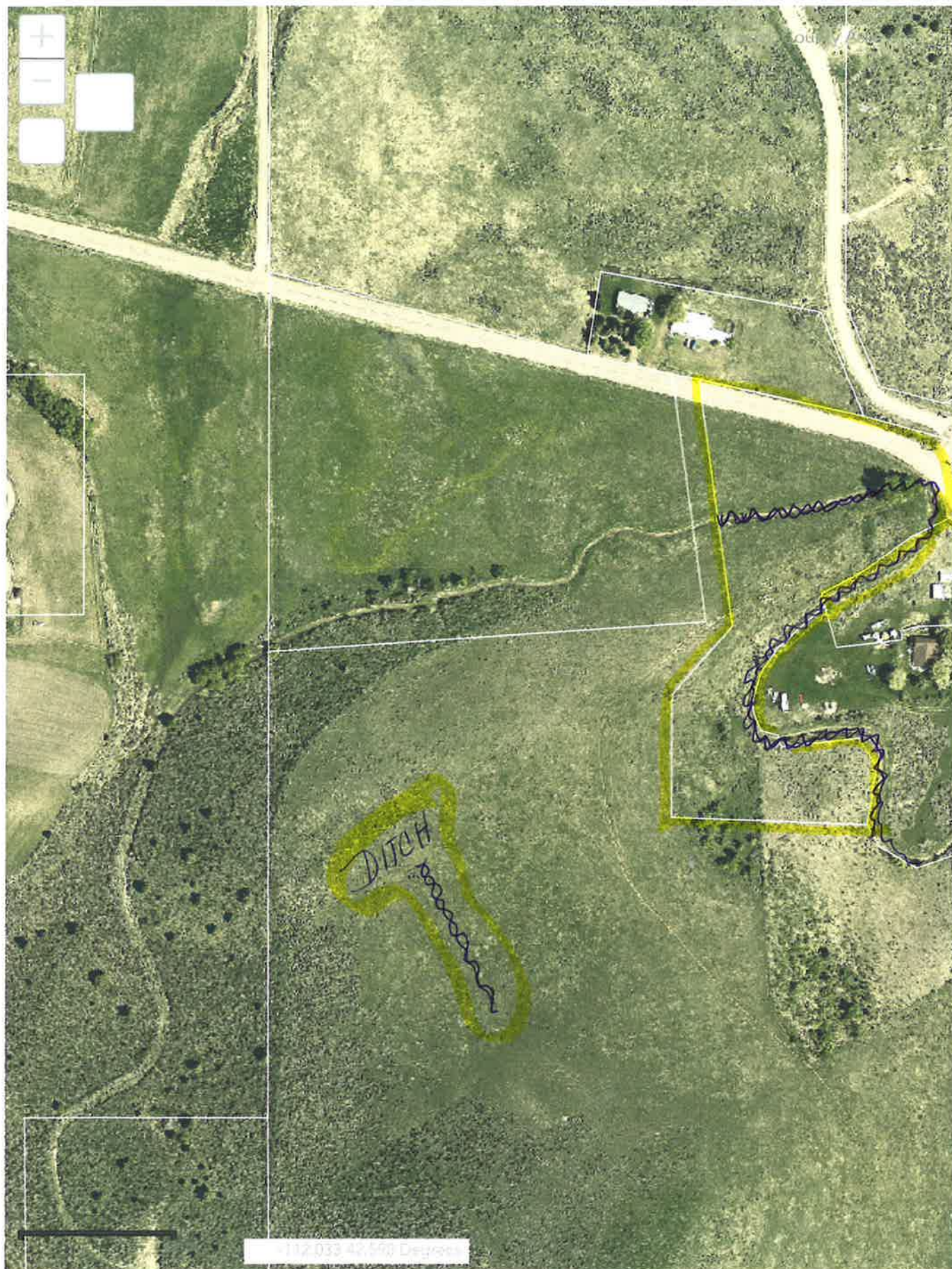
BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST HALF NORTHEAST QUARTER, SOUTH 00°06'51" WEST, 929.46 FEET FROM THE NORTHEAST CORNER OF SAID WEST HALF NORTHEAST QUARTER; THENCE SOUTH 00°06'51" WEST, 302.53 FEET, TO A REBAR ON SAID EAST LINE, IDENTICAL WITH THE NORTHEAST REBAR OF THAT TRACT OF RECORD IN SAID OFFICE AS INSTRUMENT NO. 20310679; THENCE COURSING THE NORTHERLY AND WESTERLY BOUNDARY OF SAID INSTRUMENT NO. 20310679 AS FOLLOWS: SOUTH 89°03'35" WEST, 75.04 FEET, TO A REBAR; THENCE SOUTH 77°09'12" WEST (SHOWN OF RECORD AS SOUTH 17°09'12" WEST), 35.58 FEET, TO A REBAR; SOUTH 04°50'03" EAST, 17.69 FEET TO A REBAR; SOUTH 84°45'32" WEST, 128.10 FEET, TO A REBAR; NORTH 14°37'26" WEST, 83.23 FEET, TO A REBAR; SOUTH 49°25'37" WEST, 123.97 FEET, TO A REBAR; SOUTH 31°59'00" WEST, 59.39 FEET, TO A REBAR; SOUTH 16°24'27" WEST, 61.20 FEET, TO A REBAR; SOUTH 17°49'33" EAST, 52.32 FEET, TO A REBAR; SOUTH 74°53'33" EAST, 36.24 FEET, TO A REBAR; SOUTH 12°01'12" EAST, 22.68 FEET, TO A REBAR; NORTH 84°59'59" EAST, 150.20 FEET, TO A REBAR; SOUTH 32°52'24" EAST, 63.74 FEET, TO A REBAR; SOUTH 07°24'38" WEST, 115.13 FEET, TO A REBAR; THENCE NORTH 86°52'29" WEST, 366.13 FEET, TO A POINT; THENCE NORTH 00°04'18" WEST, 231.76 FEET, TO A POINT; THENCE NORTH 41°50'09" EAST, 178.25 FEET, TO A POINT; THENCE NORTH 08°09'51" WEST, 484.55 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MERRICK COUNTY ROAD; THENCE SOUTH 76°17'56" EAST, 317.30 FEET, ALONG SAID RIGHT-OF-WAY LINE, TO A POINT; THENCE SOUTH 76°15'40" EAST, 11.24 FEET, ALONG SAID RIGHT-OF-WAY LINE, TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIUS BEARS SOUTH 12°02'58" WEST; THENCE SOUTHEASTERLY, 201.76 FEET, ALONG AN ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°31'35", WITH A RADIUS OF 316.48 FEET, AND A CHORD BEARING SOUTH 59°41'14" EAST, 198.36 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 9 SOUTH, RANGE 38 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 89°54'59" WEST 1329.86 FEET ALONG THE NORTH LINE OF SAID SECTION 32; THENCE SOUTH 00°16'59" WEST 1038.19 FEET ALONG THE EAST SIXTEENTH LINE OF SAID SECTION 32 TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON, PLS 4753", THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°16'59" WEST 193.20 FEET ALONG SAID SIXTEENTH LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 89°13'53" WEST 75.14 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE SOUTH 77°19'30" WEST 35.58 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE SOUTH 04°39'45" EAST 17.69 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 84°35'50" WEST 128.10 FEET TO A 5/8" REBAR WITH CAP; THENCE NORTH 14°27'08" WEST 105.91 FEET TO A 5/8" REBAR WITH CAP SET ON AN EXISTING FENCE LINE; THENCE NORTH 61°41'44" EAST 92.77 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 53°42'43" EAST 113.21 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 69°16'28" EAST 86.43 FEET ALONG SAID FENCE LINE TO A POINT SET ON THE SOUTH RIGHT-OF-WAY LINE OF MERRICK ROAD; THENCE SOUTH 37°31'38" EAST 15.67 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING.



412.033 4X500 Degrees

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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

July 08, 2019

Ricki Cornforth
Debbra M Hahn Cornforth
3537 Valley Rd
Pocatello ID 83201

Re: Change in Ownership for Water Right No(s): 29-14304

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) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: Water District 29
TW Ventures LLC