

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 21 2018

DEPT OF WATER RESOURCES
SOUTHERN 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?
47-7087	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-7089	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-12348	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Robert C. Juker
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Jeff Juker
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

643 Sunpoint Drive Twin Falls ID 83301
Mailing address City State ZIP
(208) 316-1541 jukertwinfalls@aol.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: August 7, 2017

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 # 47-7087

8. Signature: Jeff Juker PERSONAL REPRESENTATIVE 5-21-18
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by AM Date 5-21-2018 Receipt No. 5036757 & 5036758 Receipt Amt. \$25- \$50-

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 AM Date 7/2/2018

TWIN FALLS COUNTY

Recorded for:

HILVERDA MCRAE, PLLC

11:46:35 AM 06-26-2018

2018-009850

No. Pages:2 Fee: \$ 15.00

KRISTINA GLASCOCK

County Clerk

Deputy: **CASKEW**

RECEIVED

JUN 26 2018

**DEPT OF WATER RESOURCES
SOUTHERN REGION**

(Space above reserved for Recorder's Office)

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S DEED is made and executed by **JEFF JUKER**, as personal representative of the **ESTATE OF ROBERT C. JUKER (a/k/a Robert Juker, Bob Juker and Robert Calvin Juker)**, deceased (the "Grantor") to **JEFF JUKER** (the "Grantee"), whose address is 643 Sunpoint Drive, Twin Falls, ID 83301.

WHEREAS, Jeff Juker is the qualified personal representative of the Estate of Robert C. Juker, filed as Twin Falls County Case No. CV42-17-3175, in Twin Falls County, Idaho;

WHEREAS, this Amended Personal Representative's Deed is to amend the Personal Representative's Deed filed as Document No. 2018-007442 in Twin Falls County, so as to exclude specific water rights from the property thereof;

NOW THEREFORE, in accordance with the provisions of the Uniform Probate Code as set forth in Title 15 of the Idaho Code, Grantor hereby grants, sells, transfers and conveys to Grantee all of the estate's interest in the following described real property in Twin Falls County, Idaho:

Water Right Nos. 47-7087, 47-7089 and 47-12348 as set forth with the State of Idaho Department of Water Resources.

TO HAVE AND TO HOLD all right, title and interest of the Grantor in and to such property, with the appurtenances unto said Grantee, and the Grantee's heirs and assigns forever.

[The remainder of this page is left intentionally blank].


 NOTARY PUBLIC FOR IDAHO
 Residing at: Duluth, ID
 Commission expires: 6/10/22

Exhibit A

(3.00 ACRE)

A parcel of land located in the SE1/4NE1/4 of Section 19, Township 9 South, Range 15 East, Boise Meridian, Twin Falls County, Idaho and more particularly described as follows:

**TOWNSHIP 9 SOUTH
RANGE 15 EAST**

SECTION 19: (3.00 ACRES)

COMMENCING at the East One Quarter (E1/4) corner of Section 19 from which the Northeast corner of Section 19 bears North 00°08'49" West-2650.37 feet; said East One Quarter (E1/4) corner being the **TRUE POINT OF BEGINNING**:

THENCE North 89°22'19" West along the South boundary of the NE1/4 of Section 19 for a distance of 831.88 feet, more or less, to a point in the center of an irrigation lateral;

THENCE North 27°22'08" East along the center of the irrigation lateral for a distance of 81.25 feet;

THENCE North 48°06'53" East along the center of the irrigation lateral for a distance of 143.17 feet;

THENCE South 89°22'19" East parallel with the South boundary of the NE1/4 of Section 19 for a distance of 687.50 feet to a point on the East boundary of the NE1/4 of Section 19;

THENCE South 00°08'49" East along the East boundary of the NE1/4 of Section 19 for a distance of 169.32 feet to the **TRUE POINT OF BEGINNING**.

SUBJECT TO

1-A 25.0 foot wide county road easement along the East boundary of the before described parcel;

2-A 30.0 foot wide access and utility easement along the South boundary of the before described parcel.

3-A 15.0 foot wide irrigation easement, said easement being on, over, under and across the West 15.0 feet of the East 40.0 feet of the before described parcel.

4-All other easements and right-of-ways of record.



Exhibit A

(7.488 ACRE)

A parcel of land located in the NE1/4NE1/4 of Section 19, Township 9 South, Range 15 East, Boise Meridian, Twin Falls County, Idaho and more particularly described as follows:

TOWNSHIP 9 SOUTH
RANGE 15 EAST

SECTION 19: (7.488 ACRES)

Northeast

COMMENCING at the ~~NORTHWEST~~ corner of Section 19 from which the North One Quarter (N1/4) corner of Section 19 bears North 89°17'04" West-2674.00 feet, said Northeast corner of Section 19 being the TRUE POINT OF BEGINNING:

THENCE South 00°08'49" East along the East boundary of the NE1/4 of Section 19 for a distance of 466.85 feet;

THENCE North 87°55'07" West for a distance of 324.18 feet;

THENCE North 87°04'24" West for a distance of 88.62 feet;

THENCE North 87°42'39" West for a distance of 135.81 feet, more or less, to a point in the center of an irrigation lateral;

THENCE ALONG THE CENTER OF THE IRRIGATION LATERAL ON APPROXIMATELY THE FOLLOWING COURSES:

North 10°44'25" West—55.81 feet;

North 32°19'42" West—100.14 feet;

North 35° ~~35°~~ 48'52" West—76.96 feet;

North 46°38'52" West—159.50 feet;

North 49°43'09" West—56.61 feet;

North 56°41'50" West—91.48 feet;

North 64°46'36" West—31.26 feet;

North 67°53'01" West—53.65 feet;

North 49°53'55" West—40.24 feet to a point on the North boundary of

the NE1/4 of Section 19;

THENCE South 89°17'04" East along the North boundary of the NE1/4 of Section 19 for a distance of 1000.42 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO:

1-A 25.0 foot wide county road easement along the North and East boundaries of the before described parcel.

2-A 30.0 foot wide access easement along the South boundary of the before described parcel.

3-An easement to the Twin Falls Canal Company for the use and maintenance of the irrigation lateral along the West boundary of the before described parcel.

4-All other easements and right-of-ways of record.



TWIN FALLS COUNTY
Recorded for:
HILVERDA MCRAE, PLLC
11:46:37 AM 06-26-2018
2018-009852
No. Pages:3 Fee: \$ 15.00
KRISTINA GLASCOCK
County Clerk
Deputy: CASKEW

RECEIVED

JUN 26 2018

**DEPT OF WATER RESOURCES
SOUTHERN REGION**

(Space above reserved for Recorder's Office)

AMENDED PERSONAL REPRESENTATIVE'S DEED

THIS AMENDED PERSONAL REPRESENTATIVE'S DEED is made and executed by **JEFF JUKER**, as personal representative of the **ESTATE OF ROBERT C. JUKER (a/k/a Robert Juker, Bob Juker and Robert Calvin Juker)**, deceased (the "Grantor") to **YASMIN JUKER** (the "Grantee"), whose address is 1580 East 4400 North, Buhl, ID 83316.

WHEREAS, Jeff Juker is the qualified personal representative of the Estate of Robert C. Juker, filed as Twin Falls County Case No. CV42-17-3175, in Twin Falls County, Idaho;

WHEREAS, this Amended Personal Representative's Deed is to amend the Personal Representative's Deed filed as Document No. 2018-007441 in Twin Falls County, so as to exclude specific water rights from the property thereof;

NOW THEREFORE, in accordance with the provisions of the Uniform Probate Code as set forth in Title 15 of the Idaho Code, Grantor hereby grants, sells, transfers and conveys to Grantee all of the estate's interest in the following described real property in Twin Falls County, Idaho:

SEE ATTACHED EXHIBIT A, excepting Water Right Nos. 47-7087, 47-7089 and 47-12348 therefrom.

TO HAVE AND TO HOLD all right, title and interest of the Grantor in and to such property, with the appurtenances unto said Grantee, and the Grantee's heirs and assigns forever.

[The remainder of this page is left intentionally blank].

Jody Lanning
NOTARY PUBLIC FOR IDAHO
Residing at: *District ID*
Commission expires: *6/10/22*

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4-All other easements and right-of-ways of record.



TWIN FALLS COUNTY

Recorded for:

HILVERDA MCRAE, PLLC

11:46:38 AM 06-26-2018

2018-009853

No. Pages:3 Fee: \$ 15.00

KRISTINA GLASCOCK

County Clerk

Deputy: CASKEW

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JUN 26 2018

DEPT OF WATER RESOURCES
SOUTHERN REGION

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[The remainder of this page is left intentionally blank].

Commission expires: 6/12/27

Exhibit A

(7.488 ACRE)

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4-All other easements and right-of-ways of record.



Steven R. McRae [ISB No. 7984]
Brian J. Hilverda [ISB No. 7952]
Guy B. Zimmerman [ISB No. 9765]
HILVERDA MCRAE, PLLC
812 Shoshone Street East
P.O. Box 1233
Twin Falls, ID 83303-1233
Telephone No. (208) 944-0755
Facsimile No. (208) 736-0041
smcrae@magicvalleylegal.com

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF
IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

MAGISTRATE DIVISION

IN THE MATTER OF THE ESTATE)
)
 of)
)
)
 ROBERT C. JUKER,)
)
 Deceased,)
)

Case No. ~~XXXXXX~~ CV42-17-3175

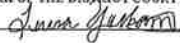
LETTERS TESTAMENTARY

Having reviewed the Verified Petition for Informal Probate of Will and Appointment of Personal Representatives in this matter, and good cause appearing therefor, THE COURT HEREBY ORDERS: JEFF JUKER is hereby appointed Personal Representative of the Estate of ROBERT C. JUKER, deceased, and is granted all authority and all responsibility imposed by law in the exercise of this office.

Signed: 8/8/2017 04:50 PM

DATED this ____ day of August, 2017.



STATE OF IDAHO Signed: 8/10/2017 04:46 PM
COUNTY OF TWIN FALLS ss.
I hereby certify the foregoing to be a full, true and
correct copy of the original on file in the above
entitled action. page 1 of 1
KRISTINA GLASCOCK
CLERK OF THE DISTRICT COURT
BY:  Deputy Clerk


Magistrate Judge



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

C.L. "Butch" Otter
Governor

Gary Spackman
Director

July 02, 2018

JEFF JUKER
643 SUNPOINTE DR
TWIN FALLS ID 83301-8261

Re: Change in Ownership for Water Right No(s): 47-7087, 47-7089, 47-12348

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) 736-3033.

Sincerely,


Denise Maline
Administrative Assistant I

Enclosure(s)

c: Hilverda Mc Rae, PLLC

Maline, Denise

From: Maline, Denise
Sent: Thursday, June 07, 2018 4:11 PM
To: 'Jody Denning'
Subject: RE: Juker Change of Ownership

Hi Jody,

I spoke to Jeff Juker today, and I wanted to touch base with you regarding his paperwork. He also brought me copies of (2) Change in Ownership forms, which were both signed today. I want to be sure everyone is on the same page, and hopefully resolve some confusion.

Mr. Juker indicated that the IDWR water rights (47-7087, 47-7089 & 47-12348) should be transferred into his name; not Yasmin Juker. And the Twin Falls Canal Company shares should be transferred to Yasmin, not Jeff.

After comparing this with the paperwork you submitted on May 21st, it appears that the names on the Personal Representative Deeds may have gotten reversed or mixed up. We have a couple of options to resolve this matter.

- (1) The Personal Representative Deeds can be corrected and re-recorded with the County; and submitted to the Department. Upon receipt, the Department can process the Change in Ownership for the water rights listed above, transferring them into Jeff's name.
- (2) A Quit Claim Deed can be submitted, conveying the water rights listed above from Yasmin Juker to Jeff Juker. Along with the original Change in Ownership forms signed by Jeff Juker and Yasmin Juker on June 7, 2018. This would complete the chain of title, in addition to the deeds we already have on file.

No additional fees would be required from the Department, for either of these options to take place.

Please let me know if there are any questions. I apologize for any inconvenience on this matter. We are simply trying to get this resolved as quickly as possible.

Sincerely,

Denise @ IDWR

From: Jody Denning [mailto:jdenning@magicvalleylegal.com]
Sent: Thursday, June 07, 2018 9:24 AM
To: Maline, Denise <Denise.Maline@idwr.idaho.gov>
Subject: RE: Juker Change of Ownership

Ok, thank you. I apologize I didn't get back to you sooner but Mr. McRae has been out of the office. I will get all the signatures needed on the documents and get them to you as soon as I can.

From: Maline, Denise <Denise.Maline@idwr.idaho.gov>
Sent: Thursday, June 7, 2018 9:20 AM
To: Jody Denning <jdenning@magicvalleylegal.com>
Subject: RE: Juker Change of Ownership

Good morning Jody,

There are no additional fees required. We just need clarification on whose name(s) the water rights go into.

Thank you,

Denise

From: Jody Denning [<mailto:jdenning@magicvalleylegal.com>]
Sent: Thursday, June 07, 2018 9:15 AM
To: Maline, Denise <Denise.Maline@idwr.idaho.gov>
Subject: FW: Juker Change of Ownership

Good morning Denise. Thank you very much for providing this information to us. Mr. McRae wanted me to find out if there will be additional fees for filing the new change of ownership forms?

From: Jody Denning <jdenning@magicvalleylegal.com>
Sent: Friday, May 25, 2018 7:29 AM
To: Steve McRae <smcrae@magicvalleylegal.com>
Subject: Fwd: Juker Change of Ownership

I got this after I left the office. Forgot I won't see you today, looks like Juker's not done.

----- Forwarded message -----

From: Maline, Denise <Denise.Maline@idwr.idaho.gov>
Date: Thu, May 24, 2018 at 17:02
Subject: Juker Change of Ownership
To: jdenning@magicvalleylegal.com <jdenning@magicvalleylegal.com>

Good afternoon Jody,

I am reviewing the change of ownership for Jeff Juker and came across an issue. The change of ownership form references the water rights being transferred into Jeff's name; however the deeds submitted are conveying the water rights to Yasmin Juker. The deed referencing Twin Falls Canal Company shares does in fact convey to Jeff; however that deed is *specific to the canal shares only*. I have attached copies & notes, for your reference.

Is there another deed conveying these water rights to Jeff? If not, we will need to have a change of ownership form signed by Yasmin Juker, in order to make the necessary changes.

I apologize for any confusion or inconvenience in this matter. Please feel free to contact me if there are any questions.

Sincerely,

Denise Maline

Administrative Assistant I

Idaho Dept of Water Resources, Southern Region

650 Addison Ave W, Ste 500

Twin Falls, ID 83301

(208) 736-3033

denise.maline@idwr.idaho.gov