

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED JCV

APR 03 2017

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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
11-07362	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Eric Bowman
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Todd and or Kim Hunzeker
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|----------------------|-----------------------------|------------|--------------|
| <u>381 S. 3rd W.</u> | <u>Soda Springs</u> | <u>Id.</u> | <u>83276</u> |
| Mailing address | City | State | ZIP |
| <u>208-317-7286</u> | <u>kim@hunzekerford.com</u> | | |
| Telephone | Email | | |

4. If the water rights and/or adjudication claims were split, how did the division occur? None
- ☐ 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: October 20, 2016

6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:

- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
- If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
- New lessor(s) of record will receive payment after the following rental season.

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.

8. Signature: [Signature] Owner October 20, 2016
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] Owner October 20, 2016
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by di Date 4-3-17 Receipt No. 0103319 Receipt Amt. 25⁰⁰
Approved by _____ Processed by [Signature] Date 5-10-17

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
241 S Main Street Suite 1
Soda Springs, ID 83276

Instrument # 197999

CARIBOU COUNTY, IDAHO

10-20-2016 11:46:31 No. of Pages: 2

Recorded for: FIRST AMERICAN TITLE CO, INC - SODA

Denise Horsley Fee: \$13.00

Ex-Officio Recorder Deputy Carla Hale

Index to: WARRANTY DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 611502SOD (ch)

Date: October 18, 2016

For Value Received, **Eric M. Bowman and Liana B. Bowman, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Todd Hunzeker and Kim Hunzeker, husband and wife**, hereinafter called the Grantee, whose current address is **120 N. Hooper Ave., Soda Springs, ID 83276**, the following described premises, situated in **Caribou 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.

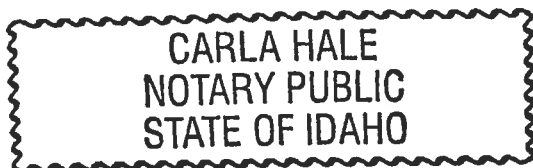
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from 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.

Eric M. Bowman
Eric M. Bowman

Liana B. Bowman
Liana B. Bowman

STATE OF Idaho)
COUNTY OF Caribou)
SS.

On this 19th day of October, 2016, before me, a Notary Public in and for said State, personally appeared **Eric M. Bowman and Liana B. Bowman**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Carla Hale
Notary Public for the State of Idaho
Residing at: Soda Springs, Idaho
My Commission Expires: 12/12/2020

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
241 S Main Street Suite 1
Soda Springs, ID 83276

E-RECORDED

simplified

ID: 197999
County: Caribou County Idaho
Date: 10-20-2016 Time: 11:46:31 a.m.

Space Above This Line for Recorder's Use Only

WARRANTY DEED

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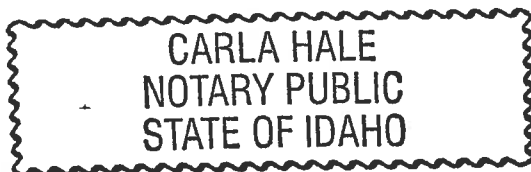
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from 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.

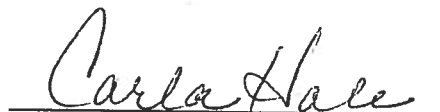

Eric M. Bowman


Liana B. Bowman

STATE OF Idaho)
COUNTY OF Caribou)
SS.

On this 19th day of **October, 2016**, before me, a Notary Public in and for said State, personally appeared **Eric M. Bowman and Liana B. Bowman**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.




Notary Public for the State of Idaho
Residing at: Soda Springs, Idaho
My Commission Expires: 12/12/2020

Date: **10/18/2016**

Warranty Deed
- continued

File No.: **611502SOD (ch)**

EXHIBIT A

Parcel I:

Lots 6 and 7, Block 1, Evergreen Heights Subdivision, according to the official plat thereof, as recorded in the office of the County Recorder of Caribou County, Idaho, under Recorder's Instrument No. 108151.

Parcel II:

Lot 2, Ninety Percent Subdivision, according to the official plat thereof, as recorded in the office of the County Recorder of Caribou County, Idaho, under Recorder's Instrument No. 132656.

TOGETHER WITH State of Idaho, Department of Water Resources Water Right Number 11-07362.

[Signature]

State of Idaho
Department of Water Resources
Water Right License

WATER RIGHT NO. 11-07362

Priority: October 20, 1994

Maximum Diversion Rate: 0.18 CFS
Maximum Diversion Volume: 31.5 AF

It is hereby certified that ERIC BOWMAN
300 W 2ND SO
SODA SPRINGS ID 83276 has complied with the terms and
conditions of the permit, issued pursuant to Application for Permit dated March 23, 1987; and has
submitted Proof of Beneficial Use on October 20, 1994. An examination indicates that the works have a
diversion capacity of 0.18 cfs of water from:

SOURCE
SPRINGS

Tributary: SINKS

and a water right has been established as follows:

BENEFICIAL USE
IRRIGATION

PERIOD OF USE
04/15 to 10/31

DIVERSION RATE
0.18 CFS

**ANNUAL
DIVERSION VOLUME**
31.5 AF

LOCATION OF POINT(S) OF DIVERSION:

SPRINGS NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 2, Twp 09S, Rge 41E, B.M. CARIBOU County

PLACE OF USE: IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
09S	41E	2	9.0																9.0

Total Acres: 9

CONDITIONS OF APPROVAL

1. Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 11B.
2. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
3. The issuance of this right does not grant any right-of-way or easement across the land of another.

This license is issued pursuant to the provisions of Section 42-219, Idaho Code. The water right confirmed by this license is subject to all prior water rights and shall be used in accordance with Idaho law and applicable rules of the Department of Water Resources.

Signed and sealed this 15th day of February, 2011.

[Signature: Shelley W. Keen]
for GARY SPACKMAN
Interim Director



First American Title Company

241 S Main Street Suite 1 • Soda Springs, ID 83276

Office Phone:(208)547-4321 Office Fax:(208)547-2241

Settlement Statement

Property: 1785 Cedar View Road, Soda Springs, ID 83276

File No: 611502SOD

Officer: Carla Hale/ch

Estimated Settlement Date: 10/31/2016

Disbursement Date:

Print Date: 10/18/2016, 4:09 PM

Buyer: Todd Hunzeker, Kim Hunzeker
Address: 120 N. Hooper Ave., Soda Springs, ID 83276

Seller: Eric M. Bowman, Liana B. Bowman

Address: 300 West 2nd South, Soda Springs, ID 83276

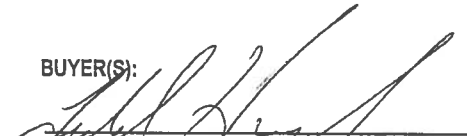
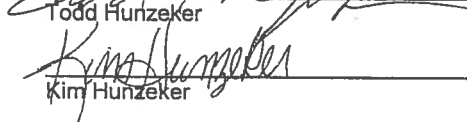
Lender: Eric M. Bowman and Liana B. Bowman

Address: _____, Soda Springs, ID, 83276

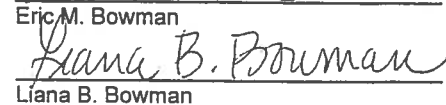
Loan No.:

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
80,000.00		Consideration:		
		Total Consideration		80,000.00
		New Loan(s):		
		Lender: Eric M. Bowman and Liana B. Bowman		
	40,000.00	New Loan to File - Eric M. Bowman and Liana B. Bowman	40,000.00	
		Title/Escrow Charges to:		
35.00		Reconveyance Fee-Purchase to	35.00	
157.50		Settlement or Closing Fee to First American Title Company	157.50	
21.00		Courier and Handling Buyer Escrow to First American Title Company		
		Courier and Handling Fee Seller to First American Title Company	21.00	
37.50		Policy-Standard Lenders Policy to First American Title Company	37.50	
294.50		Policy-Owner's Policy to First American Title Company	294.50	
6.50		Recording Fee-Deed to First American Title Company	6.50	
12.50		Recording Fee-Mortgage to First American Title Company	12.50	
6.75		e-document filing fee to	6.75	
		Disbursements Paid:		
		Tax Installment:Pro-ration thru 10/18/2016 to Caribou County Treasurers Office	159.54	
	40,571.25	Cash (X From) (To) Buyer		
		Cash (X To) (From) Seller	39,269.21	
80,571.25	80,571.25	Totals	80,000.00	80,000.00

BUYER(S):


Todd Hunzeker

Kim Hunzeker

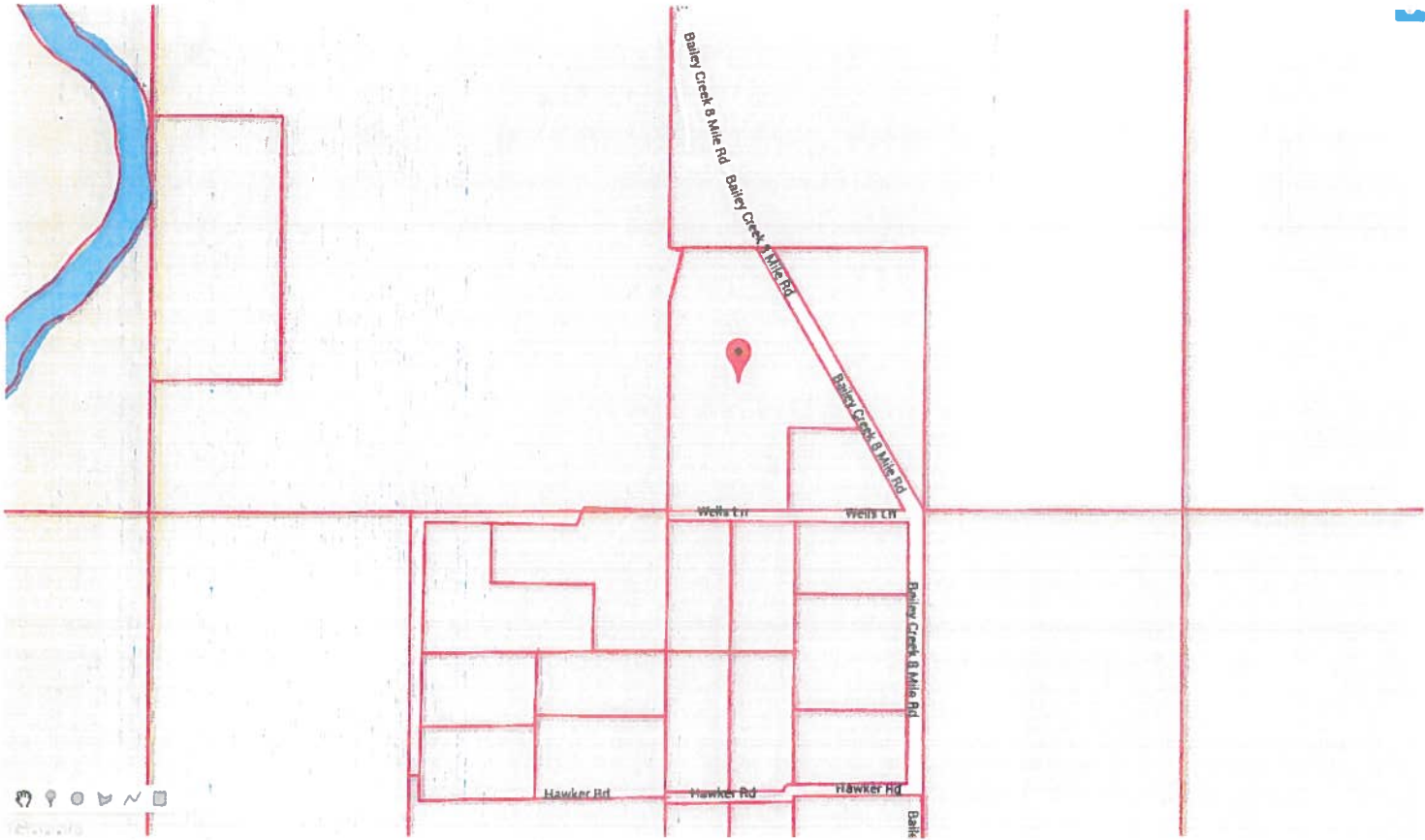
SELLER(S):


Eric M. Bowman

Liana B. Bowman

Initials:







State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Web Site: www.idwr.idaho.gov

GARY SPACKMAN
Director

C.L. "BUTCH" OTTER
Governor

May 10, 2017

TODD HUNZEKER
KIM HUNZEKER
381 S 3RD W
SODA SPRINGS, ID 83276

Re: Change of Ownership for Water Right/Permit No(s): 11-7362

Dear Water Right Holder(s):

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records to reflect this change in ownership and has enclosed a computer-generated report for your records.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been forfeited 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 § 42-222 and §42-223, Idaho Code.

The Department is returning the Application for Transfer you submitted along with the Notice of Change in Water Right Ownership. Unless you are changing the point of diversion or place of use, a application for transfer is not needed.

Also note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right, to the Department. Notice of the change must be provided to the Department within **120 days** of the change. Water right forms are available from any office of the Department, or at www.idwr.idaho.gov.

If you have any questions concerning the enclosed information, please feel free to contact me at (208) 287-4942.

Sincerely,

A handwritten signature in cursive script that reads "Jean Hersley".

Jean Hersley
Technical Records Specialist II

Enclosure(s)

c: Water District No. 11