

RECEIVED

JUN 16 2014

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

WATER RESOURCES
WESTERN 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
DEC 67-10538	Yes ☒	SPLIT INTO 67-15133			Yes ☐
DEC 67-30B	Yes ☒	SPLIT INTO 67-15132			Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Becky Caward, Donald Caward, Nancy Leachman, Gregg Leachman
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Nancy Leachman, Gregg Leachman
New owner(s) as listed on the conveyance document

2815 Salubria Rd Cambridge Id 83610
Mailing address City State ZIP
208 550 0807 nnleachman@gmail.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. County Taxed as irrigated
☐ 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: 1987

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.

SUPPORT DATA
IN FILE # 67-30B

8. Signature: Gregg Leachman 6-12-14
Signature of new owner/claimant Title, if applicable Date
Signature: Nancy Leachman 6-12-14
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by J. Strange Date 6-16-14 Receipt No. W042234 Receipt Amt. \$200.00
Approved by KW Processed by KW Date 3-31-2015

WARRANTY DEED

For Value Received RUDOLF WILLIAM RUDGER TRUST A AND TRUST B BY
MARTHABELLE NIXON, TRUSTEE AND VALERA I. RUDGER ALSO KNOWN AS VALEARAH RUDGER, A WIDOW

The grantor s, do hereby grant, bargain, sell and convey unto NANCY LEACHMAN and GREG LEACHMAN, wife and husband

the grantee, whose current address is Rt 1, Box 45, Cambridge, Idaho 83610.

the following described premises, in Washington County Idaho, to-wit:

A parcel of land situated within the SW1/4SW1/4 of Section 11, Township 14 North, Range 3 West, Boise Meridian, more particularly described as follows:

Beginning at the northwest corner of the SW1/4SW1/4 of Section 11, Township 14 North, Range 3 West, Boise Meridian;

Thence East 242 feet along the North line of the said SW1/4SW1/4 to the True Point of Beginning;

Thence continuing East along the North line to the Northeast corner of said SW1/4SW1/4;

Thence South 535 feet along the East line of said SW1/4SW1/4;

Thence West parallel to the North line of said SW1/4SW1/4 to a point 242 feet East of the West line of said SW1/4SW1/4;

Thence North parallel to the West line of said SW1/4SW1/4 to the point and place of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s, their heirs and assigns forever. And the said Grantor s do hereby covenant to and with the said Grantee a, that they the owner in fee simple of said premises; that they are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated:

Marthabelle Nixon

RUDOLF WILLIAM TRUST A AND TRUST B BY
MARTHABELLE NIXON, TRUSTEE

Valera Rudger

VALERA I. RUDGER

STATE OF IDAHO, COUNTY OF

On this 3rd day of July, 1985, before me, a notary public in and for the said State, personally appeared Marthabelle Nixon as Trustee of Rudolf William Rudger Trust A and Trust B and Valera I. Rudger

known or identified to me to be the persons whose name subscribed to the within instrument, and acknowledged to me that they executed the same.

Mary Kautz, Clerk of the District Court
By: Virginia Richardson, Deputy

Residing at Minidoka, Idaho
Comm. Expires

Notary Public

STATE OF IDAHO, COUNTY OF Washington

I hereby certify that this instrument was filed for record at the request of

Marthabelle Nixon & Valera Rudger
at 46 minutes past 1 o'clock p.m.
this 3rd day of July,
19 85, in my office, and duly recorded in Book 103
of Deeds at Page 314

Mary Kautz
Ex-Officio Recorder

By Gregory Pinal Deputy

Fees \$ 2.00

Mail to: Gregory M. Leachman

INDEXED

COMPARED

Rt 1 Box 45
Cambridge, Idaho 83610

WARRANTY DEED

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 with the said Grantee a, that they the owner In fee simple of said premises; that they are free
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and that they will warrant and defend the same from all lawful claims whatsoever.

Dated:

Marthabelle Nixon
 RUDOLF WILLIAM TRUST A AND TRUST B BY
 MARTHABELLE NIXON, TRUSTEE

Valera Rudger
 VALERA I. RUDGER

STATE OF IDAHO, COUNTY OF
 On this 3rd day of July, 1985
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 appeared Marthabelle Nixon as Trustee
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 B and Valera I. Rudger

known or identified to me to be the persons whose name
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Mary Kautz, Clerk of the District Court
By: Christine Robinson, Deputy

Residing at *Merida, Idaho*, Idaho
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STATE OF IDAHO, COUNTY OF Washington
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 request of
 Marthabelle Nixon & Valera Rudger
 at 46 minutes past 1 o'clock p.m.
 this 3rd day of July
 1985, in my office, and duly recorded in Book 103
 of Deeds at Page 314

Mary Kautz
 Ex-Officio Recorder
 By *Gregory Pinal* Deputy.

Fees \$ 2.00
 Mail to:

Gregory M. Leachman
 Rt 1 Box 45
 Cambridge, Idaho 83610
 INDEXED
 COMPARED

60 ft.

20' in 2nd Section
Leachman
14.15 in.
5.85 in.

11

SURVEY FOR

GREGG & NANCY LEACHMAN

WITHIN

SW 1/4 SW 1/4 OF SECTION 11, T.14N., R.3W., B.H.

WASHINGTON COUNTY, IDAHO

CERTIFICATE OF ENGINEER/SURVEYOR

I, S. ROLAND MULLINX, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO IN DECEMBER OF 2007.



LEGEND

- FOUND 5/8 INCH REBAR W/PLASTIC CAP NAMED MULLINX PELS 2478
- SET 1/2 INCH REBAR W/PLASTIC CAP NAMED MULLINX PELS 2478
- 1 PREVIOUSLY RECORDED - MULLINX DOR., INC.
- 2 PREVIOUSLY RECORDED - HOLLADAY ENGINEERING CO.
- 3 EXISTING FENCE
- 4 AREA INCLUDES RIGHT-OF-WAY OF SAUBRIA ROAD AND/OR AREA OCCUPIED BY FARM ROAD

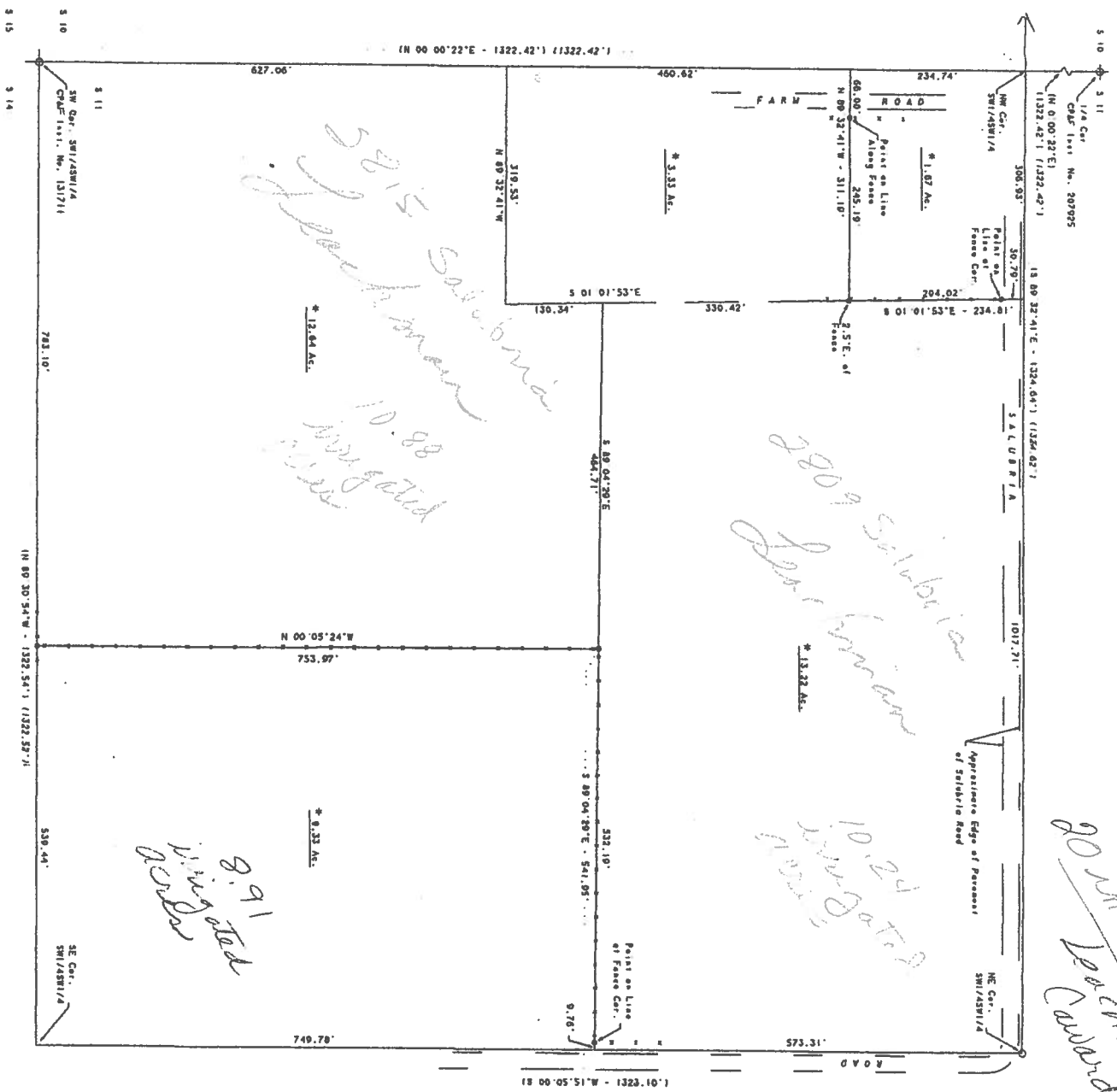
BASIS OF BEARING FROM RECORD OF SURVEY 1831, NO. 207953

REFERENCE SURVEYS

1. RECORD OF SURVEY BY MULLINX ENGR., INC., 1831, NO. 207945.
2. RECORD OF SURVEY BY HOLLADAY ENGR., CO., 1831, NO. 201766.

INDEX NO. 1436-11-3-3-0-00-00

MULLINX ENGINEERING, INC.
BETHEL, IDAHO 83422
JANUARY 28, 2008



Met with John

State of Idaho
Department of Water Resources

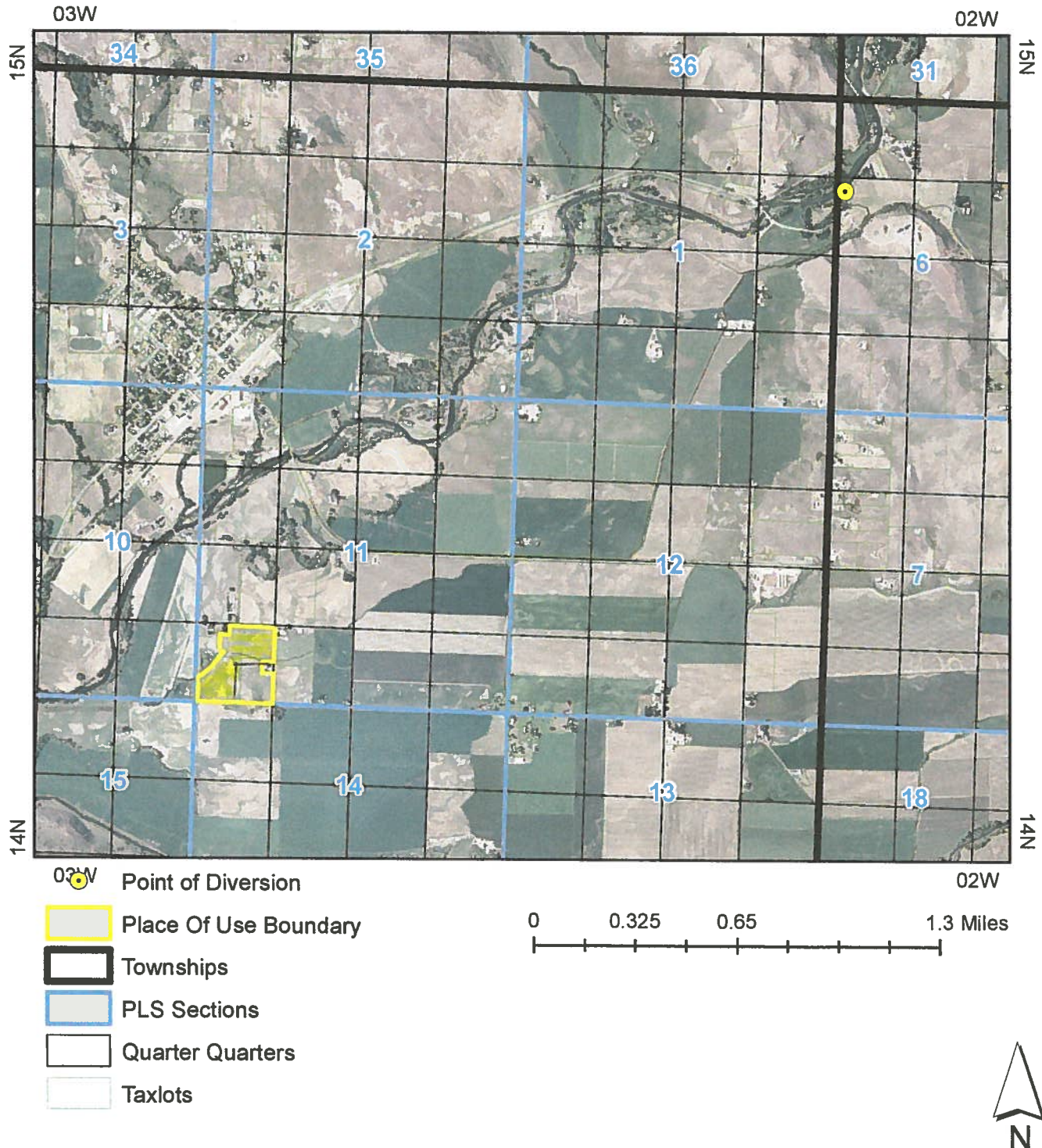
Water Right

67-30B

67-10538

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



WASHINGTON COUNTY ASSESSOR
GEORGIA PLISCHKE
256 E COURT ST.
WEISER, ID 83672

2013
ASSESSMENT NOTICE
WASHINGTON COUNTY

THIS IS NOT A BILL.
DO NOT PAY.

5/23/2013

PARCEL DESCRIPTION

PART SW; S11T14R3 16.55 ACRES

Annual - Real Property

For any questions, please notify the assessor's office immediately

Assessor's Phone Number: 208-414-2000

PARCEL ADDRESS: 2809 SALUBRIA RD

LEACHMAN NANCY ETUX
2815 SALUBRIA RD
CAMBRIDGE ID 83610

Appeals of your property value must be filed
in writing, on a form provided by the County, by:

6/24/2013

Tax Code Area: TAG 007-0000

RP14N03W116000

Parcel Number:

ASSESSED VALUE OF YOUR PROPERTY			
CURRENT CATEGORY AND DESCRIPTION	LOTS/ACRES	LAST YEAR'S VALUE	CURRENT YEAR'S VALUE
05 Dry grazing	5.3100	240	247
10H Homesite	1.0000	36,000	38,000
01 Irr Ag	10.2400	13,520	15,172
31H Res imp on 10		31,630	28,065
32 Non-res imp on 1-12,15		10,910	10,910
SUBTOTAL:	16.5500	92,300	92,394
LESS EXEMPTION:		0	0
NET TAXABLE PROPERTY VALUE:	16.5500	92,300	92,394
These values may not include personal property values. Taxes are based on the values shown on this Notice and on the Budgets of the taxing districts			

BUDGET HEARING INFORMATION			
TAXING DISTRICTS		PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
610 CMB FIRE		208-257-3810	08/13/2013
740 FLOOD		208-355-2432	08/12/2013
400 ROAD/BRIDGE		208-414-2092	08/26/2013
215 CMB SCH BOND		208-257-3321	06/17/2013
710 SALUBRIA CEM		208-257-3277	08/14/2013
220 COUNTY		208-414-2092	08/26/2013
216 CMB SCH TORT		208-257-3321	06/17/2013
420 SPEC BRIDGE		208-414-2092	08/26/2013
700 CMB LIBR		208-257-3434	08/14/2013
217 CMB SCH 12 SUPP/09 EMG LEVY		208-257-3321	06/17/2013

THIS IS NOT A BILL. DO NOT PAY.

ANN FREI
WASHINGTON COUNTY TAX COLLECTOR
256 East Court St.
Weiser, ID 83672
208-414-0324

Tax Year:	2013	Bill Number:	118961
AIN:		Billing Date:	11/05/2013
PIN:	RP14N03W116400	Balance good until:	12/20/2013
Code-Area:	007-0000	Last Payment:	

Legal Desc: PART SW; S11T14R3; 12.64 AC

AUTO

LEACHMAN NANCY N
2815 SALUBRIA RD
CAMBRIDGE ID 83610

Location: 2815 SALUBRIA RD CAMBRIDGE

Acres: 12.6400

Mortgage:

***** IMPORTANT *****
PLEASE READ FRONT AND BACK

PAYMENTS RECEIVED WITH A DELINQUENCY WILL BE APPLIED TO THE OLDEST DELINQUENT TAX YEAR. TO AVOID LATE CHARGES, PAYMENTS MUST BE RECEIVED OR POSTMARKED BY THE DUE DATE.

Values	Amount	Values Continued	Amount	Exemptions and Credits	Amount
Land Value	54,156			Homeowners Exemption	81,000
Improvement Value	130,248				
				Total Taxable	103,404

Taxing District	Phone	Rate	Total	Spec. Assessments	Phone	Rate	Total
County	208-414-2092	0.0046281420	\$478.57	SW Rural Residential		0	56.00
Cambridge School Bond	208-257-3321	0.0015368500	\$158.92				
Cambridge School Tort	208-257-3321	0.0000108900	\$1.13				
Cambridge School Em Levy	208-257-3321	0.0003388300	\$35.04				
Cambridge School Supp	208-257-3321	0.0005455160	\$56.41				
Road and Bridge	208-414-2092	0.0005143370	\$53.18				
Special Bridge	208-414-2092	0.0001391580	\$14.39				
Salubria Cemetery	208-257-3277	0.0002081690	\$21.53	Urban Renewal	Phone	Rate	Total
Cambridge Fire District	208-257-3810	0.0004468020	\$46.20				
Cambridge Library	208-257-3434	0.0003590270	\$37.12				
Flood District	208-355-2432	0.0000764990	\$7.91				
	Current	Prior Year(s)	Interest	Late Fee	Fees	Paid	Total Due
Bill Summary	\$966.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$966.40

If this Tax Bill should have gone to your Mortgage company, please forward it on to them as soon as possible for payment . Thank you.
Credit Cards are accepted at the office, by phone or online at www.idaho.gov/countypayments and then follow the links. There will be a 2.75% processing fee.

Make Check Payable to: WASHINGTON COUNTY TAX COLLECTOR

Keep top portion for your records

WASHINGTON COUNTY ASSESSOR
GEORGIA PLISCHKE
256 E COURT ST.
WEISER, ID 83672

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WASHINGTON COUNTY

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5/23/2013

PARCEL DESCRIPTION

PART SW; S11T14R3; 12.64 AC

Annual - Real Property

For any questions, please notify the assessor's office immediately

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LEACHMAN NANCY N
2815 SALUBRIA RD
CAMBRIDGE ID 83610

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in writing, on a form provided by the County, by:

6/24/2013

Tax Code Area: TAG 007-0000

RP14N03W116400

Parcel Number:

ASSESSED VALUE OF YOUR PROPERTY			
CURRENT CATEGORY AND DESCRIPTION	LOTS/ACRES	LAST YEAR'S VALUE	CURRENT YEAR'S VALUE
01 Irr Ag	10.8800	14,360	16,121
10H Homesite	1.0000	36,000	38,000
05 Dry grazing	0.7600	30	35
31H Res imp on 10		150,380	130,248
SUBTOTAL:	12.6400	200,770	184,404
LESS EXEMPTION:		83,974	81,000
NET TAXABLE PROPERTY VALUE:	12.6400	116,796	103,404

These values may not include personal property values. Taxes are based on the values shown on this Notice and on the Budgets of the taxing districts

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THIS IS NOT A BILL. DO NOT PAY.

Urgent

February 11, 2015

RECEIVED

FEB 17 2015

WATER RESOURCES
WESTERN REGION

State of Idaho
Department of Water Resources
2735 Airport Way
Boise, Id 83705

RE: Ownership change / split

To Whom it may concern:

In June of 2014, my husband and I submitted an Ownership change / split for water rights # 67-10538 and 67-30B, along with appropriate fees.

We have been fortunate to have an offer on our place and have signed a Preliminary Title Commitment.

We are requesting an expedited decision for these water rights so that we will have it all completed prior to closing.

Thank you very much for your attention to this matter.

Sincerely,

Nancy Leachman

Nancy Leachman
2815 Salubria Road
Cambridge, Idaho 83610

Dregg Leachman

208 550-0807

cc: Peggy Childers, Lone Tree Land Team, Keller Williams



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

April 2, 2015

REBECCA A & DONALD E CAWARD
2821 SALUBRIA RD
CAMBRIDGE ID 83610

Re: Notice of Change in Water Right Ownership No: 67-30B & 67-10538

Original: Water Right No. 67-30B & 67-10538
Split into: Water Right No. **67-15132 & 67-15133**

Dear Water Right Holders:

We have received and processed a Change of Ownership for a portion of the original Water Right as referenced above. This Change of Ownership required a split of the original water right.

When a portion of the original water right has been conveyed to another, a new water right number is created to represent the portion obtained by the new owners. For your records a proof report for **67-15132 & 67-15133** and map depicting the place of use (POU) and the point of diversion (POD) are enclosed. Please refer to your new water right number when corresponding with our office.

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 Sections 42-222 and 42-223, Idaho Code.

Your portion of this water right has a specified point of diversion, nature of use and place of use. If you plan on changing the nature of use, place of use, or point of diversion under this right, including adding a new point of diversion, then an Application for Transfer on your portion of this right is required. Please contact this office for further information on the Application for Transfer form or you can find the forms at www.idwr.idaho.gov. If you do not plan on changing any items on your water right, then no further action is required at this time.

Thank you for your patience, as we have had several water right changes to process. If you have any questions concerning the enclosed information or this letter, please feel free to contact this office at 208-334-2190.

Sincerely,

Chad Jones
Office Specialist II
Western Regional Office



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
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April 2, 2015

NANCY & GREGG LEACHMAN
2815 SALUBRIA RD
CAMBRIDGE ID 83610

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Split into: Water Right No. 67-15132 & 67-15133

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When a portion of the original water right has been conveyed to another and the original right has been split, a new water right number is created to represent the portion obtained by the new owners. For your records a proof report for **67-30B & 67-10538** and map depicting the place of use (POU) and the point of diversion (POD) are enclosed. Please refer to your new water right number when corresponding with our office.

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If you have any questions concerning the enclosed information or this letter, please feel free to contact this office at 208-334-2190.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Jones'.

Chad Jones
Office Specialist II
Western Regional Office

Enclosures