

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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SEP 20 2013

DEV

WATER RESOURCES
WESTERN 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
PD 65-3121X	Yes ☐		Yes ☐		Yes ☐
PD 65-2943X	Yes ☒	-SPLIT INTO: 65-23560 & 65-23561			
PD 65-2937A	Yes ☒	-SPLIT INTO: 65-23562 & 65-23563			
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Vernon Heikkila Testamentary Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Hobbit Hill Farm LLC (Isaac Babcock, Bjornen Babcock - owner)
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

251 Heikkila Lane McCall ID 83638
Mailing address City State ZIP

208-630-3986 isaacbabcock@yahoo.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: Aug 27, 2013
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.

\$225 ???

SUPPORT DATA

IN FILE # 65-2937A

8. Signature: [Signature] Co-Owner Hobbit Hill Farm LLC 9-10-13
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] Co-Owner Hobbit Hill Farm LLC 9-10-13
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by JA Date 9/20/13 Receipt No. W041526 Receipt Amt. \$225.00
Approved by RS Processed by RJ Date 10-23-13

P1 of 3 (see Back)

Instrument # 380106
VALLEY COUNTY, CASCADE, IDAHO
08-27-2013 13:59:48 No. of Pages: 3
Recorded for: AMERITITLE MCCAILL
DOUGLAS A. MILLER Fee: \$16.00
Ex-Officio Recorder Deputy: JLP
Electronically Recorded by Simplifile

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SEP 20 2013

WATER RESOURCES
WESTERN REGION



WARRANTY DEED

For Value Received,

Doug Helkkila, Nancy Husfloen and Allan Maki, Co-Trustees of the Vernon Helkkila Testamentary Trust

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

Hobbit Hill Farm LLC

GRANTEE(s), whose address is: 251 Helkkila Lane, McCall, ID 83638

the following described real property, to-wit:

All that certain lot, piece or parcel of land, situate in Valley County, Idaho and shown as the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho.

TO HAVE AND TO HOLD the premises with its appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the current year's taxes and assessments, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 21 day of August, 2013.

(P2 of 3)

Instrument # 380105
VALLEY COUNTY, CASCADE, IDAHO
08-27-2013 13:59:48 No. of Pages: 1
Recorded for: AMERITITLE MCCAIG
DOUGLAS A. MILLER Fee: \$10.00
Ex-Officio Recorder Deputy: JLP
Electronically Recorded by Simplifile



WARRANTY DEED

For Value Received,

Allan Maki and Elaine Eberharter-Maki, husband and wife

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

Hobbit Hill Farm LLC

GRANTEE(s), whose address is: 251 Heikkila Lane, McCall, ID 83638

the following described real property, to-wit:

All that certain lot, piece or parcel of land, situate in Valley County, Idaho and shown as the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho.

TO HAVE AND TO HOLD the premises with its appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the current year's taxes and assessments, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 21 day of AUGUST, 2013.

Allan Maki
Allan Maki

* Elaine Eberharter-Maki
Elaine Eberharter-Maki

State of Idaho

County of Ada

On this 21 day of August, 2013, before me, Cheree Bartram, a Notary Public in and for said county and state, personally appeared Allan Maki and Elaine Eberharter-Maki known or proved to me to be the persons who executed the foregoing instrument, and acknowledged to me that they executed the same.

Cheree Bartram

Notary Public
Residing at: Boise ID
Commission expires: 8-16-17



20.1

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

Line is printer Error



Imagery ©2013 DigitalGlobe, USDA Farm Service Agency, Map data ©2013 Google

Line is a Printer Error

Soley 40 Acre Piece

P1 of 3

Water Right Report

7/14/13 12:38 PM

Water Right Report

7/14/13 12:39 PM

Close

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report

7/13/2013

WATER RIGHT NO. 65-3121X

Owner Type	Name and Address
Current Owner	IRENE HEIKKILA 14025 FARM TO MARKET RD MCCALL, ID 83638-5105
Original Owner	VERNON HEIKKILA 14025 FARM TO MARKET RD MCCALL, ID 83638-5105

Priority Date: 07/09/1919
Basis: Decreed
Status: Active

Source	Tributary
BOULDER CREEK	NORTH FORK PAYUTTE RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/15	10/15	0.6 CFS	
Total Diversion			0.6 CFS	

↳ 1 in/Acre

Location of Point(s) of Diversion:

BOULDER CREEK SE1/4 Sec. 25 Township 18N Range 03E VALLEY County

Place(s) of use:

Place of Use Legal Description: IRRIGATION VALLEY County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
18N	03E	36		SE1/4	30									

Total Acres: 30

Conditions of Approval:

- Basin 65 General Provisions No. 3, the Separate Streams General Provision, does not apply to appropriations of water after October 18, 1977. This water right shall be administered as being from a separate source pursuant to Basin 65 General Provision No. 3. If the holder of this right seeks to change the right pursuant to Idaho Code § 42-222 or successor statute, nothing in this general provision shall preclude any other person or entity from demonstrating that such change in use would cause injury to its water right or from receiving any relief provided by law in the event of injury.
- THIS RIGHT WHEN COMBINED WITH RIGHT NO. 65-02967B SHALL PROVIDE NO MORE THAN .02 CFS PER ACRE AT FIELD HEADGATE.
- THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNITED DECREE SECTION 42-1412(6), IDAHO CODE.
- THE FOLLOWING RIGHTS ARE ALSO DIVERTED THROUGH POINT OF DIVERSION DESCRIBED ABOVE: 65-03121A, 65-08776

Dates:

Licensed Date:

Decreed Date: 03/07/2003

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 65D

Water Right Report

7/13/13 12:36 PM

Water Right Report

7/13/13 12:36 PM

Close

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report

7/13/2013

WATER RIGHT NO. 65-2937A

Owner Type	Name and Address
Current Owner	VERNON HEIKKILA
Current Owner	ELIZABETH C STOKES
Current Owner	WILLIAM S STOKES
	PO BOX 961
	MCCALL, ID 83638

Priority Date: 09/17/1946
Basis: Decreed
Status: Active

Source	Tributary
JUG CREEK	LOUIE CREEK

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION STORAGE	1/01	12/31		33.4 AFA
IRRIGATION FROM STORAGE	4/15	10/15		33.4 AFA
Total Diversion				33.4 AFA

Location of Point(s) of Diversion:

JUG CREEK/NESE/Sec. 32 Township 18N Range 04E VALLEY County

Place(s) of use:

Place of Use Legal Description: IRRIGATION FROM STORAGE VALLEY County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
18N	03E	35		NENE 34			NWNE 25							
		36		SENE 35	+									

Total Acres: 94

~ 36 AFA / Acre → 12.6 AFA

Conditions of Approval:

1. THIS RIGHT WHEN COMBINED WITH RIGHTS LISTED BELOW SHALL PROVIDE NO MORE THAN 5 AF PER ACRE COMBINED RIGHT NOS.: 65-02943X AND 65-02967B THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE
2. C18 WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE, SECTION 42-1412(6), IDAHO CODE.
3. WATER EXCHANGED WITH ROSEBERRY IRRIGATION DISTRICT.
4. W22 USE OF THIS RIGHT IS COMBINED WITH WATER FROM BOULDER IRRIGATION CO. RIGHT NO. 65-02937B IS ALSO DIVERTED THROUGH POINT OF DIVERSION DESCRIBED ABOVE.
- 5.

Dates:

Licensed Date:

Decreed Date: 10/31/2000

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: OR

Water District Number: 65

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

3 of 3

Close

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report

7/13/2013

WATER RIGHT NO. 65-2943X

Owner Type	Name and Address
Current Owner	IRENE HEIKKILA 14025 FARM TO MARKET RD MCCALL, ID 83638-5105
Original Owner	VERN HEIKKILA 14025 FARM TO MARKET RD MCCALL, ID 83638-5105

Priority Date: 12/31/1949
Basis: Deceerd
Status: Active

Source	Tributary
JUG CREEK	LOUIE CREEK

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION STORAGE	1/01	12/31		125 AFA
IRRIGATION FROM STORAGE	4/15	10/15		125 AFA
Total Diversion			125 AFA	

Location of Point(s) of Diversion:

JUG CREEK NENW 11.3|Sec. 05|Township 17N|Range 04E|VALLEY County

Place(s) of use:

Place of Use Legal Description: IRRIGATION FROM STORAGE VALLEY County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
18N	03E	35				NENE 34			NWNE 25					
		36				SENE 35								

Total Acres: 94

~ 1.33 AFA/Acre → 46.6 AFA

Conditions of Approval:

- THIS RIGHT WHEN COMBINED WITH RIGHTS LISTED BELOW SHALL PROVIDE NO MORE THAN 5 AF PER ACRE COMBINED RIGHT NOS.: 65-02937A AND 65-02967B THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE
- WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
- WATER EXCHANGED WITH ROSEBERRY IRRIGATION DISTRICT.
- THE FOLLOWING RIGHTS ARE ALSO DIVERTED THROUGH POINT OF DIVERSION DESCRIBED ABOVE: 65-02934C, 65-02943A, 65-02943B, 65-02943I, 65-02943K, 65-02943R, 65-02943P, 65-02943I, 65-02967A, 65-02967B, 65-02967E, 65-02943Q.
- USE OF THIS RIGHT IS COMBINED WITH WATER FROM BOULDER IRRIGATION CO.

Dates:

Licensed Date:

Deceerd Date: 10/31/2000

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 65

Generic Max Rate per Acre: