

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 10 2024

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
31-11673	Yes ☐	Yes ☐		Yes ☐	Yes ☐
31-12226	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐	31-11673 (Split into 31-11673 and 31-12553)		Yes ☐
	Yes ☐	Yes ☐	31-12226 (Split into 31-12226 and 31-12554)		Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Mitch Jacobs
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Mickelsen Properties, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 438 Rigby ID 83442
Mailing address City State Zip
- 208-709-1295 sjwmick@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.
☒ 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: 04/26/2024
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
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.
☐ 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: *Stephen Mickelsen* CFO 12/10/2024
Signature of new owner/claimant Title, if applicable Date

Print name

Signature: _____ _____ _____
Signature of new owner/claimant Title, if applicable Date

Print name

Received by: JB Date: 12/10/2024 For IDWR Office Use Only: Receipt No. E050516 Receipt Amt. \$125.-

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: 1/2/2025

SCANNED
JAN 02 2025

SUPPORT DATA

IN FILE # 31-11673

E050547 \$75. - (Refund)
E050544 \$75. - (Required)

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
535 First American Circle
Rexburg, ID 83440

Instrument # 484999
RIGBY, JEFFERSON, IDAHO
04-29-2024 10:56:41 AM No. of Pages: 4
Recorded for: FLYING S TITLE AND ESCROW - RIGBY
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: RR
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1133435-RX (ss)**

Date: **April 26, 2024**

For Value Received, **F. Mitchell Jacobs and Valynn H. Jacobs, also shown of record as Valynn Jacobs, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mickelsen Properties, L.L.C., an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **P.O. Box 438, Rigby, ID 83442**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

SITUATED IN THE STATE OF IDAHO, COUNTY OF JEFFERSON, BEING PART OF SECTIONS 33 & 34, TOWNSHIP 8 NORTH, RANGE 36 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33;

THENCE SOUTH 00°03'30" EAST, A DISTANCE OF 59.34 FEET ALONG THE EAST LINE OF SAID SECTION 33 TO THE POINT OF BEGINNING;

THENCE NORTH 89°37'58" EAST, A DISTANCE OF 884.24 FEET TO A POINT;

THENCE SOUTH 02°20'21" WEST, A DISTANCE OF 42.46 FEET TO A POINT;

THENCE SOUTH 60°50'42" EAST, A DISTANCE OF 107.16 FEET TO A POINT;

THENCE ALONG A NON TANGENT CURVE TO THE RIGHT, HAVING A DELTA ANGLE 37°43'10", A RADIUS OF 1,343.62 FEET, AN ARC LENGTH OF 884.54 FEET, WITH A CHORD BEARING OF SOUTH 41°21'56" EAST, AND A CHORD LENGTH OF 868.65 FEET;

THENCE NORTH 83°44'38" EAST, A DISTANCE OF 30.82 FEET TO A POINT;

THENCE NORTH 40°37'08" EAST, A DISTANCE OF 31.10 FEET TO A POINT;

THENCE SOUTH 00°13'21" EAST, A DISTANCE OF 1,792.51 FEET TO A POINT;

THENCE SOUTH 88°06'42" WEST, A DISTANCE OF 1,507.16 FEET TO A POINT;

THENCE NORTH 81°36'26" WEST, A DISTANCE OF 423.62 FEET TO A POINT;

THENCE ALONG A NON TANGENT CURVE TO THE RIGHT, HAVING A DELTA ANGLE 47°29'25", A RADIUS OF 1,360.66 FEET, AN ARC LENGTH OF 1,127.80 FEET, WITH A CHORD BEARING OF NORTH 39°52'14" WEST, AND A CHORD LENGTH OF 1,095.79 FEET;

THENCE NORTH 02°30'41" EAST, A DISTANCE OF 242.59 FEET TO A POINT;

THENCE NORTH 02°11'46" WEST, A DISTANCE OF 126.55 FEET TO A POINT;

THENCE NORTH 89°52'47" WEST, A DISTANCE OF 180.71 FEET TO A POINT;

THENCE NORTH 02°39'03" EAST, A DISTANCE OF 515.64 FEET TO A POINT;

THENCE SOUTH 89°50'19" EAST, A DISTANCE OF 209.33 FEET TO A POINT;

THENCE NORTH 04°14'04" EAST, A DISTANCE OF 47.53 FEET TO A POINT;

THENCE NORTH 25°22'11" EAST, A DISTANCE OF 163.11 FEET TO A POINT;

THENCE NORTH 49°00'46" EAST, A DISTANCE OF 638.20 FEET TO A POINT;

THENCE NORTH 54°49'19" EAST, A DISTANCE OF 269.04 FEET TO A POINT;

THENCE NORTH 89°37'58" EAST, A DISTANCE OF 186.62 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH, SUBJECT TO, AND RESERVING AN ACCESS AND UTILITY EASEMENT SITUATED IN THE STATE OF IDAHO, COUNTY OF JEFFERSON, BEING PART OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 36 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 16TH CORNER COMMON TO SECTION 28 AND 33;

THENCE SOUTH 00°08'04" EAST, A DISTANCE OF 1,181.17 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°52'15" EAST, A DISTANCE OF 322.59 FEET ALONG THE CENTER OF A 60' ACCESS EASEMENT TO A POINT;

THENCE NORTH 05°41'24" EAST, A DISTANCE OF 367.29 FEET ALONG THE CENTER OF A 30' ACCESS EASEMENT TO THE TERMINUS OF THIS EASEMENT;

TOGETHER WITH ANY WATER RIGHTS ASSOCIATED WITH THE PROPERTY.

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.

Date: **04/26/2024**

Warranty Deed
- continued

File No.: **1133435-RX (ss)**

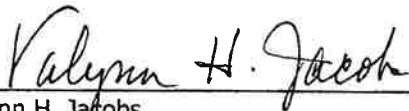
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from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

Date: 04/26/2024

Warranty Deed
- continued

File No.: 1133435-RX (ss)


F. Mitchell Jacobs


Valynn H. Jacobs

STATE OF Idaho)
COUNTY OF Madison)

On this 26 day of April, 2024, before me, a Notary Public in and for said State, personally appeared **F. Mitchell Jacobs and Valynn H. Jacobs**, 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: Rexburg, ID
My Commission Expires: 4-14-2030

Water Right Report : 31-12226(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	JACOBS, MITCH	2496 N 2375 E	HAMER	ID	83425
Current Owner	JACOBS, VALYNN H	2496 N 2375 E	HAMER	ID	83425
Security Interest	ZIONS FIRST NATIONAL BANK	219 E MAIN PO BOX 54	RIGBY	ID	83442

Water Right Status

Priority Date : 6/20/1969
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	08N	36E	34	0	NW	SW	NW	JEFFERSON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	11/15	1.72 CFS	387.70 AFA
TOTAL			1.72 CFS	387.70 AFA

Places of Use



Place of Use Legal Description : IRRIGATION (JEFFERSON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
08N	36E	33		NE	NE		23.7
08N	36E	33		SE	NE		32.1
08N	36E	34		NW	NW		35.8
08N	36E	34		SW	NW		37.7

Irrigation Totals

Total Acres Acre Limit
129.30

Conditions

Code Conditions

- S41 The use of water for irrigation under this right may begin as early as April 1 provided other elements of the right are not exceeded. The use of water before April 15 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than February 22, 2002.
- T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Dates

Licensed Date :
Decreed Date : 2/22/2002
Permit Proof Due Date :
Permit Proof Made Date :

Other Information

State or Federal :
Water District Number : 110
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0

Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date:
Protest Deadline Date:

Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

12/10/2024

Water Right Report : 31-11673(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	JACOBS, MITCH	2496 N 2375 E	HAMER ID		83425
Current Owner	JACOBS, VALYNN H	2496 N 2375 E	HAMER ID		83425
Original Owner	LARSEN, BLAINE L	PO BOX 188	HAMER ID		83425-0188
Representative	VADNAIS, STEVE	PO BOX 188	HAMER ID		83425

Water Right Status

Priority Date : 6/20/1969
Basis : Decreed
Status : Active

Water Source

Source Source Qualifier Tributary Tributary Qualifier

GROUND WATER

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	08N	36E	34	0	NW	SW	NW	JEFFERSON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	11/15	0.12 CFS	27.00 AFA
TOTAL			0.12 CFS	27.00 AFA

Places of Use



Place of Use Legal Description : IRRIGATION (JEFFERSON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
08N	36E	34		NE	NW	5.0	
08N	36E	34		SE	NW	4.0	

Irrigation Totals

Total Acres Acre Limit
9.00

Conditions

Code Conditions

- S41 THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS APRIL 1, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE APRIL 15 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT.
- C18 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.

Dates

Licensed Date :
Decreed Date : 2/22/2002
Permit Proof Due Date :
Permit Proof Made Date :

Other Information

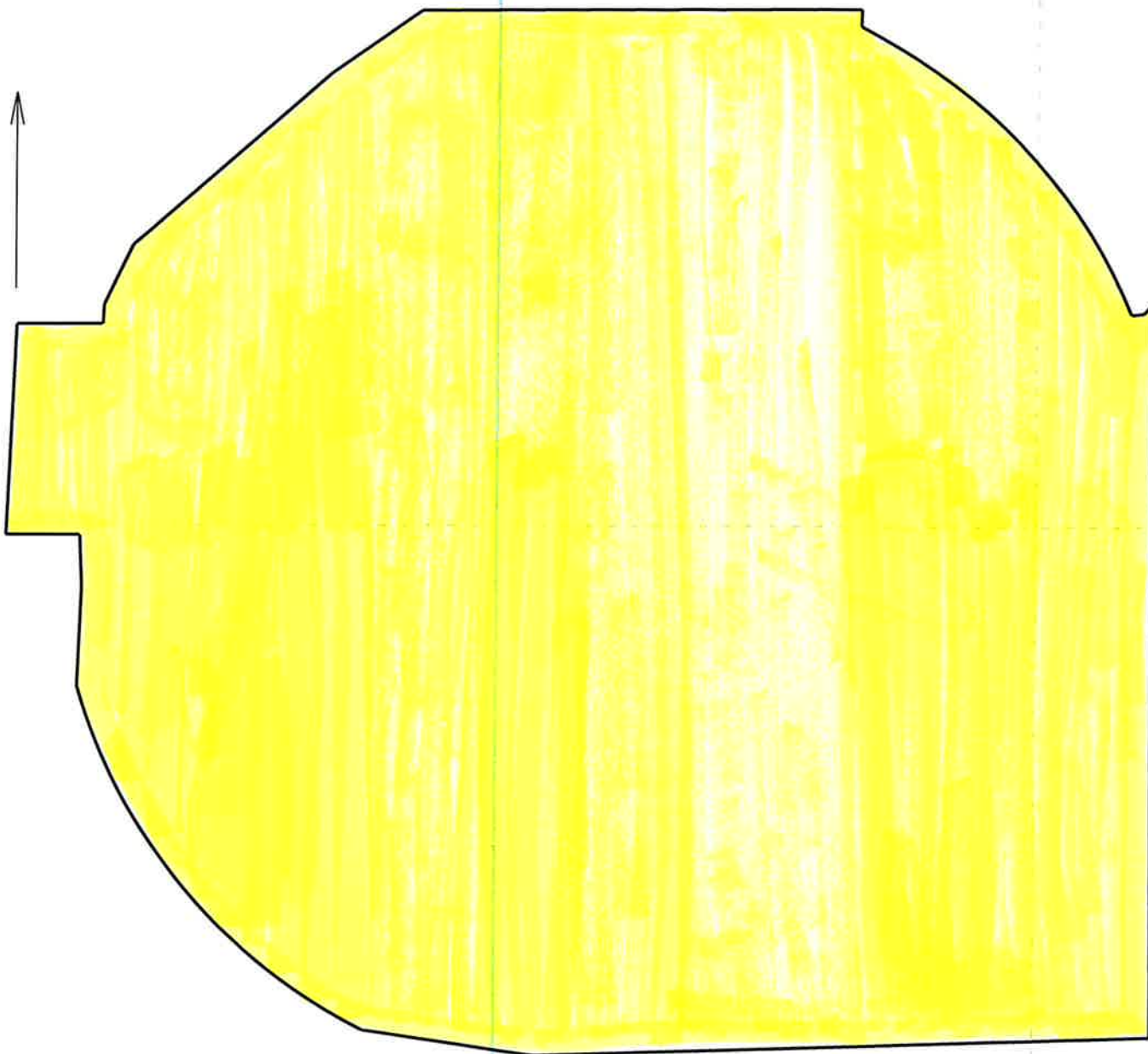
State or Federal :
Water District Number : 110
Generic Max Rate Per Acre : 0.02
Generic Max Volume Per Acre : 3.5

Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date:
Protest Deadline Date:

Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

12/10/2024



484999 J. Mitchell & Valynn H Jacobs To Mickelsen Properties LLC.

12/12/2024

Scale: 1 inch= 400 feet

File: 31-11673, 31-12226

Tract 1: 136.8259 Acres, Closure: s12.0308w 0.01 ft. (1/908374), Perimeter=9411 ft.

01 /ne,33,8n,36e

02 /s00.0330e 59.34

03 n89.3758e 884.24

04 s02.2021w 42.46

05 s60.5042e 107.16

06 Rt, r=1343.62, delta=037.4310, arc=884.54, chord=s41.2156e 868.66

07 n83.4438e 30.82

08 n40.3708e 31.10

09 s00.1321e 1792.51

10 s88.0642w 1507.16

11 n81.3626w 423.62

12 Rt, r=1360.66, delta=047.2925, arc=1127.80, chord=n39.5214w 1095.79

13 n02.3041e 242.59

14 n02.1146w 126.55

15 n89.5247w 180.71

16 n02.3903e 515.64

17 s89.5019e 209.33

18 n04.1404e 47.53

19 n25.2211e 163.11

20 n49.0046e 638.20

21 n54.4919e 269.04

22 n89.3758e 186.62



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January 02, 2025

MICKELSEN PROPERTIES LLC
PO BOX 438
RIGBY ID 83442-0438

Re: Change in Water Right Ownership: 31-11673 (Split into 31-11673 and 31-12553), 31-12226 (Split into 31-12226 and 31-12554)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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 Bailly
Technical Records Specialist 1

Enclosure(s)

cc: ZIONS FIRST NATIONAL BANK
MITCH JACOBS
VALYNN H JACOBS



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

December 13, 2024

MICKESEN PROPERTIES LLC
PO BOX 438
RIGBY ID 83442

RE: Change in Ownership Water Right No. 31-11673, 31-12226

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Filing Fee:** Please review the map attached. You paid for a split for 31-12226, however it appears that 31-11673 will also require a split. Please supply an additional \$75.00 in order for the department to split 31-11673 as well.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Baily
Technical Records Specialist

SCANNED
DEC 13 2024

Idaho Department of Water Resources



Legend

-  31-12226 POU
-  31-11673 POU
-  Mickelsen Properties LLC
-  Parcels
-  Township/Range
-  Sections
-  QQ

SCANNED
DEC 13 2024