

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 07 2023

DEPARTMENT OF
WATER RESOURCES

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?
65-22818	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-23380	Yes ☒	Yes ☐		Yes ☐	Yes ☐
65-23380 + 65-24206	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Brent Baldwin & Sharon Baldwin

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Corey J. Hulen and Jessica N. Hulen

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

8100 Westridge Ln

Mailing address

Emmett

City

ID

State

83617

Zip

208-917-4447

Telephone

Corey@hulen.com

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: 10/24/2022
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
- o 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.

SUPPORT DATA

IN FILE # 65-22818

8. Signature: [Signature] Title, if applicable: _____ Date: 2/7/23

Signature of new owner/claimant

Corey Hulen

Print name

- Signature: [Signature] Title, if applicable: _____ Date: 2/8/23

Signature of new owner/claimant

Jessica Hulen

Print name

Received by: Ku Date: 2-7-23 For IDWR Office Use Only: C115253 Receipt No. C115252 Receipt Amt. \$25

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: _____ Date: _____



PioneerTitleCo.
GOING BEYOND

775 S. Rivershore Ln., Ste. 120
Eagle, ID 83616

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 819566 /KS

Instrument # 343525

EMMETT, GEM, IDAHO
2022-10-24 11:31:35 AM No. of Pages: 3
Recorded for: PIONEER TITLE COMPANY OF GEM C
SHELLY TILTON Fee: \$15.00
Ex-Officio Recorder Deputy SStewart
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received Brent P. Baldwin and Sharon H. ~~Baldwin~~ Baldwin, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Corey J. Hulen and Jessica N. Hulen, husband and wife
hereinafter referred to as Grantee, whose current address is 2976 E State St Ste 120-2090
Eagle, ID 83616

The following described premises, to-wit:

SEE EXHIBIT "A"

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

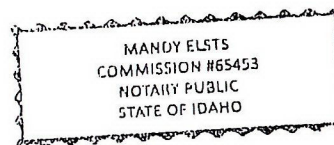
Dated: October 21, 2022

Brent P. Baldwin
Brent P. Baldwin
Sharon H. Baldwin
Sharon H. Baldwin
State of Idaho, County of Gem

This record was acknowledged before me on October 21, 2022 by Brent P. Baldwin and Sharon H. Baldwin

Mandy Elsts
Signature of notary public
Commission Expires:

Residing in Emmett, Idaho
My Commission April 22, 2027



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343525

SEE EXHIBIT "A"

Tract I

That portion of the SE 1/4 of the SE 1/4 of Section 8, the SW 1/4 of the SW 1/4 of Section 9, the NE 1/4 of the NE 1/4 of Section 17, and the NW 1/4 of the NW 1/4 of Section 16, all in Township 7 North, Range 1 East, B.M., Gem County, Idaho, described as follows:

BEGINNING at the Southeast corner of the NE 1/4 of the NE 1/4 of Section 17, T. 7 N., R. 1 E., B.M., Gem County, Idaho, marked by a set 5/8" iron pin with plastic cap PLS 6552;
Thence North 89°56'36" West, 338.34 feet along the South line of said NE 1/4 of the NE 1/4, to a set 1/2" iron pin with plastic cap PLS 6552;
thence North 00°14'11" East, 1567.29 feet to a point on the centerline of Squaw Creek;
thence South 73°5'54" East, 164.40 feet, along said centerline;
thence South 70°51'44" East, 363.77 feet, along said centerline;
thence South 00°14'11" West, 493.60 feet;
thence South 16°08'59" East, 856.81 feet;
thence South 50°00'36" East, 128.15 feet to a point on the South line of the NW 1/4 of the NW 1/4 of said Section 16 referred to hereafter as Point "A";
thence South 89°34'38" West, 504.19 feet, along said south line to the REAL POINT OF BEGINNING,

TRACT II

TOGETHER WITH a 60.00 foot wide ingress, egress and utility easement lying 30.00 feet on each side of the following described line:

BEGINNING at Point "A" described above;
thence North 50°00'36" West, 128.15 feet;
thence North 16°08'59" West, 856.81 feet;
thence North 00°14'11" East, 493.60 feet, to a point on the centerline of Squaw Creek and the terminus of this easement.

AND

TOGETHER WITH a 40.00 foot wide ingress and egress easement lying Southerly and

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adjoining the South line of the NW 1/4 of the NW 1/4, the NE 1/4 of the NW 1/4, and the NW 1/4 of the NE 1/4 of said Section 16, Township 7 North, Range 1 East, B.M., Gem County, Idaho, described as follows:

BEGINNING at Point "A" described above;

Thence Easterly 2825.93 feet, along the South line of the NW 1/4 of the NW 1/4, the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of said Section 16, to the Westerly right-of-way of State Highway 52

and the terminus of this easement.

The limits of these easements shall be extended or shortened at the beginning, terminus and all angle points so as to make for a continuous and uniform width of access throughout.

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Water Right Report : 65-22818(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	BALDWIN, BRENT	8100 WESTRIDGE LN	EMMETT	ID	83617
Current Owner	BALDWIN, SHARON	8100 WESTRIDGE LN	EMMETT	ID	83617

Water Right Status

Priority Date : 7/7/2003
 Basis : License
 Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
SQUAW CREEK		PAYETTE RIVER	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
SQUAW CREEK	07N	01E	8	0		SE	SE	GEM	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.30 CFS	
TOTAL			0.30 CFS	

Places of Use

Portable View

Page 4 of 4

Place of Use Legal Description : IRRIGATION (GEM county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
07N	01E	16			NW	NW	5
07N	01E	17			NE	NE	10

Irrigation Totals

Total Acres	Acre Limit
15.00	

Conditions

Code Conditions

- R05 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. 65A.
- R65 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the lands above.
- 01P Upon specific notification by the Department, the right holder shall install a lockable device of a type acceptable to the Department in a manner that will provide the watermaster suitable control of the diversion.

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 FEB 09 2023

- 103 When ordered by the Director, the right holder shall provide mitigation acceptable to the Director to offset depletion of lower Snake River flows needed for migrating anadromous fish. The amount of water required for mitigation, which is to be released into the Snake River or a tributary for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this right. Any order of the Director issued in accordance with this paragraph shall be in conformance with applicable rules allowing the right holder due process as the need for mitigation and the amount of mitigation are determined.

Dates

Licensed Date : 11/8/2013
Decreed Date :
Permit Proof Due Date : 10/1/2008
Permit Proof Made Date : 9/3/2008
Permit Approved Date : 10/20/2003
Permit Moratorium Expiration Date :
Enlargment Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date: 7/7/2003
Protest Deadline Date: 9/22/2003

Other Information

State or Federal :
Water District Number : 65A
Generic Max Rate Per Acre : 0.02
Generic Max Volume Per Acre : 4.5
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

10/19/2022

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FEB 19 2023



you might
want to ask
about this portion
wasn't under
Sellers name.

Maxar | Esri | HERE | GeoTechnologies Inc | Idaho Dept

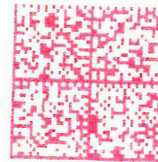
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IDAHO
DEPARTMENT OF WATER RESOURCES
Emmett, P.O. Box 83720
20-0098

Requested

PRESORTED
FIRST CLASS



US POSTAGE PAID BY ADDRESSEE



ZIP 83702 \$ 000.47¹
02 4W
0000362622 FEB 09 2023

9c 65-22818

74

CHEEHAOLE RANCH
C/O R J HUNTER
PO BOX 98
EMMETT, ID 83617-0098

RECEIVED
FEB 16 2023
DEPARTMENT OF
WATER RESOURCES

NIXIE 980 DE 1260 0002/13/23
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 837200098 *1695-10132-13-23

VAC
837200098
AUF-0000 83617

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FEB 24 2023



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

February 08, 2023

COREY J HULEN
JESSICA N HULEN
8100 WESTRIDGE LN
EMMETT ID 83617-5019

Re: Change in Water Right Ownership: 65-22818 & 65-23380 (Split into 65-23380 and **65-24206**)

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: CHEEHAOLE RANCH
WATER DISTRICT NO 65A

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