

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 65-2553

7/18/2023

Owner Type **Name and Address**
Current Owner TWIN PINES RIVER RANCH
6874 FAIRVIEW AVE
BOISE, ID 83704
(208) 322-5600

Original Owner JAMES M HAIT
PO BOX 160
MC CALL, ID 83638
(208) 634-5120

Original Owner LOWELL D HAMMOND
1230 HARTWOOD POINT DR
PASADENA, CA 91107

After Split

Priority Date: 5/9/1951

Basis: Decreed

Status: Active

Source
MILL CREEK

Tributary
HARTSELL CREEK

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/15	10/15	0.710 CFS	
	Total Diversion		0.710 CFS	

Source and Point(s) of Diversion:

MILL CREEK NWNE Sec. 14, Twp 17N, Rge 02E, VALLEY County

Place Of Use:

IRRIGATION within VALLEY County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
17N	02E	24					21.1	7.0											28.1

POU Total Acres: 28.1

Conditions of Approval:

- USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A COMBINED DIVERSION RATE OF .02 CFS PER ACRE AT THE FIELD HEADGATE COMBINED NOS.: 65-07653A, 65-12055, 65-24097, 65-24098, 65-24083, 65-24084, 65-24087, 65-24088 & 65-24248
- 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

SCANNED

JUL 19 2023 65-2553

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 65-2553

7/18/2023

LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

Comments:

- 1 MSCHULTE 8/4/1999 COPIED FROM REMARKS
OWNERSHIP CHANGED BY KW 1/31/1996. DELIVERY LOSS THE DIVERSION RATE FOR THIS
RIGHT IN EXCESS OF ONE INCH PER ACRE IS FOR DELIVERY LOSS AS DECREED IN THE
PAYETTE RIVER ADJUDICATION
- 2 AJU10-JS 9/24/1999 AJU10 CONDITION UPDATE
CONDITION CODE(S) C18 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.
- 3 Imcsherry 11/5/2021 POU
Updated Pls
- 4 Imcsherry 11/22/2021 Split Right
Split into 65-24097 and 65-24098.
- 5 Imcsherry 11/22/2021 POU
Updated Shape
- 6 Sidney.Palmer 4/10/2023 Split Right
Split into 65-24220.
- 7 jhersley 7/18/2023 POU
Updated Shape
- 8 jhersley 7/18/2023 Split Right
Split into 65-2553 & 65-24248 due to change of ownership to Hepton.

Dates and Other Information:

Decreed Date: 10/31/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: 65
Mitigation Plan: False

Combined Use Limits:

Rate

Volume
900.0

Acres

Water Rights

65-2553 ,65-7653A ,65-
12055

SubCase:

N/A

SCANNED
JUL 18 2023

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 65-2553

7/18/2023

Water Supply Bank:

N/A

SCANNED
JUL 18 2023

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 65-2553

7/18/2023

Owner Type
Current Owner

Name and Address
TWIN PINES RIVER RANCH
6874 FAIRVIEW AVE
BOISE, ID 83704
(208) 322-5600

BEFORE SPLIT

Original Owner

JAMES M HAIT
PO BOX 160
MC CALL, ID 83638
(208) 634-5120

Original Owner

LOWELL D HAMMOND
1230 HARTWOOD POINT DR
PASADENA, CA 91107

Priority Date: 5/9/1951

Basis: Decreed

Status: Active

Source
MILL CREEK

Tributary
HARTSELL CREEK

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/15	10/15	3.310 CFS	
	Total Diversion		3.310 CFS	

Source and Point(s) of Diversion:

MILL CREEK NWNE Sec. 14, Twp 17N, Rge 02E, VALLEY County

Place Of Use:

IRRIGATION within VALLEY County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
17N	02E	13									11.0	40.0	33.0	10.0					94.0
17N	02E	24		0.9			21.1	7.0											29.0

POU Total Acres: 123.0

Conditions of Approval:

- USE OF THIS RIGHT WITH RIGHTS LISTED BELOW IS LIMITED TO A COMBINED DIVERSION RATE OF .02 CFS PER ACRE AT THE FIELD HEADGATE COMBINED NOS.: 65-07653A, 65-12055, 65-24097, 65-24098, 65-24083, 65-24084, 65-24087 & 65-24088.
- 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

SCANNED

JUL 18 2023

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right 65-2553

7/18/2023

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.

Comments:

1 MSCHULTE 8/4/1999 COPIED FROM REMARKS
OWNERSHIP CHANGED BY KW 1/31/1996. DELIVERY LOSS THE DIVERSION RATE FOR THIS
RIGHT IN EXCESS OF ONE INCH PER ACRE IS FOR DELIVERY LOSS AS DECREED IN THE
PAYETTE RIVER ADJUDICATION

2 AJU10-JS 9/24/1999 AJU10 CONDITION UPDATE
CONDITION CODE(S) C18 ADDED IF NOT ALREADY PART OF RECORD THRU AJU10.

3 Imcsherry 11/5/2021 POU
Updated Pls

4 Imcsherry 11/22/2021 Split Right
Split into 65-24097 and 65-24098.

5 Imcsherry 11/22/2021 POU
Updated Shape

6 Sidney.Palmer 4/10/2023 Split Right
Split into 65-24220.

Dates and Other Information:

Decreed Date: 10/31/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: 65
Mitigation Plan: False

Combined Use Limits:

Rate

Volume
900.0

Acres

Water Rights

65-2553 ,65-7653A ,65-
12055

SubCase:

N/A

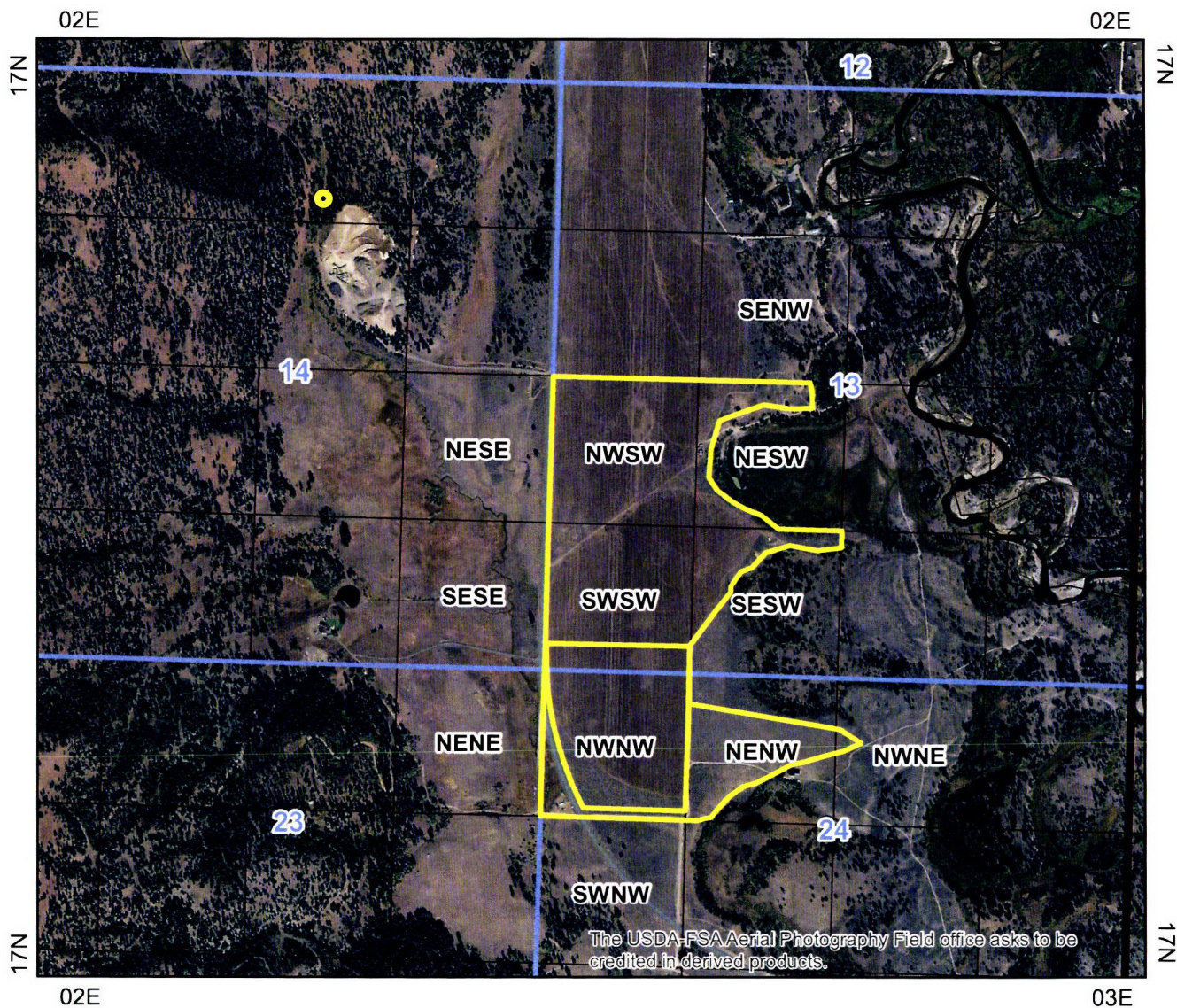
Water Supply Bank:

N/A

SCANNED

JUL 18 2023

State of Idaho
Department of Water Resources
Water Right
65-2553



-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters
-  Point of Diversion

SCANNED 
JUL 18 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 12 2022

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?
65-12055 ✓	Yes ☒	Yes ☐		Yes ☐	Yes ☐
65-2553 ✓	Yes ☒	Yes ☐		Yes ☐	Yes ☐
65-2553 + 65-24248	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Scott & Kylie Cressley
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): West Mountain Trust - Transferred to John & Jodi Hepton
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 909 N Robinson Blvd Nampa ID 83687
Mailing address City State Zip
- 208-250-0710 John.Hepton@agribecf.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: 11/24/2020
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):
 o \$25 per undivided water right.
 o \$100 per split water right.
 o 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: [Signature] Owner 9/18/22
Signature of new owner/claimant Title, if applicable Date
- John Hepton
Print name

- Signature: _____
Signature of new owner/claimant Title, if applicable Date
- _____ SCANNED
Print name JUL 18 2023

- For IDWR Office Use Only:
- Received by KL Date 9.12.22 Receipt No. C113975 Receipt Amt. \$200 -
- 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 [Signature] Date 8-7-18-23

Instrument # 451680

VALLEY COUNTY, CASCADE, IDAHO

7-27-2022 03:51:42 PM No. of Pages: 1

Recorded for : GARY JOHNSON

DOUGLAS A. MILLER

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEEDS

WARRANTY DEED

For value received, Gary Johnston, Trustee of the West Mountain Trust dated November 1, 2020, ("Grantor"), conveys, grants and warrants to John & Jodi Hepton, husband and wife, ("Grantee"), whose address is 913 N Robinson Blvd, Nampa, ID 83687 and its successors and assigns forever, the following described real property, in Valley County Idaho, TO WIT:

EXHIBIT A

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 5th day of July, 2022.

West Mountain Trust dated November 1, 2020

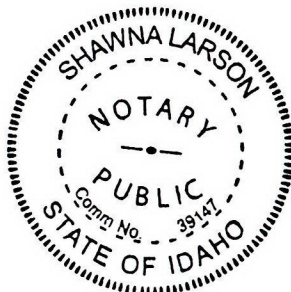


Gary Johnston, Trustee

State of Idaho }
 } ss.
County of Canyon }

On this 5th day of July, 2022 before me, the undersigned, a Notary Public, personally appeared Gary Johnston, known to me or proved to me on the basis of satisfactory evidence to be the Trustee of the West Mountain Trust dated November 1, 2020, and the person who executed the instrument on behalf of said Trust and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.





Notary Public in and for the State of Idaho
Residing at: Emmett, ID
My Commission Expires: 12-5-2026

SCANNED

JUL 18 2023

EXHIBIT 'A'

File No. 420316AM

A parcel of land situate in the SW 1/4 SW 1/4 of Section 12, and the N 1/2 NW 1/4, the SW 1/4, the SW 1/4 SE 1/4, and Government Lot 6, of Section 13, T. 17 N., R. 2 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar marking the Section Corner common to Sections 13, 14, 23, and 24, T. 17 N., R. 2 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey recorded as Instrument No. 421754, in Book 13, Page 246 of Surveys, in the Office of the Recorder, Valley County, Idaho; thence, S. 89°39'16" E., 58.29 feet along the line common to said Sections 13 and 24, to a 5/8" rebar on the easterly right-of-way of West Mountain Road; thence, 220.86 feet along said easterly right-of-way on a non-tangent curve to the right, whose radius is 2940.91 feet, delta angle is 4°18'10", and whose long chord bears N. 1°06'12" W., 220.81 feet, to a 5/8" rebar, the REAL POINT OF BEGINNING:

Thence, N. 1°03'06" E., 675.29 feet along said easterly right-of-way to a 5/8" rebar, Thence, continuing N. 1°03'06" E., 1,750.44 feet along said easterly right-of-way to a 5/8" rebar,

Thence, N. 1°02'37" E., 2,174.45 feet along said easterly right-of-way to a 5/8" rebar, Thence, 369.31 feet along said easterly right-of-way on a curve to the left, whose radius is 5,051.44 feet, delta angle is 4°11'20", and whose long chord bears N. 1°03'03" W., 369.23 feet, to a 5/8" rebar,

Thence, N. 3°08'43" W., 255.64 feet along said easterly right-of-way to a 5/8" rebar, Thence, S. 89°45'56" E., 1,293.70 feet to a 1/2" rebar, as shown on that particular Record of Survey recorded as Instrument No. 170837, in Book 3, Page 81 of Surveys, in the Office of the Recorder, Valley County, Idaho,

Thence, S. 1°23'07" W., 150.14 feet to a 5/8" rebar, marking the West 1/16th Corner common to said Sections 12 and 13,

Thence, S. 1°00'33" W., 612.18 feet to a 5/8" rebar,

Thence, S. 1°39'05" W., 367.50 feet to a 5/8" rebar,

Thence, S. 1°26'11" W., 432.95 feet to a 5/8" rebar,

Thence, N. 87°35'01" E., 244.79 feet to a 5/8" rebar,

Thence, S. 9°39'31" E., 1,420.03 feet to a 5/8" rebar,

Thence, S. 9°39'31" E., 357.44 feet to a 5/8" rebar,

Thence, S. 9°39'31" E., 712.66 feet to a 5/8" rebar,

Thence, S. 90°00'00" E., 1,535.56 feet to a 5/8" rebar,

Thence, continuing S. 90°00'00" E., 33.25 feet to the meander line on the right bank of the North Fork of the Payette River,

Thence, S. 11°52'02" E., 17.53 feet along said meander line,

Thence, S. 60°55'33" E., 123.41 feet along said meander line,

Thence, S. 74°13'55" E., 60.79 feet along said meander line,

Thence, N. 78°48'11" E., 49.77 feet along said meander line,

Thence, S. 56°02'49" W., 30.00 feet to a 5/8" rebar,

Thence, continuing S. 56°02'49" W., 498.58 feet to a 5/8" rebar,

Thence, S. 81°32'54" W., 1,626.63 feet to a 5/8" rebar,

Thence, S. 35°30'38" W., 730.30 feet to a 5/8" rebar,

Thence, N. 89°57'13" W., 1,299.49 feet, to the Point of Beginning.

SCANNED

JUL 18 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

July 18, 2023

JOHN HEPTON
JODI HEPTON
909 N ROBINSON BLVD
NAMPA ID 83687-9511

Re: Change in Water Right Ownership: 65-2553 (Split into 65-2553 and **65-24248**)

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.

Water right 65-12055 could not be split and a portion updated to you. This water right was specifically conveyed to The Maria Pilar Escosa Revocable Trust in 2020. You will need to have The Maria Pilar Escosa Revocable Trust quitclaim you a portion of water right 65-12055. Because water right 65-12055 is not being split, a refund of \$100 has been requested and will be mailed to you under separate cover from the State Controller's office.

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.

SCANNED
JUL 18 2023

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,

A handwritten signature in black ink that reads "Jean Hersley". The signature is fluid and cursive, with the first name "Jean" and last name "Hersley" clearly distinguishable.

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Twin Pines River Ranch

SCANNED

JUL 18 2023

MEMORANDUM

TO: IDWR Payable
FROM: Jean Hersley
DATE: July 18, 2023
RE: **Refund: ownership change- 1 water right not updated**

Please refund \$100.

NAME: HEPTON LIVESTOCK
909 N ROBISON BLVD
NAMPA ID 83687

RECEIPT #: C113975

Thank you.

Jean

SCANNED

JUL 18 2023

Hersley, Jean

From: Hersley, Jean
Sent: Tuesday, July 18, 2023 2:15 PM
To: IdwrPayable
Subject: refund
Attachments: Hepton Livestock.doc

Please process the attached refund. Thank you.



*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

SCANNED

JUL 18 2023

RECEIVED

SEP 12 2022

DEPARTMENT OF
WATER RESOURCES

Lawa,

Included is the application + Warranty Deed. Sorry it's taken so long to get this to you since we met. We did a 10-31 and owned this property under West Mountain Trust. I had the Trustee Deed it into our names John + Jodi Hepton for simplicity. I don't know if you need something on that but included is the Warranty Deed in our name. I know your familiar with this but please let me know if you have any questions.

Thnx

John Hepton
208-250-0710

SCANNED

JUL 18 2022