

RECEIVED

JAN 21 2025

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
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?
78-7000A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: G5 Ranches LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Guenevere N Thomas, Trustee of the GTS Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 2634 W Sugarberry Drive Eagle ID 83616
Mailing address City State Zip
(208) 407-8592 gnt1808@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: 1/14/25
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: Guenevere N. Thomas Trustee 1/20/2025
Signature of new owner/claimant Title, if applicable Date
Guenevere N Thomas
Print name

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

Print name

For IDWR Office Use Only:

Received by SA Date 1/21/2025 Receipt No. W052335 Receipt Amt. 125.00 For 5 WR
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 SA Processed by SA Date 1-27-25



Instrument # 145722

COUNCIL, ADAMS, IDAHO
01-14-2025 12:01:17 PM No. of Pages: 3
Recorded for: AMERITITLE - WEISER
SHERRY WARD Fee: \$15.00
Ex-Officio Recorder Deputy Clerk: *Nathan H. Young*
Indexed to: DEED

WARRANTY DEED

Order No.: 661568AM

FOR VALUE RECEIVED

G5 Ranches, LLC, an Idaho limited liability company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Guevere N. Thomas, Trustee of the GTS Trust under trust agreement dated August 8, 2019

whose current address is:

2634 W Sugarberry Drive
Eagle, ID 83616

the grantee(s), the following described premises, in Adams County, Idaho,
TO WIT:

See Attached Exhibit A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Date: 01/08/2025

G5 Ranches, LLC

[Signature]
John Garrett Boekennoogen, Manager

[Signature]
Molly Lydia Boekennoogen, Manager

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Monterey

On January 08, 2025 before me, Thomas J. Keaton, Notary Public
(Insert name and title of the officer)

personally appeared John Garrett Boekennoogen, Molly Lydia Boekennoogen, who proved to me on the basis of satisfactory evidence 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 in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

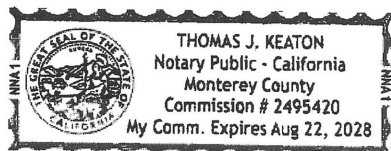


EXHIBIT "A"

661568AM

In Township 20 North, Range 1 East, Boise Meridian, Adams County, Idaho

A parcel of land being the NW1/4SW1/4 of Section 13, the S1/2NE1/4NE1/4 of Section 14, and those portions of the SW1/4NE1/4, SE1/4NE1/4 and the NE1/4SE1/4 lying east of the easterly right-of-way of U.S. Highway 95, in said Section 14, and a portion of the E1/2NW1/4NE1/4 of said Section 14 more particularly described as follows:

Commencing at an aluminum cap on a 5/8" rebar marking the Quarter Corner common to Sections 13 and 14, Twp. 20N.R1E B.M. Adams County, Idaho, as shown on that particular Record of Survey recorded as Instrument No. 74772 in the office of the Recorder of Adams County, Idaho, the REAL POINT OF BEGINNING:

Thence S 0°38'29" W., 1,351.39 feet to an aluminum cap marking the South 1/16 corner common to Sections 13 and 14, as shown on that particular Record of Survey recorded as Instrument No. 107150 in the office of the Recorder of Adams County, Idaho;

Thence S 89°10'46" W., 487.61 feet, to a 1/2" rebar on the easterly right-of-way of U.S. Highway 95;

Thence N 25°11'08" W., 2,722.41 feet along said easterly right-of-way, to a concrete right-of-way monument at Sta. 384+42.10 as shown on Sheet 17 of the ROW plans for F.A.P. No. F-FR-3112(45);

Thence 289.31 feet along said easterly right-of-way on a curve to the left, whose radius is 2,924.79 feet, delta angle is 5°40'03", and whose long chord bears N 28°02'34" W., 289.19 feet, to a 5/8" rebar on the southerly boundary of the SE1/4NW1/4NE1/4 of said Section 14;

Thence S 89°42'28" E., 42.64 feet along said southerly boundary;

Thence N 24°03'18" W., 520.22 feet, to a 5/8" rebar on the westerly boundary of said SE1/4NW1/4NE1/4;

Thence N 0°57'48"E., 199.12 feet along said westerly boundary to a 5/8" rebar marking the NW-NE 1/64 Corner of said Section 14;

Thence continuing N 0°57'48' E., 77.19 feet to a 5/8" rebar;

Thence S 83°07'24" E., 665.51 feet to a 5/8" rebar marking the C-N-NE 1/64 Corner of said Section 14;

Thence S 89°47'01" E., 1,324.05 feet to a 5/8" rebar marking the N-N 1/64 Corner of said Section 14;

Thence S 0°38'45" W., 675.70 feet to a 5/8" rebar marking the North 1/16 Corner common to said Sections 13 and 14;

Thence S 0°38'45" W, 1,351.40 feet to the POINT OF BEGINNING.

[Close](#)

Water Right Report : 78-7000-A (Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	G5 RANCHES LLC	C/O JOHN GARRETT BOEKENOOGEN 33520 FAIRVIEW RD	SOLEDAD	CA	93960-9686
Original Owner	BROWN, WARREN H	C/O BROWN'S INDUSTRIES INC 101 S CAPITOL BLVD STE 1818	BOISE	ID	83702
Previous Owner	MICHAEL T MCKENNA REVOCABLE LIVING TRUST	C/O MICHAEL T MCKENNA TRUSTEE PO BOX 764	NEW MEADOWS	ID	83854

Water Right Status

Priority Date : 9/25/1968
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
LITTLE SALMON RIVER		SALMON RIVER	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
LITTLE SALMON RIVER	20N	01E	14	0			NW SE	ADAMS	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/15	1.13 CFS	168.90 AFA
TOTAL			1.13 CFS	168.90 AFA

Places of Use

[Printable View](#) [Paged View](#)

Place of Use Legal Description : IRRIGATION (ADAMS county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
20N	01E	13			NW	SW	6.5
20N	01E	14			NW	NE	0.5
20N	01E	14			SW	NE	4.6
20N	01E	14			SE	NE	19.8
20N	01E	14			NE	SE	24.9

Irrigation Totals

Total Acres Acre Limit
56.30

Conditions

Code Conditions

- 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.
- R01 A measuring device of a type approved by this Department shall be maintained as a part of the diverting works.
- R29 This right when combined with all other rights shall provide no more than .02 cfs per acre nor more than 3.0 afa per acre for irrigation of the lands above.
- S38 The use of water for irrigation under this right may begin as early as April 1 and may continue to as late as October 31, provided other elements of the right are not exceeded. The use of water before April 15 and after October 15 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.

Dates

Licensed Date :
Decreed Date : 11/6/2007
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date :
Protest Deadline Date :

Other Information

State or Federal :
Water District Number : NWD
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

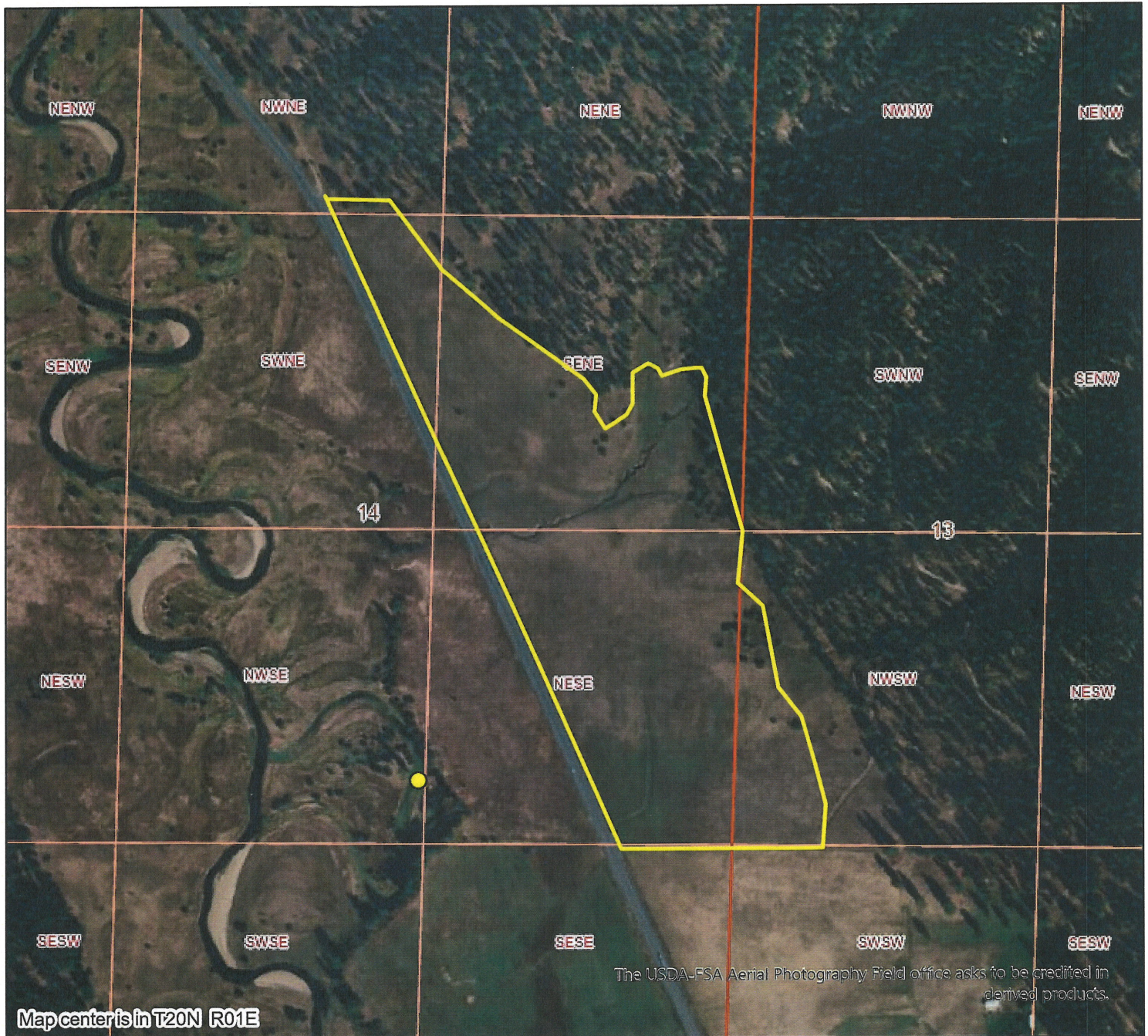
State of Idaho
Department of Water Resources

Water Right

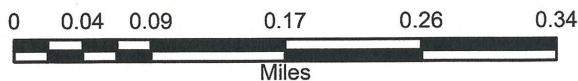
78-7000A

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.



Date created: 1/15/2025



Legend

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





IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January 27, 2025

GTS TRUST
C/O GUENEVERE N THOMAS
2634 W SUGARBERRY DR
EAGLE ID 83616-6935

Re: Change in Ownership for Water Right No: 78-7000A

Dear Water Right Holder:

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

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 208-605-4631.

Sincerely,

Susy Hobson
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/27/2025

Water Right 78-7000A

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	GTS TRUST C/O GUENEVERE N THOMAS 2634 W SUGARBERRY DR EAGLE, ID 83616-6935 (208) 407-8592
Original Owner	WARREN H BROWN C/O BROWN'S INDUSTRIES INC 101 S CAPITOL BLVD STE 1818 BOISE, ID 83702 (208) 342-7883
Trustee	GUENEVERE N THOMAS 2634 W SUGARBERRY DR EAGLE, ID 83616-6935 gnt1808@yahoo.com

Priority Date: 9/25/1968

Basis: Decreed

Status: Active

Source
LITTLE SALMON RIVER

Tributary
SALMON RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/15	10/15	1.130 CFS	168.9 AF
	<u>Total Diversion</u>		1.130 CFS	168.9 AF

Source and Point(s) of Diversion:

LITTLE SALMON RIVER NWSE Sec. 14, Twp 20N, Rge 01E, ADAMS County

Place Of Use:

IRRIGATION within ADAMS 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	
20N	01E	13										6.5							6.5
20N	01E	14		0.5	4.6	19.8									24.9				49.8

POU Total Acres: 56.3

Conditions of Approval:

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

1/27/2025

- | | | |
|----|-----|---|
| 1. | 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. |
| 2. | R01 | A measuring device of a type approved by this Department shall be maintained as a part of the diverting works. |
| 3. | R29 | This right when combined with all other rights shall provide no more than .02 cfs per acre nor more than 3.0 afa per acre for irrigation of the lands above. |
| 4. | S38 | The use of water for irrigation under this right may begin as early as April 1 and may continue to as late as October 31, provided other elements of the right are not exceeded. The use of water before April 15 and after October 15 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right. |

Comments:

1	CFRITSCH	9/21/2005	Overlap
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Licensing exam noted possible overlapping rights. However, none show up on the Check for Overlapping Irrigation POU's.

2	pskaggs	2/5/2008	Water Right
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This water right record was updated by decree record from old RightID 84200 to new RightID 593647

3	Ownership Change	9/12/2017	Split Right
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Split into 78-12470

4	djudd	9/12/2017	Split Right
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Split into 78-7000A & 78-12470 due to change in ownership

5	djudd	9/12/2017	POU
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Updated Shape

Dates and Other Information:

Decreed Date: 11/6/2007
Civil Case Number: 39576
Judicial District: FIFTH
Water District Number: NWD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A