

RECEIVED

JAN 24 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
EASTERN 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. 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?
13-7468 <i>OK</i>	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: Letha Welker, Steven Smith, Joseph W. Smith
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): KSAM Realty LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
5 Windstar Ct. Newport Coast CA 92657
Mailing address City State Zip
213-716-4347 harrisweiner@mac.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: 11/17/2022
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):
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: *Kim Harris* Member 1/19/25
Signature of new owner/claimant Title, if applicable Date
Kim Harris
Print name
- Signature: *Scott Weiner* Member 1/19/25
Signature of new owner/claimant Title, if applicable Date
Scott Weiner
Print name

For IDWR Office Use Only: *KSAM will replace Letha Welker.*
Received by JB Date 1/24/2025 Receipt No. ED50595 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 JB Processed by JB Date 1/28/2025

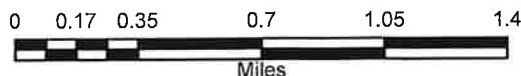
State of Idaho
Department of Water Resources

Water Right

13-7468

DOMESTIC

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.



Legend

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



State of Idaho
Department of Water Resources

Water Right

13-7468

DOMESTIC

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: 11/25/2024



Legend

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



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

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
28 West Oneida/PO Box 148
Preston, ID 83263

293062

1-4

Recorded at the request of

Flying S Title

Time: 10:52 Amount \$ 1500

NOV 21 2022

CAMILLE LARSEN, RECORDER
By C. Carter Deputy
Franklin County, Idaho

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1071651-PR (hb)**

Date: **November 17, 2022**

For Value Received, **Doyle H Harris, Trustee of the Doyle H Harris Family Trust**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **KSAM Realty, LLC, a California limited liability company**, hereinafter called the Grantee, whose current address is **21163 Newport Coast Dr. #105, Newport Coast, CA 92657**, the following described premises, situated in **Franklin County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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.

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.

293062

2-4

Date: 11/17/2022

Warranty Deed
- continued

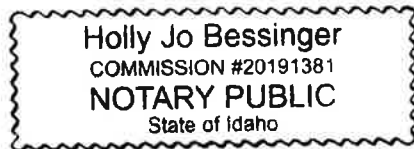
File No.: 1071651-PR (hb)

Doyle H Harris, Trustee of the Doyle H Harris
Family Trust.

Doyle H Harris
Doyle H Harris, Trustee

STATE OF Idaho)
SS.
COUNTY OF Franklin)

On this 21 day of November, 2022, before me, a Notary Public in and for said State, personally appeared **Doyle H Harris**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Trustee of the **Doyle H Harris Family** Trust, and acknowledged to me that he executed the same as such Trustee.



Holly Jo Bessinger
Notary Public of Idaho
Residing at: Preston
Commission Expires: 7-15-24

Date: 11/17/2022

Warranty Deed
- continued

File No.: 1071651-PR (hb)

EXHIBIT A**Township 12, Range 41 East of the Boise Meridian, Franklin County, Idaho**

Section 19: Commencing at the Northeast corner of the Northeast quarter of the Southeast quarter of Section 19; thence South 66 rods; thence West 65½ rods; thence North 66 rods; thence East 65½ rods to the Place of Beginning.

ALSO:**Township 12 South, Range 41 East of the Boise Meridian, Franklin County, Idaho****Section 19: E1/2NW1/4SE1/4, NE1/4SW1/4.**

ALSO, Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 19, thence South 80 rods; thence East 40 rods; thence North 80 rods; thence West 40 rods to the place of beginning.

ALSO, Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 19, thence running North 14 rods; thence East 80 rods; thence South 14 rods; thence West 80 rods to the place of beginning.

ALSO, Commencing at the Northwest corner of NE¼SE¼ said Section 19, and running thence South 66 rods; thence East 14-½ rods; thence North 66 rods; thence West 14-½ rods to the place of beginning.

ALSO, Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 19, thence running South 237 feet; thence Northwesterly 1017-½ feet, more or less, to a point 990 feet West of the point of beginning, thence East 990 feet to the point of beginning. EXCEPTING those portions thereof now used for County road purposes.

ALSO EXCEPTING THEREFROM: A triangular parcel of land being on both sides of the centerline of State Highway #34, Project No. S-1778(6) Highway Survey as shown on the plans thereof now on file in the office of the Department of highways of the State of Idaho, and being a portion of the NE¼SW¼ of Section 19, described as follows, to wit: Beginning at the Southwest corner of the NE¼SW¼, of Section 19, thence Northerly along the West line of said NE¼SW¼ a distance of 225.0 feet, more or less, to a point in a line parallel with and 60.0 feet Northeasterly from the centerline and opposite Station 43+81.40 of said State Highway 34, Project No. S-1778(6) Highway Survey; thence South 39°10' East along said parallel line 292.0 feet, more or less, to a point in the South line of said NE¼SW¼; thence Westerly along said South line 182.0 feet, more or less, to the place of beginning.

ALSO Boundary Line Agreement and Quit Claim Deed between Sheldon J Kendall and Dianne S Kendall, husband and wife, (First party); and The Doyle H Harris Family Trust (second party); recorded August 29, 2018 as Instrument No. 275263.

Township 12 South, Range 41 East of the Boise Meridian, Franklin County, Idaho.

293062
4-4

Date: 11/17/2022

Warranty Deed
- continued

File No.: 1071651-PR (hb)

Section 20: NW1/4SW1/4.

ALSO, Commencing at the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 20, thence South 20 rods, more or less, to a road right of way; thence Southeasterly following the said road right of way to a point 50 rods South, more or less, of the Northeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ said Section 20, thence North 50 rods, more or less; thence West 80 rods to the place of beginning.

TOGETHER WITH all water right appurtenant to the above-described premises, including 115 inches in Gem Valley Ditch Company, an irrigation water company, and grantor's interest in Certificate of Membership No. 10 in Mound Valley Water Works, Inc. a culinary water system, and Idaho Water Right No. 13-07468.

8809

PRESTON LAND TITLE
 9:40
 a.m. NOV 22 1996 p.m.

Re-197587-13

197383 1-3

, recorded at the request of

Jay R. McKenzie

a.m. OCT 21 1996 3:45 p.m.

V. ELLIOTT LARSEN, RECORDER
 By Shauna Giddes Deputy
 FRANKLIN COUNTY, IDAHO

WARRANTY DEED

V. ELLIOTT LARSEN, RECORDER
 By Camille Larsen Deputy
 FRANKLIN COUNTY, IDAHO

FOR VALUE RECEIVED

LETHA WELKER, a single woman, by and through her attorney-in-fact,
 DENNIS RANDALL WELKER, pursuant to that certain Durable General
 Power of Attorney dated June 1, 1995, and recorded June 8, 1995, as
 Instrument No. 193583, records of Franklin County, Idaho,

the grantor, does hereby grant, bargain, sell and convey unto

DOYLE H. HARRIS and CYNTHIA HARRIS, husband and wife,

whose current address is: 2015 West 4975 South
 Roy, Utah 84067

the grantees, the following described premises, in Franklin County, Idaho, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
 HEREOF BY REFERENCE

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the
 said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant
 to and with the said Grantees, that she is the owner in fee simple of said premises; that they
 are free from all encumbrances and that she will warrant and defend the same from all
 lawful claims whatsoever.

DATED this 19 day of October, 1996.

Letha Welker
 LETHA WELKER

By: Dennis Randall Welker
 DENNIS RANDALL WELKER,
 Agent of Letha Welker, pursuant
 to that certain Durable General
 Power of Attorney dated June 1,
 1995, and recorded June 8, 1995, as
 Instrument No. 193583, records of
 Franklin County, Idaho

STATE OF IDAHO)
) ss.
COUNTY OF FRANKLIN)

On this 19th day of October, 1996, before me, a Notary Public in and for said State, personally appeared Dennis Randall Welker, known or identified to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of Letha Welker, and acknowledged to me that he subscribed the name of Letha Welker, thereto as principal, and his own name as attorney-in-fact.

Don R. McKenzi
NOTARY PUBLIC

Residing at: Preston, Idaho

My Commission Expires: 11-16-97

EXHIBIT "A"

Township 12 South, Range 41 East of the Boise Meridian, Franklin County, Idaho

Section 19: E1/2NW1/4SE1/4, NE1/4SW1/4, S1/2SE1/4NW1/4.

ALSO, Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 19, thence South 80 rods; thence East 40 rods; thence North 80 rods; thence West 40 rods to the place of beginning.

ALSO, Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 19, thence running North 14 rods; thence East 80 rods; thence South 14 rods; thence West 80 rods to the place of beginning.

ALSO, Commencing at the Northwest corner of NE1/4SE1/4 said Section 19, and running thence South 66 rods; thence East 14-1/4 rods; thence North 66 rods; thence West 14-1/4 rods to the place of beginning.

ALSO, Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 19, thence running South 237 feet; thence Northwesterly 1017-1/4 feet, more or less, to a point 990 feet West of the point of beginning, thence East 990 feet to the point of beginning. EXCEPTING those portions thereof now used for County road purposes.

ALSO EXCEPTING THEREFROM: A triangular parcel of land being on both sides of the centerline of State Highway #34, Project No. S-1778(6) Highway Survey as shown on the plans thereof now on file in the office of the Department of highways of the State of Idaho, and being a portion of the NE1/4SW1/4 of Section 19, described as follows, to wit: Beginning at the Southwest corner of the NE1/4SW1/4, of Section 19, thence Northerly along the West line of said NE1/4SW1/4 a distance of 225.0 feet, more or less, to a point in a line parallel with and 60.0 feet Northeasterly from the centerline and opposite Station 43+81.40 of said State Highway 34, Project No. S-1778(6) Highway Survey; thence South 39°10' East along said parallel line 292.0 feet, more or less, to a point in the South line of said NE1/4SW1/4; thence Westerly along said South line 182.0 feet, more or less, to the place of beginning.

Township 12 South, Range 41 East of the Boise Meridian, Franklin County, Idaho.

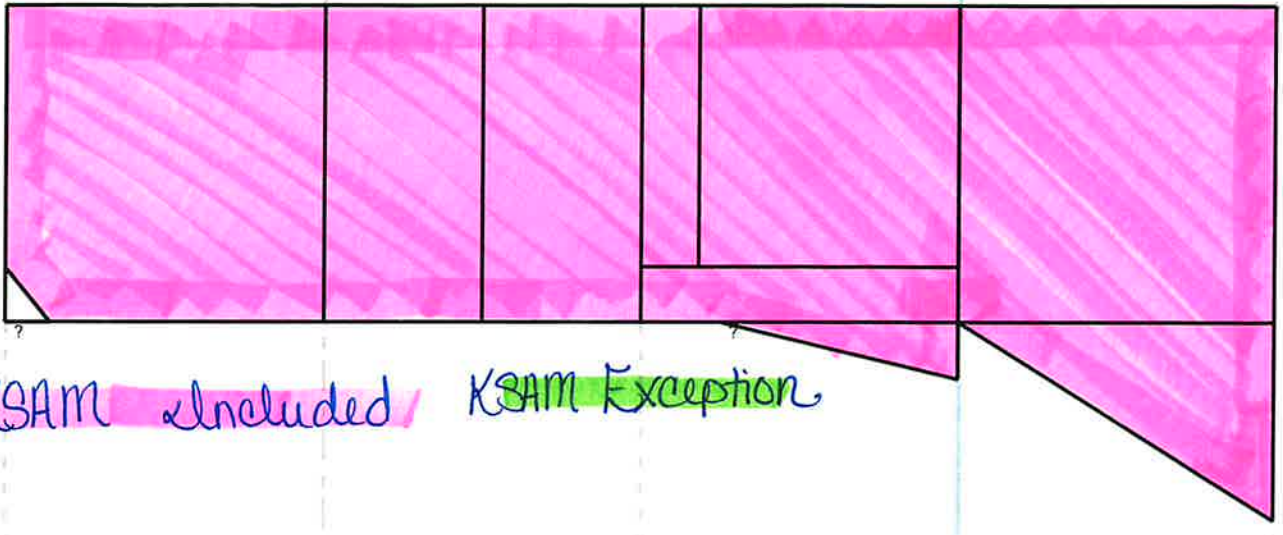
Section 20: NW1/4SW1/4.

ALSO, Commencing at the Northwest corner of the SW1/4SW1/4 Section 20, thence South 20 rods, more or less, to a road right of way; thence Southeasterly following the said road right of way to a point 50 rods South, more or less, of the Northeast corner of the SW1/4SW1/4 said Section 20, thence North 50 rods, more or less; thence West 80 rods to the place of beginning.

TOGETHER WITH, all water rights appurtenant to the above-described premises, including 115 inches in Gem Valley Ditch Company, an irrigation water company, and grantor's interest in Certificate of Membership No. 10 in Mound Valley Water Works, Inc., a culinary water system, and Idaho Water Right No. 13-07468.

This instrument is re-recorded to correct the typographical errors on the legal description of the previously-recorded document, as to the underlined portions above.

Remove Jetha Welker only?



KSAM Included

KSAM Exception

293062 Doyle H Harris Family Trust TO KSAM Realty LLC

1/27/2025

Scale: 1 inch= 800 feet

File: KSAM.ndp

Tract 1: 27.0188 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4340 ft.
Tract 2: 20.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3960 ft.
Tract 3: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 4: 20.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3960 ft.
Tract 5: 7.0000 Acres (304920 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3102 ft.
Tract 6: 2.6932 Acres (117315 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/616046), Perimeter=2245 ft.
Tract 7: 0.4746 Acres (20673 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/410392), Perimeter=701 ft.
Tract 8: 12.5000 Acres, Closure: n00.0000e 0.00 ft. (1/874792), Perimeter=3702 ft.
Tract 9: 5.9813 Acres (260543 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2657 ft.
Tract 10: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.

Tract Data and Deed Calls: File= KSAM.ndp

Tract 01: 27.0188 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4340 ft.
Tract 02: 20.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3960 ft.
Tract 03: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 04: 20.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3960 ft.
Tract 05: 7.0000 Acres (304920 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3102 ft.
Tract 06: 2.6932 Acres (117315 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/616046), Perimeter=2245 ft.
Tract 07: 0.4746 Acres (20673 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/410392), Perimeter=701 ft.
Tract 08: 12.5000 Acres, Closure: n00.0000e 0.00 ft. (1/874792), Perimeter=3702 ft.
Tract 09: 5.9813 Acres (260543 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2657 ft.
Tract 10: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 10: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.

1: /ne,ne,se,19,12s,41e
2: s00e 66r
3: n90w 65.5r
4: n00e 66r
5: n90e 65.5r
6: @0
7: /ne,e,nw,se,19,12s,41e
8: s0w 1320.00
9: s90w 660.00
10: n0e 1320.00
11: n90e 660.00
12: @0
13: /ne,ne,sw,19,12s,41e
14: s0w 1320.00
15: s90w 1320.00
16: n0e 1320.00
17: n90e 1320.00
18: @0
19: /nw,nw,se,19,12s,41e
20: s00e 80r
21: n90e 40r
22: n00e 80r
23: n90w 40r
24: @0
25: /nw,se,se,19,12s,41e
26: n00e 14r
27: n90e 80r
28: s00e 14r
29: n90w 80r
30: @0
31: /ne,se,se,19,12s,41e
32: s00e 237
33: n76.3214w 1017.97 ;?
34: n90e 990
35: @0
36: /sw,ne,sw,19,12s,41e
37: n00e 225
38: s39e 292.0
39: n89.2358w 183.77 ;?
40: @0
41: /nw,sw,sw,20,12s,41e
42: s57.5941e 1556.61 ;?
43: n00e 50r
44: n90w 80r
45: @0
46: /nw,ne,se,19,12s,41e
47: s00e 66r
48: n90e 14.5r
49: n00e 66r
50: n90w 14.5r

Tract Data and Deed Calls: File= KSAM.ndp

51: @0
52: /ne,nw,sw,20,12s,41e
53: s0w 1320.00
54: s90w 1320.00
55: n0e 1320.00
56: n90e 1320.00



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 28, 2025

KSAM REALTY LLC
5 WINDSTAR CT
NEWPORT COAST CA 92657-1546

Re: Change in Ownership for Water Right No(s): 13-7468

Dear Water Right Holder(s):

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) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: STEVEN SMITH
JOSEPH W SMITH
MCHUGH BROMLEY ATTORNEYS AT LAW PLLC
WATER DISTRICT 11

McHUGH BROMLEY

ATTORNEYS AT LAW, PLLC

Candice M. McHugh
cmchugh@mchughbromley.com

380 S. 4th Street, Ste. 103
Boise, Idaho 83702
(208) 287-0991

Chris M. Bromley
cbromley@mchughbromley.com

January 21, 2025

IDWR Eastern Regional Office
900 N. Skyline Dr., Ste. A
Idaho Falls, ID 83402-1718

Re: 13-7468 Change of Ownership

Dear IDWR:

Please find enclosed a *Notice of Change in Water Right Ownership* that I am filing on behalf of my client, KSAM Realty, LLC, regarding water right no. 13-7468, with an enclosed check in the amount of \$25.00. Please also know that, in the near future, I will be filing a suite of Bear River Basin Adjudication Claims regarding property in the vicinity of the place of use for this water right, also owned by KSAM Realty, LLC. If you have any questions, please do not hesitate to contact me.

Sincerely,



CHRIS M. BROMLEY

Encls.