

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 31 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

IDWR/Preston

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?
11-7703	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: Rao Tueller + Julie Tueller
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): James R Teuscher + Heidi L. Teuscher
New owner(s) as listed on the conveyance document Name connector ☐ and ☒ or

PO Box 43
Mailing address

Geneva
City

ID
State

83238
Zip

208-339-0542
Telephone

jamesteuscher05@gmail.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: Jan 22, 2025
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.
- ☒ 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: James R Teuscher Title, if applicable _____ Date 1/31/2025
Signature of new owner/claimant
- James R Teuscher
Print name
- Signature: Heidi L. Teuscher Title, if applicable _____ Date 1/31/2025
Signature of new owner/claimant
- Heidi Teuscher
Print name

For IDWR Office Use Only:

Received by CU Date 1/31/2025 Receipt No. Exempt Receipt Amt. N/A

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 _____

Water Right Report : 11-7703(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	TUELLER, JULIE	577 E ONEIDA ST	PRESTON	ID	83263-1363
Current Owner	TUELLER, RAO	577 E ONEIDA ST	PRESTON	ID	83263-1363
Previous Owner	BISCHOFF HOMESTEAD LLC	38713 US HWY 89 PO BOX 21	GENEVA	ID	83238
Previous Owner	TEUSCHER, HENRY			ZZ	

Water Right Status

Priority Date : 4/1/1884
 Basis : Decreed
 Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
THOMAS FORK		BEAR RIVER	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
THOMAS FORK	13S	46E	4	0				SE SE BEAR LAKE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	0.77 CFS	
TOTAL			0.77 CFS	

Places of Use

[Print Summary](#)
[Paged View](#)

Place of Use Legal Description : IRRIGATION (BEAR LAKE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
12S	46E	27		NE	NW		25.9
12S	46E	27		NW	NW		4.8

Irrigation Totals

Total Acres Acre Limit
 30.70

Conditions

Code Conditions

P/D INCOMPLETE STEVENS & LARSON DITCH LEGAL USGS MAP. P/U INCOMPLETE AC. IRR. = 30.7 DECREE SOURCE - STEVENS & LARSON DITCH.

Dates

Licensed Date :
 Decreed Date : 2/20/1902
 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 : 11F
 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

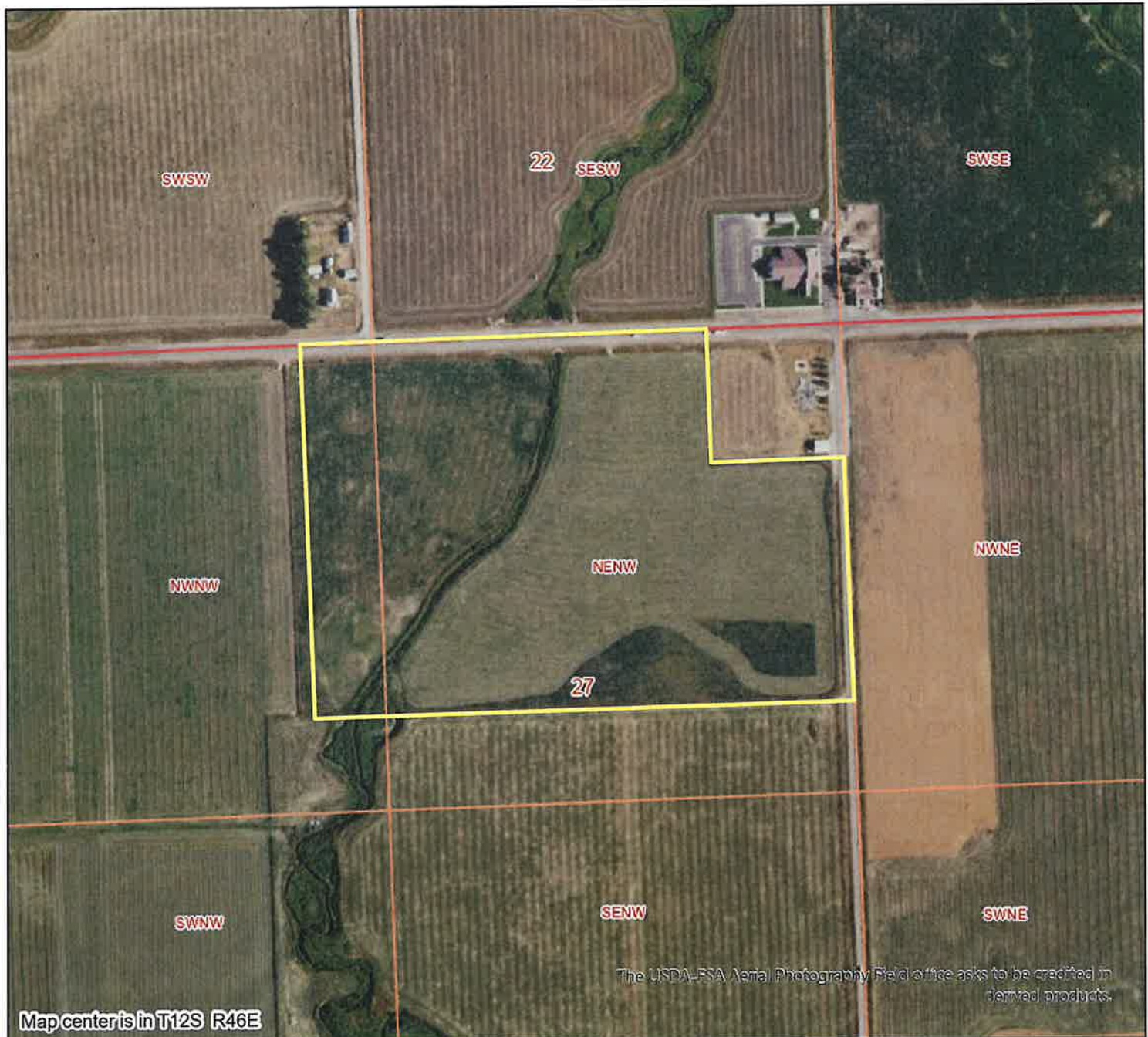
State of Idaho
Department of Water Resources

Water Right

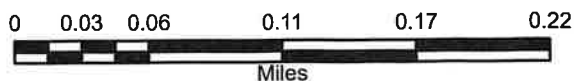
11-7703

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: 1/27/2025



Legend

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



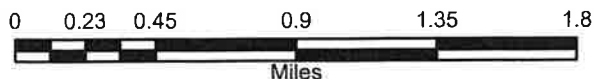
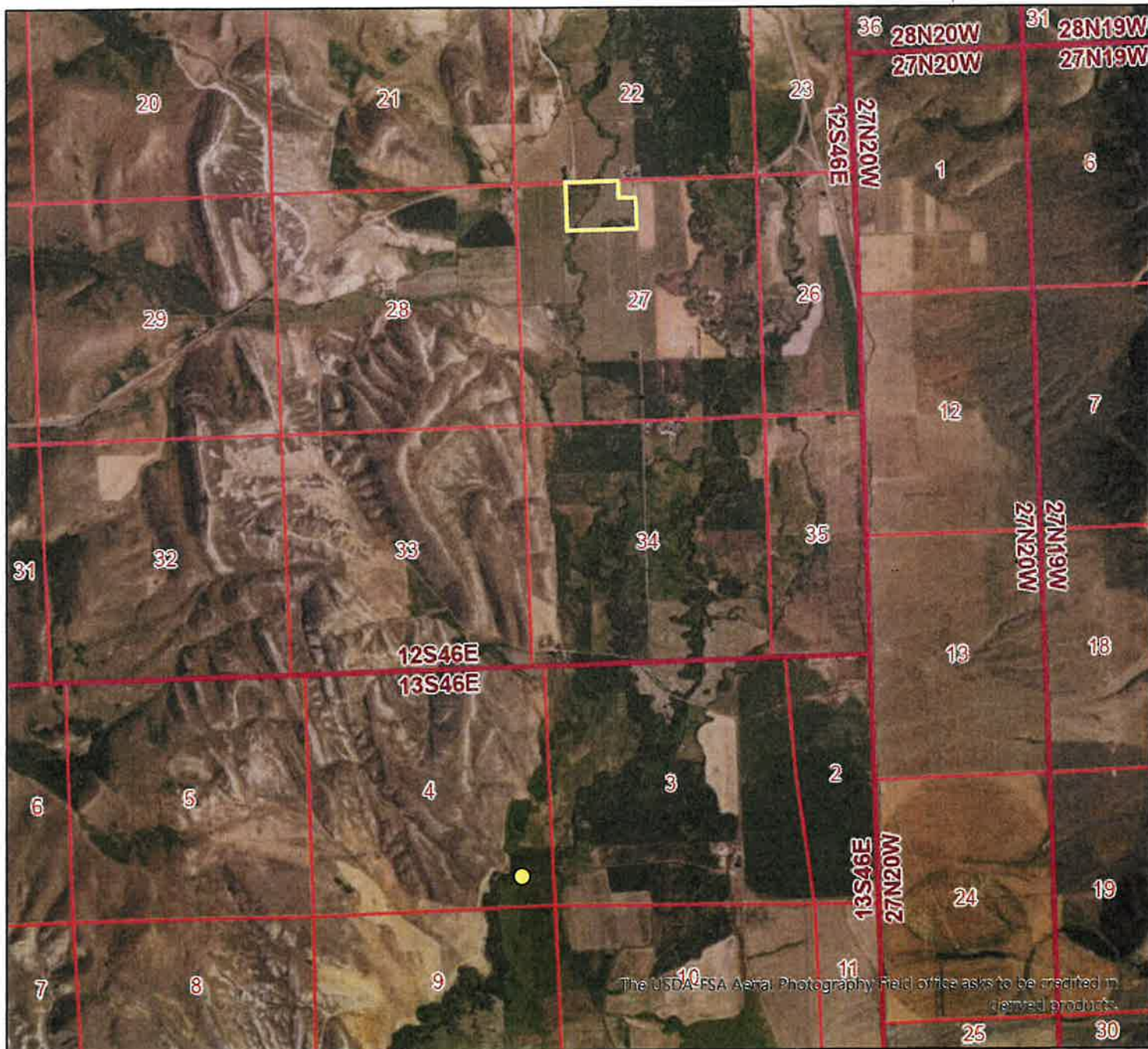
State of Idaho
Department of Water Resources

Water Right

11-7703

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.



Legend

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



Adjudication Claim Right Report: 11-7703(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	TUELLER, JULIE	577 E ONEIDA ST	PRESTON	ID	83263-1363
Current Owner	TUELLER, RAO	577 E ONEIDA ST	PRESTON	ID	83263-1363
Previous Owner	BISCHOFF HOMESTEAD LLC	38713 US HWY 89 PO BOX 21	GENEVA	ID	83238
Previous Owner	TEUSCHER, HENRY			ZZ	

Claim Status

Priority Date : 4/1/1884
 Basis : Decreed
 Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
MUDDY CREEK		THOMAS FORK CRÉEK	

Points Of Diversion (Location)

Source	Township	Range	Section	QQQ	QQ	Q	County	Diversion Type
MUDDY CREEK	12S	46E	27		NW	NW	BEAR LAKE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	0.77	CFS
TOTAL			0.77	CFS

Water Use Notes

Water Use	Num Homes	Num Stock	Kw	Head	Hydro Review Date	Total Acres	Acre Limit	Irrigation Inc	Non Cons Use	Suppl Use
IRRIGATION						30.70		False	False	False

Places of Use

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

Place of Use Legal Description : IRRIGATION (BEAR LAKE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
12S	46E	27			NE	NW	25.9
12S	46E	27			NW	NW	4.8

Conditions

Code Conditions

P/D INCOMPLETE STEVENS & LARSON DITCH LEGAL USGS MAP. P/U INCOMPLETE AC. IRR. = 30.7 DECREE SOURCE - STEVENS & LARSON DITCH.

Dates

Licensed Date :
 Claim Received Date : 3/16/2023
 Decreed Date : 2/20/1902
 Permit Proof Due Date :
 Permit Proof Made Date :
 Permit Approved Date :
 Permit Moratorium Expiration Date :
 Enlargement Use Priority Date :
 Enlargement Statute Priority Date :
 Water Supply Bank Enrollment Date Accepted :
 Water Supply Bank Enrollment Date Removed :
 Application Received Date:

Other Information

State or Federal :
 Water District Number : 11F
 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

Protest Deadline Date:

IDAHO DEPARTMENT OF WATER RESOURCES

1/28/2025

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RECORDING REQUESTED BY

Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:

Flying S Title and Escrow of Idaho, Inc.

469 Washington St

Montpelier, ID 83254

Space Above This Line for Recorder's Use Only

WARRANTY DEEDFile No.: **1170388-MON (ab)**Date: **January 22, 2025**

For Value Received, **Rao D Tueller and Julie A Tueller, as Trustees, under The Rao and Julie Tueller Family Trust by Trust Agreement dated the 4th day of June, 2020**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **James R. Teuscher and Heidi Teuscher, husband and wife as community property with right of survivorship**, hereinafter called the Grantee, whose current address is **PO Box 43, Geneva, ID 83238**, the following described premises, situated in **Bear Lake County, Idaho**, to-wit:

Beginning at the Northeast corner of the Northwest Quarter of Section 27, Township 12 South, Range 46 East of the Boise Meridian, Bear Lake County, Idaho, and running thence West 132 feet; thence South 377.19 feet; thence West 346.5 feet; thence North 377.19 feet; thence West 1023.66 feet; thence South 985.875 feet; thence East 1502.16 feet; thence North 606.375 feet; thence West 99 feet; thence North 49.5 feet; thence East 99 feet; thence North 330 feet, to the Point of Beginning. EXCEPT: US Highway 89

ALSO: A portion of the NW¼ of Section 27, Township 12 South, Range 46 East of the Boise Meridian, Bear Lake County, Idaho, described as:
Beginning at a point which is 478.5 feet West of the Northeast corner of the NW¼ of said Section 27, and running thence South 377.19 feet; thence East 99 feet; thence North 377.19 feet; thence West 99 feet to the Point of Beginning. EXCEPT: US Highway 89

EXCEPT THEREFROM: A portion of the NW¼ of Section 27, Township 12 South, Range 46 East of the Boise Meridian, Bear Lake County, Idaho, described as:
Beginning at the Northeast Corner of the NW¼ of said Section 27, and running thence West 132 feet; thence South 377.19 feet; thence East 33 feet; thence North 47.19 feet; thence East 99 feet; thence North 330 feet to the Point of Beginning.

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.

Date: 01/22/2025

Warranty Deed
- continued

File No.: 1170388-MON (ab)

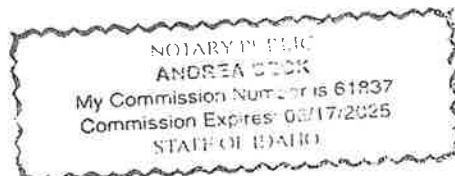
The Rao and Julie Tueller Family Trust by Trust
Agreement dated the 4th day of June, 2020

Rao D. Tueller
Rao D Tueller, Trustee

Julie A. Tueller
Julie A Tueller, Trustee

STATE OF Idaho)
SS.
COUNTY OF Bear Lake)

On this **Twenty-fourth day of January, 2025**, before me, a Notary Public in and for said State, personally appeared **Rao D Tueller and Julie A Tueller**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument as Trustees of **The Rao and Julie Tueller Family Trust by Trust Agreement dated the 4th day of June, 2020** Trust, and acknowledged to me that they executed the same as such Trustees.



Andrea Stock
Notary Public of Idaho
Residing at: Ovid, ID
Commission Expires: 6/17/2025