



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 Mathew Weaver

February 10, 2025

MICHAEL CHASE COX
SAMANTHA JOAN COX
417 SNYDER ST
RICHLAND WA 99354-1945

RE: Change in Ownership for Water Right No(s): 82-10224

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on January 17, 2025 for the above referenced water rights. The Notice could not be processed because there is not enough supporting documentation to complete the chain of title for water right 82-10224.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$25 has been requested and will be mailed to MICHAEL COX under separate cover from the Idaho State Controller's Office. You may re-submit your request with the appropriate documents and fees.

If you have any questions regarding this matter, please contact me at (208)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 17 2025

Notice of Change in Water Right Ownership

DEPT. OF WATER RESOURCES

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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
82-10224	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: Abell, Ben and Doris
Name of current water right holder claimant
3. New Owner(s) Claimant(s): Michael Cox
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 417 Snyder St Richland WA 99354
Mailing address City State ZIP
- 509-939-6738 micox76@msn.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: No

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

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.

8. Signature: [Signature] 1/10/25
Signature of new owner claimant Title, if applicable Date
- Signature: _____
Signature of new owner claimant Title, if applicable Date

For IDWR Office Use Only:

Received by: TDR Date: 01-17-2025 Receipt No.: C119876 Receipt Am.: 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: _____

COPY

Instrument # 547466

IDAHO COUNTY, IDAHO,
12-12-2024 02:34:27 PM No. of Pages: 1
Recorded for : WRIGHT LAW GROUP
KATHY M. ACKERMAN Fee: 15.00
Ex-Officio Recorder Deputy *[Signature]*

(Space Above For Recorder's Use)

DEED OF DISTRIBUTION

IN FURTHERANCE of administration of the following described probate estates, MICHAEL CHASE COX, as Administrator of the ESTATES OF JEFFERY RAYMOND YORK and KATHRYN JEAN COX, deceased, having been duly appointed as such Administrator on October 18, 2022, Case No. 22-4-00699-03, Superior Court of Washington, County of Bentonota County, with notice of said appointment filed on February 29, 2024, in Idaho County Case No. CV25-24-0113, Idaho Second Judicial District, ("Grantor"), does hereby forever distribute, release, quitclaim, and convey unto MICHAEL CHASE COX and SAMANTHA JOAN COX, husband and wife, ("Grantees"), whose mailing address is: 417 Snyder St, Richland, WA 99354, and unto Grantees' heirs, successors and assigns, all right, title and interest of the aforesaid decedent and estate in the following described real property situated in Idaho County, State of Idaho:

Township 29 North, Range 8 East, Boise Meridian, Idaho County, Idaho
Section 14: W1/2NE1/4, NW1/4SE1/4.

TOGETHER WITH all appurtenances, including but not limited to all appurtenant easements, water, timber and mineral rights, and all after-acquired title rights therein, subject to all encumbrances.

DATED this 4 day of December, 2024.

ESTATES OF JEFFERY RAYMOND YORK and
KATHRYN JEAN COX

By: *[Signature]*
MICHAEL CHASE COX
Administrator

State of Washington)
: ss.
County of Benton)

This record was acknowledged before me on 12-04, 2024, by MICHAEL CHASE COX, as Administrator of the ESTATES OF JEFFERY RAYMOND YORK and KATHRYN JEAN COX, deceased.



[Signature]
Signature of notary public
My commission expires: 10-04-2026

DEED OF DISTRIBUTION

501441

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 29 day of SEPTEMBER 2015

by first party, JEFFERY R. YORK

whose post office address is E24802 Cordoba
NEWMAN LAKE WA. 99028

to second party, KATHRYN J. COX JEFFERY R. YORK

whose post office address is E24808 Cordoba

COPY

that the said first party, for good consideration and for the sum of

Dollars (\$ 1.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and

ADDITIONAL PARCELS DESCRIBED IN COPY ATTACHED

T29N R8E SECTION 14
W2NE4, NW4SE4
LESS TAX #360
CONTAINING 120 ACRES

Instrument # 501441

IDAHO COUNTY, IDAHO,

9-29-2015 11:50:59 AM No. of Pages: 1

Recorded for: JEFF R YORK

KATHY M. ACKERMAN

Fee: 10.00

Ex-Officio Recorder Deputy

that the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness

First Party

Witness

Second Party

State of } Idaho
County of } IdahoOn 29 Sept. 2015 before me, Debra S Todd
appeared Jeffery R York

personally known to me (or 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.

WITNESS my hand and official seal.

Signature

Affiant Known Produced ID

Type of ID Dr. hrc

(Seal)

Exp date 09/29/2021

Kathy M. Ackerman, Idaho County Recorder, do hereby certify that the foregoing is a true and correct copy of the original instrument on file in my office.

Instrument No. 501441

WITNESS my hand and official seal this

day of Sept 2015

Deputy

DEBRA S. TODD
NOTARY PUBLIC
STATE OF IDAHO

KIM NUXOLL

2024

IDAHO COUNTY ASSESSOR
320 W MAIN RM # 1
GRANGEVILLE ID 83530-1993

ASSESSMENT NOTICE

THIS IS NOT A BILL
DO NOT PAY

PARCEL DESCRIPTION:
T29N R8E SEC 14 120.000 AC
W2NE4, NW4SE4

For any questions, please notify
the Assessor's office immediately.
Assessor's telephone#: (208) 983-2742
PARCEL ADDRESS:

Appeals of your property value must
be filed in writing on a form provided
by the County, by:

JUNE 24, 2024

YOUR OFFERER IS
*
C/O COX, MICHAEL
417 SNYDER STREET
RICHLAND WA 99354

COPY

Tax Code Area: 10-0000

ASSESSED VALUE OF YOUR PROPERTY

CATEGORY AND DESCRIPTION	LOTS/ACRES	2022 VALUE	2023 VALUE	CURRENT YEAR'S VALUE
5 DRY GRAZING	35.000 AC	7,019	7,019	7,019
7 FOREST BARE & YIELD	85.000 AC	8,380	8,212	8,115
SUBTOTAL:	120.000	15,399	15,231	15,134
LESS HOMEOWNERS EXEMPTION:				
NET TAXABLE VALUE:		15,399	15,231	15,134

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	*2022 GROSS TAX	*2023 GROSS TAX	PCT CHG	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
STATE					No Response
COUNTY	24.66	18.78	-23	208-983-2751	09/03/2024
#244 BOND				208-983-0990	06/20/2024
#244 SUPPLEMENTAL				208-983-0990	06/20/2024
#244 OTHER	.38	.38		208-983-0990	06/20/2024
COUNTY R & B	1.72	11.16	548	208-983-2751	09/03/2024
SYRINGA HOSP	4.72	4.44	-5	208-983-1700	08/27/2024
TOTAL:	31.48	34.76			

*Additional fees & credits may apply.
Assessment will be paid not later than November

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/7/2025

Water Right 82-10224

Owner Type **Name and Address**
Current Owner BEN ABELL
 PO BOX 274
 KOOSKIA, ID 83539
 (208) 926-4777

Current Owner DORIS ABELL
 PO BOX 274
 KOOSKIA, ID 83539
 (208) 926-4777

Priority Date: 12/31/1956

Basis: Decreed

Status: Active

Source
SPRING

Tributary
SINKS

Beneficial Use	From	To	Diversion Rate	Volume
STOCKWATER	6/01	10/15	0.040 CFS	
DOMESTIC	1/01	12/31	0.040 CFS	
	Total Diversion		0.080 CFS	

Source and Point(s) of Diversion:

SPRING SWNE Sec. 14, Twp 29N, Rge 08E, IDAHO County

Place Of Use:

STOCKWATER within IDAHO 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	
29N	08E	14			X														

DOMESTIC within IDAHO 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	
29N	08E	14			X														

Conditions of Approval:

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

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/7/2025

- 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. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4. PARCEL NO. 29N08E140610 STOCKWATER, 100 CATTLE

Dates and Other Information:

Decreed Date: 7/21/2000
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: NWD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

TO: Sascha Marston, Susan Steed

FROM: Debra Mansfield

DATE: February 7, 2025

RE: Refund: Notice Of Change In Water Right Ownership

MICHAEL CHASE COX submitted a Notice Of Change In Water Right Ownership for water right 82-10224 but he cannot provide a clear chain of title that goes back to the owners of record (Ben and Doris Abell) at this time.

Please issue a refund of \$25.00 to:

MICHAEL COX
417 SNYDER ST
RICHLAND WA 99354-1945

RECEIPT #

C119876

Mansfield, Debra

From: Mansfield, Debra
Sent: Friday, February 7, 2025 8:36 AM
To: Mike Cox
Subject: RE: Regarding your received Notice of Change in Water Right Ownership

Hello Mike,

Because we do not have a full chain of title going back to the owners of record (Ben and Doris Abell) the Department is unable to process your ownership change for water right 82-10224 at this time.

Some options for you to claim the water right would be to find Ben & Doris' next of kin to quitclaim the water right to you. I know you have already investigated this; it may require an attorney or other expert to locate the appropriate party. You could also pursue a quiet title action to claim your right with your current documentation.

At this time, I will be returning your Notice with your submitted attachments, and you will receive a refund of \$25 (under separate cover) from the State Controller's Office.

Please let me know if you have any more questions for the Department regarding this matter.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: Mike Cox <MiCox76@msn.com>
Sent: Tuesday, February 4, 2025 8:28 AM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Subject: Re: Regarding your received Notice of Change in Water Right Ownership

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Thank you so much for helping me.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Tuesday, February 4, 2025 6:26:19 AM
To: Mike Cox <MiCox76@msn.com>
Subject: RE: Regarding your received Notice of Change in Water Right Ownership

Hi Mike,

I wanted to let you know that the county gave me the same information that they provided you with.

I have a meeting tomorrow morning with my Supervisor and our manager. I would like to discuss your ownership change with them to see if I have any room to proceed. I will get back with you when I have more information.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

From: Mike Cox <MiCox76@msn.com>
Sent: Monday, February 3, 2025 12:45 PM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Subject: Re: Regarding your received Notice of Change in Water Right Ownership

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Debra,

I have contacted the county assessors office who switched me to the public records office. They have no record of any water rights for my property. I cannot get any paper work from Ben and Doris Abell since they have been deceased for 25 years now. I have a gift deed from the transfer of the property from my uncle to my dad from 2005, and then a quick claim deed from my dad in sept 2015. I was willed this property from my parents. Which is the deed of distribution I sent you. Im not sure what to do now, since all parties are deceased.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Sent: Friday, January 31, 2025 1:52:12 PM
To: micox76@msn.com <micox76@msn.com>
Subject: Regarding your received Notice of Change in Water Right Ownership

Hello,

Please see the attached letter regarding your received Notice of change in Water Right Ownership for water right 82-10224. Please note, this letter is also being mailed to you via USPS, per Department procedure.

I am unable to receive documentation through this email address. However, any additional documentation may be submitted to: file@idwr.idaho.gov or you may mail the documentation in to our state office at Idaho Water Center, 322 E Front St, Ste 648, Boise, ID 83702.

Please, feel free to reply to this email with any questions you may have regarding your ownership change. You may also reach me at (208)287-4921.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov



IDAHO DEPARTMENT OF
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Governor Brad Little

Director Mathew Weaver

January 31, 2025

MICHAEL CHASE COX
SAMANTHA JOAN COX
417 SNYDER ST
RICHLAND WA 99354-1945

RE: Change in Ownership Water Right No(s): 82-10224

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

During our review of the documentation you submitted we found that we will need further documentation to proceed. The current holders of water right 82-10224 are BEN ABELL and DORIS ABELL. The Department received a Quitclaim Deed and a Deed of Distribution that shows the conveyance of the water right from Jeffrey R York to you. To show the complete chain of title, the Department will need documentation showing the conveyance of the water right from Ben Abell and Doris Abell to Jeffrey R York.

You may obtain this information from the assessor's office in the county where the property is located. Please note, items that are **not** conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)