

RECEIVED

OCT 04 2023

DEPARTMENT OF
WATER RESOURCESSTATE 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.

DE

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
65-21304	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-21302	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Darrell Holbrook
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Seamons Ranch LLC / Seth D. & Lorinda Seamons
New owner(s) as listed on the conveyance document Name connector ☒ and ☒ or

5738 SE 3RD AVE.
Mailing address
208-339-3890
Telephone

New Plymouth ID 83605
City State Zip
LSeamons@hotmail.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: 5/12/2020
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.

SUPPORT DATA

IN FILE # 65-21302

8. Signature: Lorinda Seamons agent/manager 10-4-23
 Signature of new owner/claimant Title, if applicable Date
LORINDA SEAMONS
 Print name
- Signature: Seth D. Seamons
 Signature of new owner/claimant Title, if applicable Date
 Print name

For IDWR Office Use Only:

Received by: KM Date: 10.4.23 Receipt No. C111134 Receipt Amt. \$50-

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 gmk Date 10-23-23



Instrument # 428008
PAYETTE COUNTY
2020-05-13 01:27:47 PM No. of Pages: 3
Recorded for: AMERITITLE - CASCADE
BETTY J DRESSEN Fee: \$15.00
Ex-Officio Recorder Deputy Melody Capener
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

WARRANTY DEED

Order No.: 352226AM

FOR VALUE RECEIVED

Dale J Howell and Brenda S Howell, husband and wife

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

Seamons Ranch, LLC, an Idaho Limited Liability Company

whose current address is:
5738 SE 3rd Ave
New Plymouth, ID 83655

the grantee(s), the following described premises, in Payette 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.

Dated: 5/12/2020

Dale J Howell
Dale J Howell

Brenda S Howell
Brenda S Howell

State of Idaho } ss
County of Payette }

On this 12 day of May, 2020, before me, the undersigned a Notary Public in and for said state, personally appeared Dale J Howell and Brenda S Howell, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Matea Gabola
Notary Public for the State of Idaho
Residing at: Fruitland, ID
Commission Expires: 7/23/2021



County of Payette }
I hereby certify that the foregoing
Instrument is a true and correct copy of the
original as file in this office.
Dated: October 4, 2023
LINDSEY BRATCHER
Clerk of the District Court
Ex-Officio Auditor and Recorder
By: Melody Capener Deputy

EXHIBIT 'A'

File No. 352226AM

A parcel of land situated in a portion of the SE1/4 of Section 24, Township 7 North, Range 4 West, Boise Meridian, Payette County, Idaho and is more particularly described as follows:

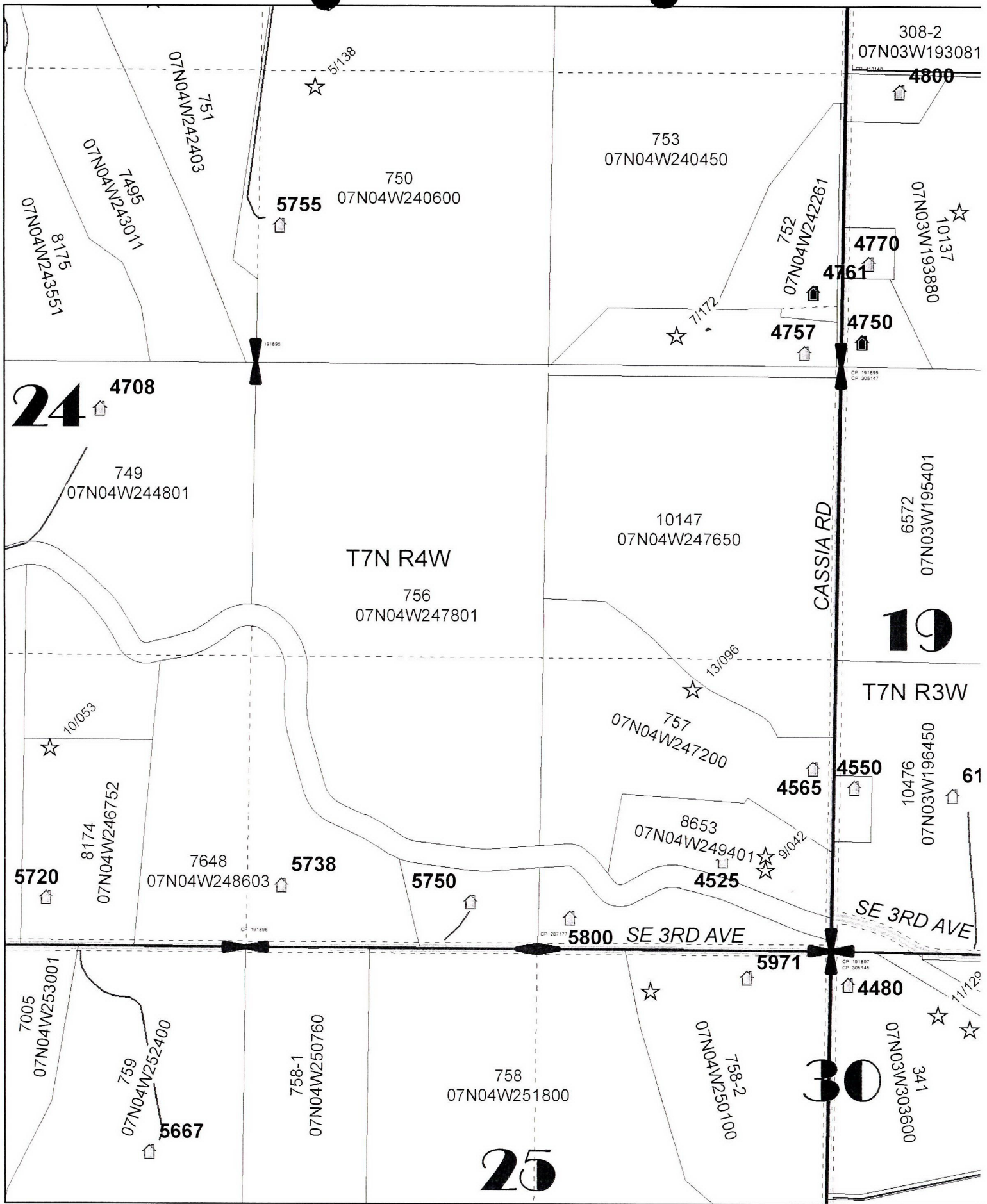
BEGINNING at the northeast corner of said SE1/4, from which the southeast corner of said Section 24 bears S.00°56'18"W., 2653.27 feet; thence along the east boundary of said SE1/4,

- 1) S.00°56'18"W., 50.00 feet; thence along a line 50.00 feet southerly of and parallel with the north boundary of the NE1/4 of the SE1/4 of said Section 24,
- 2) N.89°44'40"W., 1321.31 feet to a point on the east boundary of the W1/2 of the SE1/4; thence along said east boundary,
- 3) S.00°59'22"W., 2129.40 feet to a point on the northerly Right-of-Way of the Farmers Co-Op Canal; thence along said northerly Right-of-Way the following fourteen (14) courses,
 - a. S.86°17'20"W., 40.98 feet; thence,
 - b. S.84°17'14"W., 112.68 feet; thence,
 - c. S.88°52'58"W., 128.47 feet; thence,
 - d. N.83°58'59"W., 244.00 feet to a tangent point of curvature; thence along a curve to the right,
 - e. having an arc length of 119.06 feet, a radius of 265.00 feet, through a central angle of 25°44'33" and a chord bearing of N.71°06'43"W., 118.06 feet to a point of tangency; thence,
 - f. N.58°14'26"W., 131.24 feet; thence,
 - g. N.66°19'33"W., 146.28 feet to a tangent point of curvature; thence along a curve to the right,
 - h. having an arc length of 149.59 feet, a radius of 170.00 feet, through a central angle of 50°25'01" and a chord bearing of N.41°07'02"W., 144.81 feet to a point of tangency; thence,
 - i. N.15°54'32"W., 210.34 feet to a tangent point of curvature; thence along a curve to the right,
 - j. having an arc length of 176.24 feet, a radius of 550.00 feet, through a central angle of 18°21'34" and a chord bearing of N.06°43'45"W., 175.48 feet to a point of tangency; thence,
 - k. N.02°27'02"E., 107.46 feet to a tangent point of curvature; thence along a curve to the left,
 - l. having an arc length of 277.34 feet, a radius of 330.00 feet, through a central angle of 48°09'11" and a chord bearing of N.21°37'34"W., 269.25 feet to a point of tangency; thence,
 - m. N.45°42'09"W., 11.10 feet to a tangent point of curvature; thence along a curve to the left,
 - n. having an arc length of 162.18 feet, a radius of 214.00 feet, through a central angle of 43°25'22" and a chord bearing of N.67°24'50"W., 158.33 feet to a point on the west boundary of the NW1/4 of the SE1/4 of said Section 24; thence along said west boundary,
- 4) N.01°02'32"E., 1098.05 feet to the northwest corner of said NW1/4 of the SE1/4; thence along the north boundary of said NW1/4 of the SE1/4,
- 5) S.89°44'40"E., 1321.26 feet to the northwest corner of said NE1/4 of the SE1/4 of Section 24; thence along the north boundary of said NE1/4 of the SE1/4,
- 6) S.89°44'40"E., 1321.26 feet to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an ingress/egress easement that is situated in a portion of the NE1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 24, Township 7 North, Range 4 West, Boise Meridian, Payette County, Idaho and is more particularly described as follows:

BEGINNING at the northeast corner of the SE1/4 of said Section 24, from which the southeast corner of said Section 24 bears S.00°56'18"W., 2653.27 feet; thence along the north boundary of said NE1/4 of the SE1/4,

- 1) N.89°44'40"W., 1321.26 feet to northeast corner of said NW1/4 of the SE1/4; thence along the north boundary of said NW1/4 of the SE1/4,
- 2) N.89°44'40"W., 30.00 feet; thence along a line 30.00 feet westërly of and parallel with the east boundary of said NW1/4 of the SE1/4,
- 3) S.00°59'22"W., 50.00 feet; thence along a line 50.00 feet southerly of and parallel with said north boundary of the NW1/4 of the SE1/4,
- 4) S.89°44'40"E., 30.00 feet to a point on said east boundary of the NW1/4 of the SE1/4; thence along a line 50.00 feet southerly of and parallel with said north boundary of the NE1/4 of the SE1/4,
- 5) S.89°44'40"E., 1321.31 feet to a point on the east boundary of said NE1/4 of the SE1/4; thence along said east boundary
- 6) N.00°56'18"E., 50.00 feet to the POINT OF BEGINNING.



525 262.5 0 525 Feet



This map was prepared by the Payette County GIS Dept for Assessment purposes only and is not to be considered as a guarantee of the location or dimensions of the parcels represent Payette County is not responsible for any possible inaccuracies

State of Idaho
Department of Water Resources
Attachment to Water Right
65-21304

This map depicts the STOCKWATER place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.

04W



0 0.045 0.09 0.18 Miles

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





5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

**ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT**

File No. 615324 CA/JO

WARRANTY DEED

Instrument # 408968
PAYETTE COUNTY
2017-06-16 02:33:20 PM No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY OF PAYETTE
BETTY J DRESSEN Fee: \$13.00
Ex-Officio Recorder Deputy Melody Capener
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

County of Payette ss
I hereby certify that the foregoing
instrument is a true and correct copy of the
original on file in this office.
Dated October 4, 2023
LINDSEY BRATCHER
Clerk of the District Court
Ex-Officio Auditor and Recorder
By Melody Capener Deputy

For Value Received Thomas M. Honnold, Sr. and Cheryl A. Honnold, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto
Seth D. Seamons and Lorinda G. Seamons, husband and wife

hereinafter referred to as Grantee, whose current address is 5738 SE 3rd ave new plymouth
IN 83655
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 8, 2017

Thomas M. Honnold, Sr.
Thomas M. Honnold, Sr.

Cheryl A. Honnold
Cheryl A. Honnold

State of Idaho, County of Canyon

On this 15 day of June in the year of 2017, before me, the undersigned, a Notary Public in and for
said State, personally appeared Thomas M. Honnold, Sr. and Cheryl A. Honnold known or identified to
me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged
to me that he/she/they executed the same.

Carleen Acree
Residing at: Nampa
Commission Expires: 3/9/2022

CARLEEN ACREE
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

Parcel I:

All that portion of the W1/2 of the SE1/4 of Section 24, Township 7 North, Range 4 West of the Boise-Meridian, Payette County, Idaho lying Southerly of the Farmers Co-operative Irrigation Co. Ltd Canal.

SAVE AND EXCEPT:

Commencing at the SE corner of SW1/4 of the SE1/4 of Sec. 24; thence North along the East line a distance of 24 feet to the True Point of Beginning; thence continuing North along the East line of said SW1/4 of the SE1/4, a distance of 278 feet, more or less, to the South right-of-way line of Farmers Co-operative Irrigation Co's canal; thence West along the said South right-of-way a distance of 607 feet to a 1 inch pipe set 2.5 feet in the ground, making the NW corner of said parcel; thence Southeasterly a distance of 434 feet, more or less to a 1 inch pipe set 2.5 feet in the ground making the SW corner of said parcel, which point is 530 feet West of the True Point of Beginning; thence East 530 feet to the True Point of Beginning.

Parcel II:

A portion of the E1/2 of the SW1/4 of Section 24, Township 7 North, Range 4 West of the Boise-Meridian, Payette County, Idaho, more particularly described as follows:

Beginning at the SE corner of the E1/2 of the SW1/4 of Section 24, Township 7 North, Range 4 West, Boise-Meridian; Thence West along the South boundary of said E1/2 of the SW1/4 a distance of 507 feet; Thence N. 8° W. through the center of an existing pond a distance of 1308 feet, more or less to the South right-of-way line of the Farmers Co-operative Irrigation Co. Ltd Canal; Thence Easterly along the said South right-of-way line to the East boundary of said E1/2 of the SW1/4; Thence South along the East boundary of said E1/2 of the SW1/4 to the Point of Beginning.

420225

When Recorded Mail To:

Hallock & Hallock, a professional corporation
40 West Cache Valley Blvd., Suite 9A
Logan, Utah 84341

Instrument # 420225

STATE OF IDAHO, PAYETTE COUNTY
4-1-2019 01:13:19 PM No. of Pages: 3
Recorded for: HALLOCK & HALLOCK
BETTY J DRESSEN
Ex-Officio Recorder Deputy
Index to: WARRANTY DEED - DEEDS

Melody Capen

Send Tax Notices To:

Seth D. and Lorinda G. Seamons, Trustees
5738 SE 3rd Avenue
New Plymouth, Idaho 83655

WARRANTY DEED

Seth D. Seamons and Lorinda G. Seamons, grantors, of 5738 SE 3rd Avenue, New Plymouth, County of Payette, State of Idaho, do hereby grant, bargain, sell, warrant and convey to **Seth D. Seamons and Lorinda G. Seamons, Trustees of the Seth and Lorinda Seamons Family Living Trust dated May 30, 2017, and any amendments thereto**, grantee, of 5738 SE 3rd Avenue, New Plymouth, County of Payette, State of Idaho, for the sum of ONE DOLLAR, their undivided interest in the following described real estate in Payette County, State of Idaho:

See Exhibit "A" attached hereto.

Together with all improvements, water, water rights, ditches, ditch rights, easements, hereditaments and appurtenances thereto.

Witness in the hands of said grantors this 26 day of March 2019.

Seth D. Seamons

Seth D. Seamons

Lorinda G. Seamons

Lorinda G. Seamons

STATE OF UTAH)

:SS

COUNTY OF CACHE)

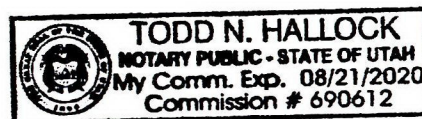
On the 26th day of March 2019, before me, TODD N. HALLOCK, the undersigned Notary, personally appeared Seth D. Seamons, who is personally known to me or who proved to me his identity through documentary evidence to be the person who signed the preceding document in my presence and who swore to me that his signature is voluntary and document truthful.

Todd N. Hallock

Notary Public

Residing at: Logan, Utah

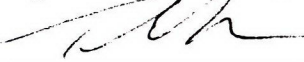
My commission expires: 8/21/2020



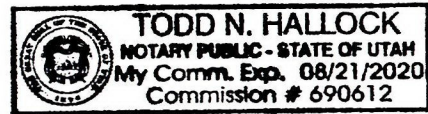
420225

STATE OF UTAH)
 :SS
COUNTY OF CACHE)

On the 26th day of March 2019, before me, Todd N. Hallock
the undersigned Notary, personally appeared Lorinda G. Seamons, who is personally
known to me or who proved to me her identity through documentary evidence to be the
person who signed the preceding document in my presence and who swore to me that her
signature is voluntary and document truthful.



Notary Public
Residing at: Logan, Utah
My commission expires: 8/21/2020



County of Payette
I hereby certify that the foregoing
document is a true and correct copy of the
original on file in this office.
Dated October 4, 2023
LINDSEY BRATCHER
Clerk of the District Court
Ex-Officio Auditor and Recorder
By Melody Caplan Deputy

EXHIBIT "A"

Parcel 1:

All that portion of the W1/2 of the SE1/4 of Section 24, Township 7 North, Range 4 West of the Boise-Meridian, Payette County, Idaho lying Southerly of the Farmers Co-operative Irrigation Co. Ltd. Canal.

SAVE AND EXCEPT:

Commencing at the SE corner of SW1/4 of the SE1/4 of Sec. 24; thence North along the East line a distance of 24 feet to the True Point of Beginning; thence continuing North along the East line of said SW1/4 of the SE1/4, a distance of 278 feet, more or less, to the South right-of-way line of Farmers Co-operative Irrigation Co's canal; thence West along the said South right-of-way a distance of 607 feet to a 1 inch pipe set 2.5 feet in the ground, making the NW corner of said parcel; thence Southeasterly a distance of 434 feet, more or less to a 1 inch pipe set 2.5 feet in the ground making the SW corner of said parcel, which point is 530 feet West of the True Point of Beginning; thence East 530 feet to the True Point of Beginning.

Parcel II:

A portion of the E1/2 of the SW1/4 of Section 24, Township 7 North, Range 4 West of the Boise-Meridian, Payette County, Idaho, more particularly described as follows:

Beginning at the SE corner of the E1/2 of the SW1/4 of Section 24, Township 7 North, Range 4 West, Boise-Meridian; thence West along the South boundary of said E1/2 of the SW1/4 a distance of 507 feet; thence N. 8° W. through the center of an existing pond a distance of 1308 feet, more or less to the South right-of-way line of the Farmer's Co-operative Irrigation Co. Ltd Canal; thence Easterly along the said South right-of-way line to the East boundary of said E1/2 of the SW1/4; thence South along the East boundary of said E1/2 of the SW1/4 to the Point of Beginning.

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA)
) PARTIAL DECREE PURSUANT TO
) I.R.C.P. 54(b) FOR
Case No. 39576)
) Water Right 65-21302

NAME AND ADDRESS: DARRELL D HOLBROOK
LINDA K HOLBROOK
4565 CASSIA RD
NEW PLYMOUTH, ID 83655

SOURCE: GROUNDWATER

QUANTITY: 0.08 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
GALLONS PER DAY.

PRIORITY DATE: 10/19/1977

POINT OF DIVERSION: T07N R04W S24 SWSWSE Within Payette County

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	Stockwater	01-01 TO 12-31	0.04 CFS
	Domestic 1 HOME	01-01 TO 12-31	0.04 CFS

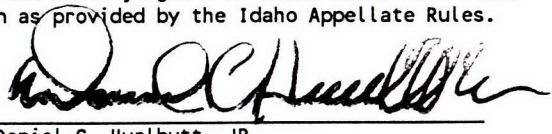
PLACE OF USE: Domestic Within Payette County
T07N R04W S24 SWSE
Stockwater Same as Other Use

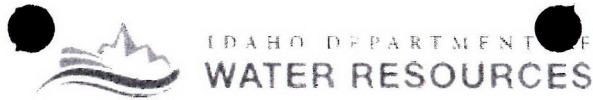
OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.


Daniel C. Hurlbutt, JR.
Presiding Judge
Snake River Basin Adjudication



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: ldwrinfo@ldwr.idaho.gov • Website: ldwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

October 23, 2023

SEAMONS RANCH LLC
SETH & LORINDA SEAMONS FAMILY LIVING TRUST
5738 SE 3RD AVE
NEW PLYMOUTH ID 83655-5435

Re: Change in Ownership for Water Right No(s): 65-18760, 65-21302, 65-21304 & 65-23254

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Water District No. 65