

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 03 2023

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Department of Water Resources
Eastern Region

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?
34-50-D <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-52-B <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<u>34-52B</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>34-14934</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Jodee Ramsey
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Mark and Paige Telford
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- PO Box 511 Arco ID 83213
Mailing address City State Zip
208-431-5956 mptelford@gmail.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: 12/05/2022
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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):
☐ \$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.

SUPPORT DATA

IN FILE # 34-5010

8. Signature: Mark Telford Title, if applicable: _____ Date: 02/28/2023
Signature of new owner/claimant
Mark Telford
Print name
- Signature: Paige Telford Title, if applicable: _____ Date: 2/28/2023
Signature of new owner/claimant
Paige Telford
Print name

Received by JB Date 3/3/2023 Receipt No. E048943 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 JB Processed by JB Date 2/21/2024

Amended completed ownership change. See Revised agreement pg. 2.

On September 29, 2022, a Purchase and Sale Agreement for Land between Mark S. Telford and Paige W. Telford (Purchaser) and JoDee Ramsey (Seller) was agreed upon and signed. Contained in the Purchase and Sale Agreement was a provision that JoDee Ramsey would retain 6.49 acres as well as 500 inches of storage water.

Since the signing of that document, the land has been closed, and paid in full.

JoDee Ramsey has decided to decline the retainment of the 500 inches of storage water. Therefore, the total storage water in the amount of 3,335 inches will be transferred to Mark and Paige Telford.

JoDee Ramsey will instead take 3.5 inches of IDWR right #34-52B. Mark and Paige Telford agree to transfer these 3.5 inches from that above mentioned water right.

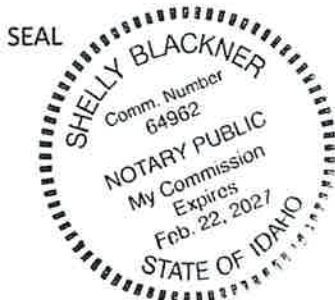
In signing this document, all parties agree that:

- the remaining water rights, 34-52B and 34-50D will be transferred to the purchaser's property
- the total 3,335 inches of BLRID storage water will be assigned to Mark and Paige Telford
- this transaction satisfies JoDee Ramsey's need to have water for her retained acreage

ON THIS 6th day of February, 2024, before me, the undersigned, a notary public in and for said State, personally appeared the parties involved.

JoDee Ramsey
Mark Telford
Paige Telford

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Shelly Blackner
Notary Public residing in Butte County
Commission expires: 2-22-2027

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

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
168 West Pacific Street/PO Box 868
Blackfoot, ID 83221

BUTTE COUNTY
Recorded for:
Flying S Title and Escrow - BI
03:58:58 PM 12-05-2022
0000-060788
No. Pages: 3 Fee: \$15.00
SHELLY SHAFFER
County Clerk
Deputy: KG

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1069307-B (tr)**

Date: **December 2, 2022**

For Value Received, **JoDee Ramsey, a single woman**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mark S. Telford and Paige W. Telford, husband and wife**, hereinafter called the Grantee, whose current address is **P.O. Box 511, Arco, ID 83213**, the following described premises, situated in **Butte County, Idaho**, to-wit:

Parcel 1

Part of Government Lot 3 and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 4 North, Range 26 East of the Boise Meridian, Butte County, Idaho, more particularly described as:

Commencing at the Northwest (NW) corner of Section 3, from which the North $\frac{1}{4}$ corner of said section bears N89°48'38" E., 2620.99 feet;

Thence S00°07'14" W., 568.31 feet along the West line of said Section 3 to the POINT OF BEGINNING;

Thence S88°55'07" E., 682.67 feet to a calculated point being the approximate centerline of James Creek;

Thence along the approximate centerline of James Creek for the following courses:

Thence S04°27'00" W., 79.25 feet;

Thence S15°16'30" E., 73.60 feet;

Thence S38°57'38" E., 201.72 feet;

Thence S31°38'16" E., 201.36 feet;

Thence S15°39'51" E., 166.58 feet;

Thence S01°55'36" E., 171.03 feet;

Thence S18°55'05" E., 687.23 feet;

Thence S35°45'53" E., 155.70 feet;

Thence S52°40'50" E., 140.29 feet;

thence S61°54'43" E., 149.19 feet;

Thence S23°07'37" E., 116.71 feet;

Thence S13°49'06" E., 355.89 feet;

Thence S36°37'05" E., 346.63 feet;

Thence S68°33'40" E., 332.79 feet;

Thence S55°23'07" E., 187.99 feet;

Thence S36°17'30" E., 506.64 feet to the intersection with the East boundary of the SW $\frac{1}{4}$ of Section 3, said point being approximately on centerline of James Creek;

Thence along the East boundary of the SW $\frac{1}{4}$ of said Section 3 S00°14'38" E., 129.97 feet to a point within James Creek;

Thence leaving approximate centerline of James Creek N89°54'34" W., 2637.38 feet to a point on the West line of said Section 3;

Thence N00°16'42" W., 1138.49 feet along the West line of said Section 3 to the West 1/4 corner of said Section 3;
Thence N00°07'14" E., 2109.50 feet along the West line of said Section 3 to the POINT OF BEGINNING.

Parcel 2

Together with the following centerline of a 20.00-foot-wide ingress/egress easement said centerline being described as follows:

Commencing at the Northwest corner of Section 3, from which the North 1/4 corner of said section bears N89°48'38" E., 2620.99 feet;

Thence N89°48'38" E., 685.37 feet along the North line of Section 3 to the POINT OF BEGINNING;

Thence S00°09'22" W., 111.00 feet;

Thence S08°09'37" W., 210.88 feet;

Thence S21°13'09" W., 92.15 feet;

Thence S16°41'42" W., 92.43 feet;

Thence S11°06'14" W., 39.86 feet;

Thence S02°45'41" W., 48.64 feet to the POINT OF TERMINUS.

Parcel 3

Also together with the following ingress/egress easement being described as follows:
BEGINNING at the Northwest corner of Section 3, from which the North 1/4 corner of said section bears N89°48'38" E., 2620.99 feet;

Thence N89°48'38" E., 18.00 feet;

Thence S00°07'13" W., 568.71 feet;

Thence N88°55'07" W., 18.00 feet;

Thence N00°07'14" E., 568.31 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: 10/12/2022

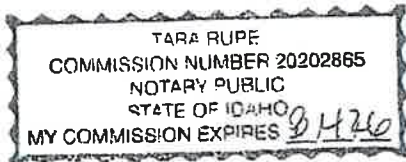
Warranty Deed
- continued

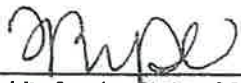
File No.: 1069307-B (tr)


JoDee Ramsey

STATE OF Idaho)
COUNTY OF Bingham)
SS.

On this **Second day of December, 2022**, before me, a Notary Public in and for said State, personally appeared **JoDee Ramsey**, 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 the same.




Notary Public for the State of Idaho
Residing at: Blackfoot, ID
My Commission Expires: 08/04/2026

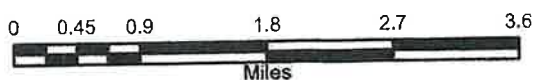
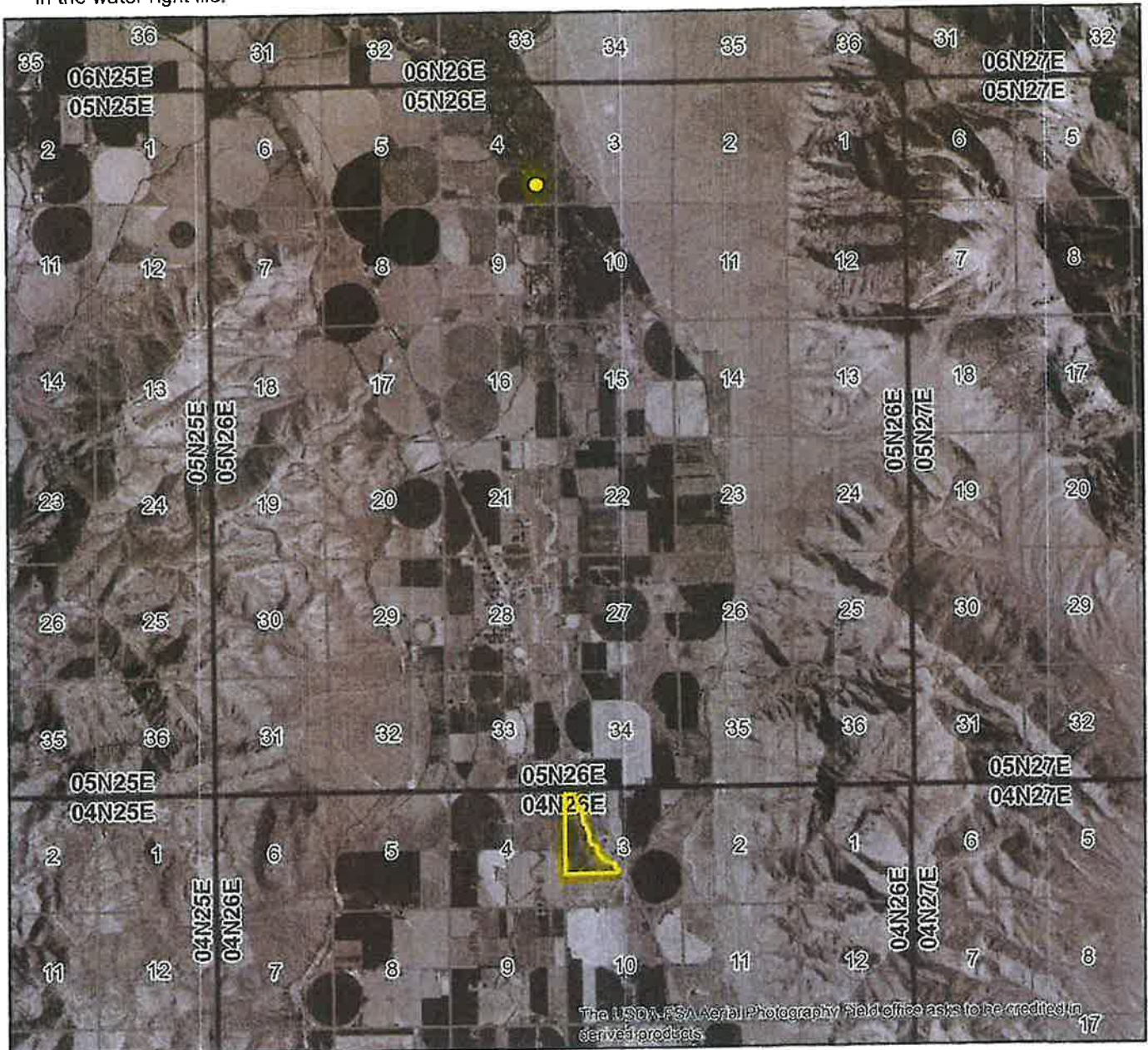
State of Idaho
Department of Water Resources

Water Right

34-50D and 34-52-B

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

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



PURCHASE AND SALE AGREEMENT

FOR LAND

BETWEEN

Mark S. and Paige W. Telford

(Purchaser)

AND

JoDee Ramsey

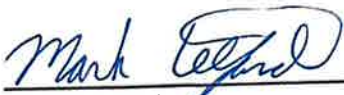
(Seller)

- Land to be purchased is approximately 112 acres
- Purchase Price to be: \$350,000
- All water rights are included in this purchase (34-50-D and 34-52-B) and storage right out of Mackay Reservoir
- Seller intends to retain 6.49 acres property.
- Seller intends to retain 500 inches of storage water
- Seller will update paperwork with Big Lost River Irrigation District to show the 500 inches being retained.
- Seller will obtain a survey of the property not included in this sale. Seller will provide an updated legal description of the property excluding the retained property to be used with this sale.
- An easement to access the property will be given prior to the close of this property
- The 2 decreed rights and the balance of the storage water will be transferred to Purchaser.

Other Agreements:

- Both parties agree to use First American Title Company in Blackfoot to close on the property.
- Closing costs will be split 50/50 upon signing
- The property will close as soon as possible, with the payment of closing costs at the time of closing.
- The property will be paid for as follows: 1 payment of \$175,000 due to seller January 1, 2023 and the final payment due January 1, 2024. First American Title will administer the escrow payments at the expense of the purchaser.

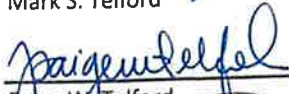
The terms of this agreement have been accepted by both parties:



Mark S. Telford

9-29-2022

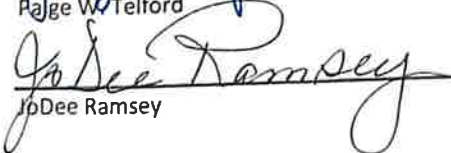
Date:



Paige W. Telford

9-29-2022

Date:



JoDee Ramsey

9-29-2022

Date:



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

February 21, 2024

MARK TELFORD
PAIGE TELFORD
PO BOX 511
ARCO ID 83213-0511

Re: Change in Water Right Ownership: 34-50D (No Split), 34-52 B (Split into 34-52 B and 34-14934),

Dear Water Right Holder(s):

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

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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 Bailly
Technical Records Specialist 1

Enclosure(s)

cc: JODEE RAMSEY
WATER DISTRICT 34



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

December 6, 2023

MARK TELFORD
PAGE TELFORD
PO BOX 511
ARCO ID 83213

RE: Change in Ownership Water Right No. 34-50D, 34-52B

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership. It has come to our attention that an ownership change completed on March 8, 2023, was processed in error. The department has reversed the ownership change in order to request additional evidence of ownership and/or filing fees.

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

**** **Evidence of Ownership:** Please review the map attached it appears you only purchased a portion of the place of use of the water right. The department was made aware of the error and has reviewed the information finding that the previous owner retained approx. 3.5 acres of the water right. Please review the information and submit an additional \$150.00 in order for the department to split the water right (filing fee for an ownership change resulting a split is \$100.00 per water right 2 X 100 = \$200.00, the department received \$50.00 with the original application) or submit additional evidence of ownership indicating you own the entire place of use of the water right.

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

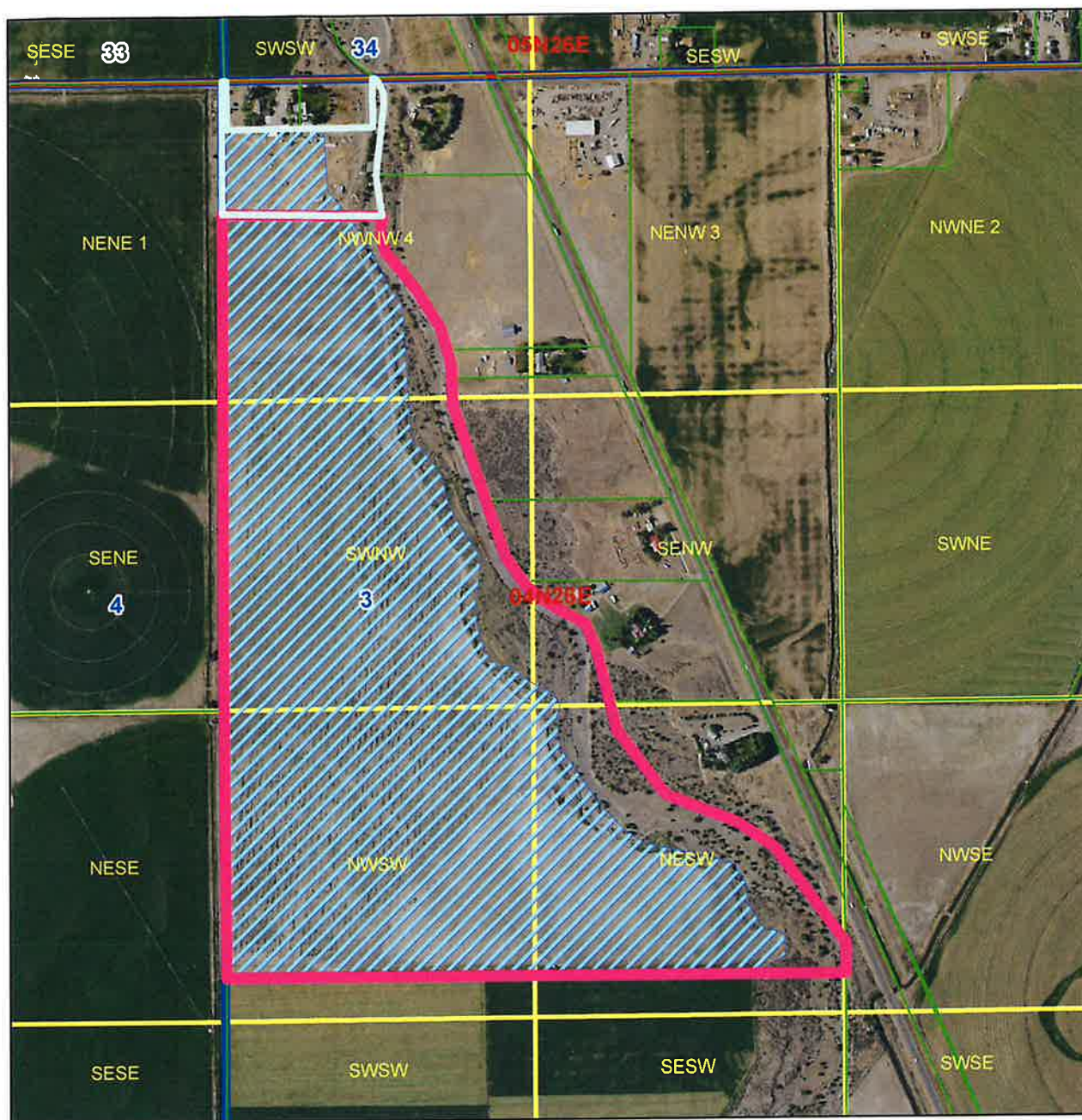
Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Bailly
Technical Records Specialist

Idaho Department of Water Resources



Legend

-  Jodee Ramsey retained property
-  Mark and Paige Telford
-  POU 34-50D, 34-52B
-  Parcels
-  Township/Range
-  Sections
-  QQ