

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 05 2024

Department 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?
25-14523	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: Stanley Max Cooper Trust

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Deborah Hill 50% & Jana Lynn Hilde 50%

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or

Mailing address

City

State

Zip

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: _____

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: Deborah Hill

Signature of new owner/claimant

Title, if applicable

Date

Print name

- Signature: Jana Lynn Hilde

Signature of new owner/claimant

Title, if applicable

Date

Print name

Received by M. Feltis

Date

3-7-24

For IDWR Office Use Only:

Receipt No.

E049862

Receipt Amt.

125.00Active 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 JBProcessed by JBDate 3/7/2024



Holden Kidwell
Hahn & Crapo P.L.L.C.
L A W O F F I C E S

Established in 1896

1000 Riverwalk Drive, Suite 200
PO Box 50130
Idaho Falls, Idaho 83405
Tel: (208) 523-0620
Fax: (208) 523-9518
www.holdenlegal.com
rfarnam@holdenlegal.com

February 5, 2024

Deborah Mae Hill
12119 N. Ferguson Road
Idaho Falls, ID 83401

Jana Lynn Hilde
11801 N. Ferguson Road
Idaho Falls, ID 83401

Dear Deborah and Jana:

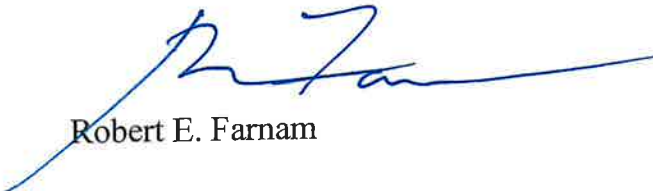
As I believe Betty has discussed with you, she has chosen to deed each of you a one-half interest in the Valley Farm, including the water rights and irrigation equipment. Enclosed for each of you is a copy of your deed which has been recorded.

As I mentioned, the deed includes the water rights related to the Valley Farm. Apparently, the water rights situation is complicated at this point involving three different entities, in a relationship of which is complex. They are: Progressive Irrigation Company, Enterprise Irrigation Company, and Willow Creek Right which is owned by the Water Resources Board.

I would strongly recommend you contact these companies to ascertain what documentation needs to be signed for Betty to transfer the water rights one-half to each of you. I anticipate Betty will need to sign documentation on this but believe this could be handled by mail while she is gone for the winter.

If you have any questions on this, please let me know.

Very truly yours,



Robert E. Farnam

Enclosure

c: Betty Cooper

G:\WPDATA\REF\17887 Cooper Estate\Deborah and Jana.ltr.2024-02-05.wpd:

PLEASE RETURN TO:

Robert E. Farnam, Esq.
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.
P.O. Box 50130
Idaho Falls, Idaho 83405

Instrument # 1761091

Bonneville County, Idaho Falls, Idaho

01/23/2024 12:16:44 PM No. of Pages: 4

Recorded for: HOLDEN, KIDWELL, HAHN & CRAPO, PLLC

Penny Manning Fee: \$15.00

Ex-Officio Recorder Deputy Rupchurch

Index to: DEED OF DISTRIBUTION

This area for Recorder's use only.

DEED OF DISTRIBUTION

THIS DEED is made this 23rd day of January, 2024, by and between **Betty Mae Cooper, trustee of the Stanley Max Cooper Testamentary Family Trust**, Grantor, and Deborah Mae Hill, a single woman as her sole and separate property, whose mailing address is 12119 North Ferguson Road, Idaho Falls, Idaho 83401, Grantee. The Estate of Stanley Max Cooper is being probated in Magistrate's Division for the 7th District Court of Bonneville County, Case NO. CV-14-4761.

WHEREAS, Betty Mae Cooper as trustee of the Stanley Max Cooper Testamentary Family Trust, Grantor, is the duly appointed and acting trustee of the Stanley Max Cooper Testamentary Family Trust; and

WHEREAS, Deborah Mae Hill, Grantee, is entitled to receive distribution of the property hereafter described in this deed pursuant to the provisions of the Idaho Uniform Probate Code;

NOW, THEREFORE, WITNESSETH, that the Grantor, for a valuable consideration, and for the purpose of distributing certain real property from the Estate of Stanley Max Cooper, deceased, does by these presents hereby distribute, grant, bargain, sell, convey, and confirm unto the Grantee, and to his heirs and assigns forever, a one half undivided interest in that certain parcel of land, situate, lying and being in Bonneville County, Idaho, and more particularly described as follows:

The East one-half of the Southwest Quarter (E1/2SW1/4) of Section Eleven (11), Township Three (3) North, Range Thirty-Nine (39) East of the Boise Meridian.

Also all of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Eleven (11), Township Three (3) North, Range Thirty-nine (39) East of the Boise Meridian, excepting therefrom the following described tracts, to-wit:

Tract 1:

Commencing at a point 216.0 feet East of the West Quarter Corner of Section Eleven (11), Township Three (3) North, Range Thirty-nine (39) East Boise Meridian, being a point of beginning; running thence East 729.0 feet; thence South 50°30' West 449.2 feet; thence along a curve 2° to the right and having a

radius of 2832.0 feet, a distance of 702.0 feet; thence North 427.0 feet; thence East 190.0 feet; thence North 215.0 feet to the point of beginning.

Tract 2:

Commencing at the Northwest Corner of the Southwest Quarter (SW1/4) of Section Eleven (11), Township Three (3) North, Range Thirty-nine (39) East Boise Meridian, running thence East 13 rods, thence South 13 rods, thence West 13 rods, thence North 13 rods to the place of beginning.

Tract 3:

Beginning at a point that is N00°10'19"W along the Center Section line 1421.77 feet from the South Quarter Corner of Section 11, Township 3 North, Range 39 East of the Boise Meridian, Bonneville County, Idaho; running thence N86°19'52"W 157.12 feet; thence N02°19'18"E 267.35 feet; thence N58°08'30"E 170.56 feet to said Center Section line; thence S00°10'19"E 367.21 feet to the point of beginning.

RESERVING UNTO THE GRANTOR a 10' easement on both sides of an irrigation ditch which runs along or near the East line of the above described property for the operation, repair and maintenance of said irrigation ditch.

Tract 4:

Beginning at a point that is N00°10'19"W along that North-South Center Section line 1369.54 feet from the South Quarter Corner of Section 11, Township 3 North, Range 39 East of the Boise Meridian; thence N00°10'19"W along said North-South Center Section line 52.23 feet; thence N86°19'52"W 157.12 feet; thence N02°19'18"E 267.35 feet; thence N58°08'30"E 170.56 feet to said North-South Center Section line; thence N00°10'19"W along said North-South Center Section line 198.61 feet; thence S72°15'02"W 310.48 feet; thence S19°11'46"E 130.31 feet; thence S62°53'49"W 291.98 feet; thence S08°25'36"E 75.34 feet; thence S54°40'22"E 311.67 feet; thence S87°07'00"E 249.63 feet to the Point of Beginning.

Tract 5:

Beginning at a point that is S.00°01'39"W. along the Section line 66.39 feet and N.89°49'26"E. 989.08 feet from the West 1/4 Corner of Section 11, Township 3 North, Range 39 East of the Boise Meridian, said point being on the South Right-of-Way line of the old Roosevelt Highway; running thence N.50°31'00"E. along said South Right-of-Way line 100.00 feet; thence S.39°29'00"E. 100.87 feet; thence S.60°32'08"E. 130.33 feet; thence S.12°40'58"E. 112.79 feet; thence S.74°58'12"W. 221.10 feet to a point that is an extension of the centerline of an existing ditch; thence N.07°08'36"W. along said centerline 196.85 feet; thence N.39°29'00"W. 65.33 feet to the POINT OF BEGINNING.

SUBJECT TO: A 15 foot wide easement for ingress and egress the centerline of which is described as follows:

Beginning at a point that is S.00°01'39"W. along the Section line 22.22 feet and S.89°54'33"E. 1036.98 feet from the West 1/4 Corner of Section 11, Township 3 North, Range 39 East of the Boise Meridian, said point being on the South Right-of-Way line of the old Roosevelt Highway; running thence S.49°53'10"E. 32.28 feet; thence S.55°03'25"E. 25.04 feet; thence S.60°32'08"E. 188.23 feet to the end of said easement.

ALSO SUBJECT TO: existing easements of record.

Tract 6:

A parcel of land situated in SW4 Section 11, T. 3N., R. 39E., B. M., Bonneville County, Idaho more particularly described as follows:

Commencing at the West Quarter corner of Section 11, T. 3N., R.39E. ,B.M., (CP&F Instrument No. 1179479); thence S.0°01'39"W. (of record as S.0°01'00"W.), 214.23 feet, along the West boundary of Section 11, to the POINT OF BEGINNING; continuing S.0°01'39"W., 57.00 feet, along said West boundary; thence N.61°40'09"E. (of record as N.61°40'13"E.), 28.41 feet, along the existing Northerly Right of Way of US-26, to the existing Easterly Right of Way of a county road; continuing N.61°40'09"E., 91.60 feet, along said Northerly Right of Way; thence N.89°58'21"W., 80.61 feet, to said Easterly Right of Way; continuing N.89°58'21"W., 25.00 feet, to the POINT OF BEGINNING.

SUBJECT TO a portion of the above described property constituting a roadway for Bonneville County, Idaho, parcel number RP03N39E110574.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT to all real property taxes and assessments, all existing patent reservations, easements, rights of way, protective covenants and other matters of record, all applicable zoning ordinances, building codes, laws and regulations, and all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property.

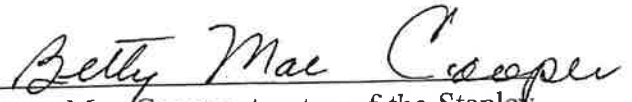
TOGETHER with all irrigation equipment located thereon including but not limited to three irrigation pivots and pump.

ALSO TOGETHER with all water rights pertinent thereto including but not limited to all water rights in Progressive Irrigation Company and Enterprise Irrigation Company and the Willow Creek right which is owned by the Water Resources Board.

This conveyance is subject to an existing lease on said property with Jason Ferguson dated the 17th day of January, 2024.

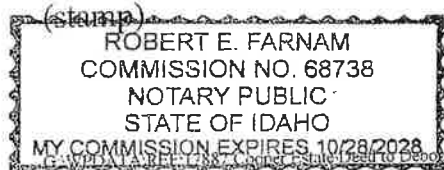
TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the Grantee, and to his heirs and assigns forever.

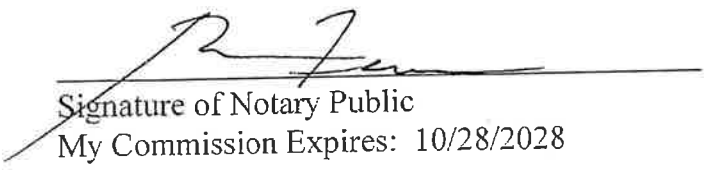
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.


Betty Mae Cooper, trustee of the Stanley
Max Cooper Testamentary Family Trust

STATE OF IDAHO)
)ss.
County of Bonneville)

This record was acknowledged before me on the 23rd day of January, 2024, by Betty Mae Cooper, as trustee of the Stanley Max Cooper Testamentary Family Trust.




Signature of Notary Public
My Commission Expires: 10/28/2028

PLEASE RETURN TO:

Robert E. Farnam, Esq.
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.
P.O. Box 50130
Idaho Falls, Idaho 83405

Instrument # 1761086

Bonneville County, Idaho Falls, Idaho

01/23/2024 11:34:36 AM No. of Pages: 4

Recorded for: HOLDEN, KIDWELL, HAHN & CRAPO, PLLC

Penny Manning Fee: \$15.00

Ex-Office Recorder Deputy Rupeshurch

Index to: DEED OF DISTRIBUTION

Bonneville County, Idaho Falls, Idaho
02/01/2024 02:07:00 PM No. of Pages: 4
Recorded for: HOLDEN, KIDWELL, HAHN & CRAPO, PLLC
Penny Manning Fee: \$15.00
Ex-Office Recorder Deputy Rupeshurch
Index to: DEED OF DISTRIBUTION

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DEED OF DISTRIBUTION

Re-recorded to correct name of Grantee

THIS DEED is made this 23rd day of January, 2024, by and between **Betty Mae Cooper, trustee of the Stanley Max Cooper Testamentary Family Trust**, Grantor, and Jana Lynn Hilde, a married woman as her sole and separate property, whose mailing address is 12119 North Ferguson Road, Idaho Falls, Idaho 83401, Grantee. The Estate of Stanley Max Cooper is being probated in Magistrate's Division for the 7th District Court of Bonneville County, Case NO. CV-14-4761.

WHEREAS, Betty Mae Cooper as trustee of the Stanley Max Cooper Testamentary Family Trust, Grantor, is the duly appointed and acting trustee of the Stanley Max Cooper Testamentary Family Trust; and

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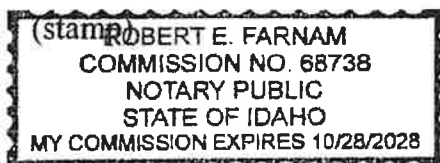
TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the Grantee, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Betty Mae Cooper
Betty Mae Cooper, trustee of the Stanley
Max Cooper Testamentary Family Trust

STATE OF IDAHO)
)ss.
County of Bonneville)

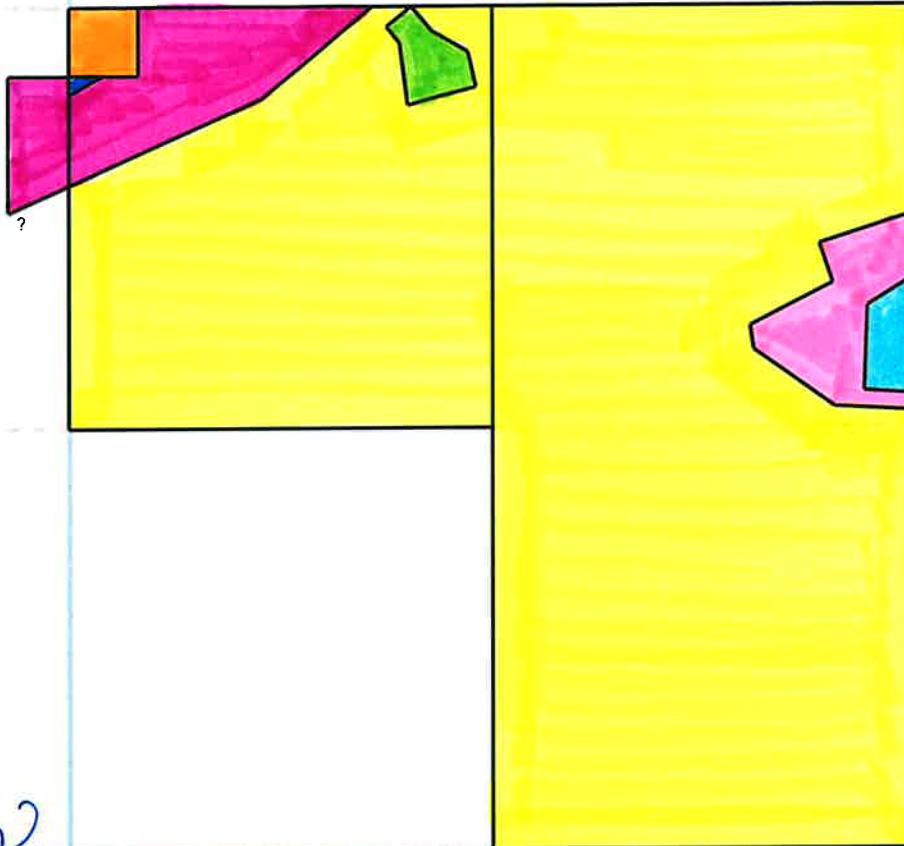
This record was acknowledged before me on the 23rd day of January, 2024, by Betty Mae Cooper, as trustee of the Stanley Max Cooper Testamentary Family Trust.



[Signature]
Signature of Notary Public
My Commission Expires: 10/28/2028

G:\WPDATA\REF\17887 Cooper Estate\Deed to Jana Hilde 2024 v03.wpd

1761091 Stanley Max Cooper Testamentary
Family Trust to Deborah Mae Hill
176703 Stanley Max Cooper Testamentary
Family Trust to Jana Lynn Hilde



exceptions

Tract 1 Tract 4

Tract 2 Tract 5

Tract 3 Tract 6

25-14523 Jana Lynn Hilde & Deborah Hill

3/7/2024

Scale: 1 inch= 600 feet

File: Hilde, Jan.ndp

undivided 50% interest

Tract 1: 3.6377 Acres (158458 Sq. Feet), Closure: s67.3005w 0.01 ft. (1/242648), Perimeter=2215 ft.
Tract 2: 1.0676 Acres (46503 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/201228), Perimeter=927 ft.
Tract 3: 1.0938 Acres (47645 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/624205), Perimeter=962 ft.
Tract 4: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.
Tract 5: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 6: 8.5944 Acres (374372 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3091 ft.
Tract 7: 1.0563 Acres (46010 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=858 ft.
Tract 8: 0.0691 Acres (3010 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/82057), Perimeter=283 ft.



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

March 07, 2024

JANA LYNN HILDE
11801 N FERGUSON RD
IDAHO FALLS ID 83401-5323

DEBORAH MAE HILL
11801 N FERGUSON RD
IDAHO FALLS ID 83401-5323

Re: Change in Ownership for Water Right No(s): 25-14523

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: WATER DISTRICT 01