

MAR 20 2024

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. 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?
29-10644 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-8243 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-4260 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Christian and Kara Yost

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Brandon Hepworth and Mindee Hepworth

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or8435 N Parks RdPocatello

ID

83201

Mailing address

City

State

Zip

208-317-2460mxhans38@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: July 2023
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: *Brandon Hepworth* Title, if applicable: _____ Date: 3/20/2024

Signature of new owner/claimant

Print name

- Signature: _____ Title, if applicable: _____ Date: _____

Signature of new owner/claimant

Print name

For IDWR Office Use Only:

Received by M. Jettis Date 3-20-24 Receipt No. E049888 Receipt Amt. 75.00

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 3/22/2024



135 N. Arthur Ave.
Pocatello, ID 83204

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

File No. 834426 SK/MH

Instrument # 22307576
Bannock County, Pocatello, Idaho
07/27/2023 10:21:05 AM No. of Pages: 3
Recorded for: PIONEER TITLE POCATELLO
Jason C. Dixon Fee: \$15.00
Deputy kpovey
Electronically Recorded

WARRANTY DEED

For Value Received

Christian C. Yost and Kara D. Yost, who acquired title as Christian Carter Yost and Kara Lynne Yost,
husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Mindee Hepworth and Brandon Hepworth, wife and husband

hereinafter referred to as Grantee, whose current address is

8435 N. Parks Rd. Pocatello, ID 83201

The following described premises, to-wit:

LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

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), that 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.

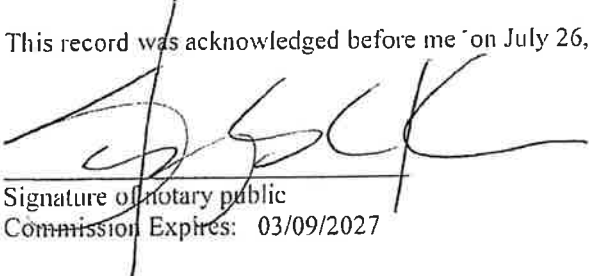
Dated: July 26, 2023


Christian C. Yost


Kara L. Yost

State of IDAHO, County of BANNOCK

This record was acknowledged before me on July 26, 2023 by Christian C. Yost and Kara L. Yost.


Signature of notary public
Commission Expires: 03/09/2027

STACY M KONO
COMMISSION #27466
NOTARY PUBLIC
STATE OF IDAHO



PioneerTitleCo.
GOING BEYOND

135 N. Arthur Ave.
Pocatello, ID 83204

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Dated: July 26, 2023

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State of IDAHO, County of BANNOCK

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Signature of notary public
Commission Expires: 03/09/2027



EXHIBIT A

Parcel I:

A tract of land in the Northwest Quarter Southwest Quarter of Section 20, Township 6 South, Range 35 East, Boise Meridian, Bannock County, Idaho, more particularly described as follows:

Beginning at the West quarter corner of Section 20, Township 6 South, Range 35 East, Boise Meridian, Bannock County, Idaho, thence

South 0°04' East 376.50 feet along the West line of said Section 20 to the true point of beginning;

thence North 89°50' East 470.42 feet;

thence South 0°04' East 210.0 feet;

thence North 89°50' East 245.0 feet, more or less, to the Westerly right of way line of Parks Road;

thence South 65°33' West 272.50 feet;

thence North 75°30' West 475.0 feet, more or less, to a point on the West line of said Section 20;

thence North 0°04' West, 194.32 feet, more or less, along the West line of Section 20 to the true point of beginning.

Parcel II:

A tract of land in the Northwest Quarter Southwest Quarter of Section 20, Township 6 South, Range 35 East, Boise Meridian, Bannock County, Idaho, more particularly described as follows:

Beginning at a point on the West line of said Section 20, South 0°04' East 376.50 feet from the West Quarter corner of said Section;

thence North 89°50' East 470.42 feet to the true point of beginning;

thence continuing North 89°50' East 170.0 feet, more or less, to the Westerly right of way line of Parks Road;

thence South 18°27' East 213.37 feet, along said right of way line;

thence South 89°50' West 245.0 feet;

thence North 0°04' West 210.0 feet, more or less, to the true point of beginning.

Parcel III:

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 35 East, Boise Meridian, Bannock County, Idaho, the same being a portion of the lands owned by Christian Yost and described in Quitclaim deed instrument 764176 of the official records of Bannock County, Idaho, and more particularly described as follows:

Commencing at the West quarter corner of Section 20, Township 6 South, Range 35 East, Boise Meridian, the same being marked by a Bannock County brass cap Monument as described in the corner perpetuation and filing record instrument number 650978 of the official records of Bannock County, Idaho, and being North 00°05'11" East 2659.01 feet from the Southwest corner of said Section 20; thence South 00°05'00" West along the west line of said Section 20 for a distance of 570.76 feet to a found ½" rebar with no cap set at a fence corner, the same being on the westerly boundary line of the afore said lands, the TRUE POINT OF BEGINNING;

thence along said fence line through said lands for the following two calls:

(1) South 75°26'19" East for a distance of 471.75 feet to a found ½" rebar with no cap set at a fence angle point;



(2) thence North $65^{\circ}31'08''$ East for a distance of 275.29 feet to a point on the westerly right-of-way line of Parks Road;

thence South $18^{\circ}16'26''$ East along said right-of-way line for a distance of 11.13 feet;

thence South $30^{\circ}16'26''$ East along said right-of-way line for a distance of 0.50 feet to a $5/8''$ rebar with cap tagged "GVS LS 9169" set at the Southeast corner of said lands;

thence along the southerly boundary lines of said lands for the following two calls:

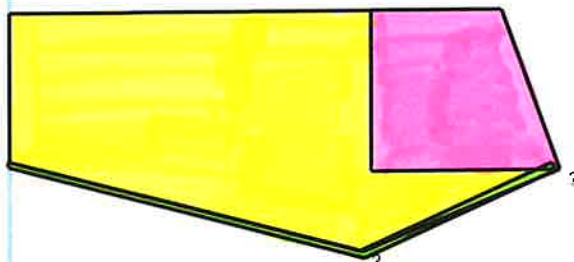
(1) South $65^{\circ}42'00''$ West for a distance of 272.50 feet;

(2) thence North $75^{\circ}21'00''$ West for a distance of 478.08 feet to a point on the westerly line of said Section 20, the same being the westerly boundary of said lands;

thence North $00^{\circ}05'00''$ East along said boundary line for a distance of 6.76 feet to the TRUE POINT OF BEGINNING.

Forrest Rye
Glen Austin

22307575 Christian + Kara Yost to Brandon + Mindie Hepworth



Parcel I

Parcel II

Parcel III

3/20/2024

Scale: 1 inch= 250 feet

File: 29-4260, 29-8243, 29-10644

Tract 1: 3.0440 Acres (132596 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1871 ft.

Tract 2: 1.0003 Acres (43575 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/365306), Perimeter=848 ft.

Tract 3: 0.1453 Acres (6330 Sq. Feet), Closure: s34.5259e 0.01 ft. (1/175458), Perimeter=1516 ft.

01 /nw,sw,20,6s,35e
02 /s00.04e 376.50
03 n89.50e 470.42
04 s00.04e 210.00
05 n89.50e 245.0
06 s67.3603w 276.42
07 n75.30w 475.0
08 n00.04w 194.32
09 @0
10 /nw,sw,20,6s,35e
11 /s00.04e 376.50
12 /n89.50e 470.42
13 n89.50e 170.00
14 s19.4354e 222.87
15 s89.50w 245.00
16 n00.04w 210.0
17 @0

18 /s00.0500w 570.76
19 s75.2619e 471.75
20 n65.3108e 275.29
21 s18.1626e 11.13
22 s30.1626e 0.50
23 s65.4200w 272.50
24 n75.2100w 478.08
25 n00.0500e 6.76



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 21, 2024

BRANDON HEPWORTH
MINDEE HEPWORTH
8435 N PARKS RD
POCATELLO ID 83201-9022

Re: Change in Ownership for Water Right No(s): 29-4260, 29-8243, 29-10644

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 29A