

MAY 28 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?
22-389 <i>OK</i>	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: Mack Bell and Janiece Bell
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Lori Ann Ringel, Roy Jay Bell, Robert S. Bell, and Michael Jack Bell
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

c/o Lori Ringel 4375 N. 4500 W. Tetonia ID 83452
Mailing address City State Zip
llringel@silverstar.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: April 9, 2024

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: Robert L. Harris Attorney May 24, 2024
 Signature of new owner/claimant Title, if applicable Date
 Robert L. Harris
 Print name

Signature: _____
 Signature of new owner/claimant Title, if applicable Date

 Print name

For IDWR Office Use Only:

Received by M. Petto Date 5-28-24 Receipt No. E050104 Receipt Amt. 25.00
 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 5/29/2024

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

(Space Above for Recorder's Use)

QUITCLAIM DEED FOR WATER RIGHT

Janiece Bell, an individual, and **Lori Ann Ringel** and **Roy Jay Bell**, in their capacity as personal representatives of the Estate of Thadmore Mack Bell, whose address is 445 N. 450 W., Tetonia, Idaho 83452, (hereinafter collectively "Grantors") does by these presents remise, release, and forever quitclaim unto **Lori Ann Ringel, Roy Jay Bell, Robert S. Bell, and Michael Jack Bell**, as tenants-in-common, whose address is c/o Lori Ann Ringel, 4375 N. 4500 W., Tetonia, Idaho 83452, (hereinafter collectively the "Grantees") and to Grantees heirs and assigns forever, all of Grantors' right title and interest in the following water right:

Water Right No. 22-389

(hereinafter the "Water Right").

To have and to hold the said Water Right unto the Grantees, and to Grantees' successors and assigns forever.

In construing this *Quitclaim Deed for Water Rights* and where the context so requires, the singular includes the plural.

[SIGNATURES AND NOTARY BLOCKS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned have caused their names to be hereunto subscribed.

DATED this 1st day of April, 2024.

Janiece Bell
Janiece Bell

Estate of Thadmore Mack Bell

By: Lori Ann Ringel
Lori Ann Ringel, Personal Representative

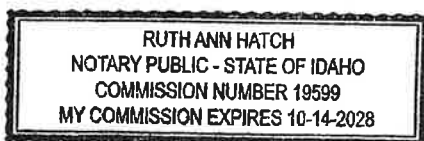
Estate of Thadmore Mack Bell

By: Roy Jay Bell
Roy Jay Bell, Personal Representative

STATE OF IDAHO)
)ss.
County of TETON)

This record was acknowledged before me on the 1st day of April, 2024, by **Janiece Bell**.

(stamp)



Ruth Ann Hatch
Signature of Notary Public
My Commission Expires: 10/14/2028

STATE OF IDAHO)
)ss.
 County of TETON)

This record was acknowledged before me on the 1st day of April, 2024, by
Lori Ann Ringel, as Personal Representative of the Estate of Thadmore Mack Bell.

(stamp)



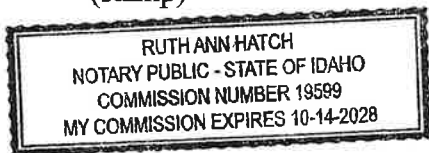
Ruth Ann Hatch

 Signature of Notary Public
 My Commission Expires: 10/14/2028

STATE OF IDAHO)
)ss.
 County of TETON)

This record was acknowledged before me on the 1st day of April, 2024, by
Roy Jay Bell, as Personal Representative of the Estate of Thadmore Mack Bell.

(stamp)



Ruth Ann Hatch

 Signature of Notary Public
 My Commission Expires:



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
lmarchant@holdenlegal.com

May 16, 2024

ROBINSON FAMILY TRUST
4412 SADDLE BLUFF TRAIL
TETONIA, ID 83452

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

Dear Saddle Bluff Ranch Lot Owner:

Holden Kidwell Hahn & Crapo, P.L.L.C. represents Lori Ann Ringel, Roy Jay Bell, Robert S. Bell, and Michael Jack Bell (all collectively referred to in this letter as "Bell"). You are receiving this letter because you own property in the Saddle Bluff Ranch Subdivision ("Saddle Bluff").

Bell now owns the entirety of Water Right No. 22-389 ("WR 22-389") as evidenced by Instrument No. 284740 recorded in the records of Teton County. Bell's parents originally owned the property that was eventually developed into Saddle Bluff. A portion of WR 22-389's authorized place of use covers Saddle Bluff. However, the Saddle Bluff subdivision plat (recorded as Instrument No. 174638)¹ contains express language that no water rights (including WR 22-389) were conveyed to the Saddle Bluff developer, and as a result, no water rights were conveyed to you when you purchased your lot in Saddle Bluff:

WATER RIGHTS STATEMENT

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APPURTENANT TO THE LANDS INCLUDED WITHIN THIS PLAT.
LOTS WITHIN THIS PLANNED UNIT DEVELOPMENT
WILL NOT RECEIVE A WATER RIGHT.**

**THERE ARE NO FLOOD PLANS THAT EXIST ON THE
LANDS INCLUDED WITHIN THIS PLAT.**

¹ You can view this legal instrument by entering the instrument number on Teton County's Recorded Documents website found at <https://gisserver18.co.teton.id.us/Recording/>. The "Water Rights Statement" depicted in this letter is on the third page of Instrument No. 174638 (bottom left corner).

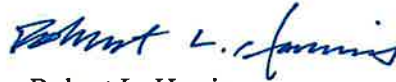
LOT OWNER

May 16, 2024

Page 2 of 2

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Best Regards,



Robert L. Harris

HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.



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lmarchant@holdenlegal.com

May 16, 2024

NOEL BLAKE
4504 S FENNY LANE
BOISE, ID 83709

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May 16, 2024

SUSAN G ENSON-MARKS LIV TRST
6211 W NORTHWEST HWY #906
DALLAS, TX 75225

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

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May 16, 2024

DONALD W WOOLLEY
1303 W MAPLE ST
RAWLINS, WY 82301

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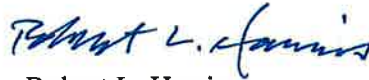
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May 16, 2024

ENDERO ESTATES LLC
4369 N HWY 33
TETONIA, ID 83452

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May 16, 2024

DANIEL TAUSKEY
PO BOX 785
DRIGGS, ID 83422

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

Dear Saddle Bluff Ranch Lot Owner:

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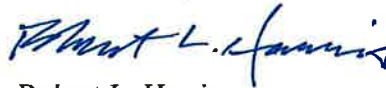
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May 16, 2024

SUSAN M ROSE
1779 E MICHIGAN AVE
SALT LAKE CITY, UT 84018

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

Dear Saddle Bluff Ranch Lot Owner:

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May 16, 2024

LCB RENTALS LLC
790 DUSTY ROCK CIRCLE
SANDY, UT 84094

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LOT OWNER

May 16, 2024

Page 2 of 2

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Best Regards,



Robert L. Harris

HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.



Holden Kidwell
Hahn & Crapo P.L.L.C.
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www.holdenlegal.com
lmarchant@holdenlegal.com

May 16, 2024

HEING FAMILY LIVING TRUST
3889 SADDLEBLUFF TRAIL
TETONIA, ID 83452

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

Dear Saddle Bluff Ranch Lot Owner:

Holden Kidwell Hahn & Crapo, P.L.L.C. represents Lori Ann Ringel, Roy Jay Bell, Robert S. Bell, and Michael Jack Bell (all collectively referred to in this letter as "Bell"). You are receiving this letter because you own property in the Saddle Bluff Ranch Subdivision ("Saddle Bluff").

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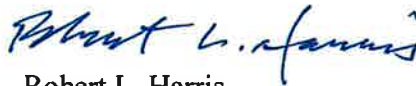
LOT OWNER

May 16, 2024

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May 16, 2024

ALLE TETONIA LLC
2665 N 1125 E
NORTH OGDEN, UT 84414

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

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May 16, 2024

JANET COLLEEN BURRIDGE
3431 NAVARENE
CASPER, WY 82604

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

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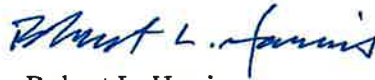
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lmarchant@holdenlegal.com

May 16, 2024

DIANE S RUSCHKE REVOC TRUST
1733 E 6400 S
MURRAY, UT 84121

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

Dear Saddle Bluff Ranch Lot Owner:

Holden Kidwell Hahn & Crapo, P.L.L.C. represents Lori Ann Ringel, Roy Jay Bell, Robert S. Bell, and Michael Jack Bell (all collectively referred to in this letter as “Bell”). You are receiving this letter because you own property in the Saddle Bluff Ranch Subdivision (“Saddle Bluff”).

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Best Regards,

A handwritten signature in blue ink, appearing to read "Robert L. Harris".

Robert L. Harris

HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.



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May 16, 2024

CHRISTOPHER J KENNELLY
335 COYOTE LANE
WILSTON, VT 05495

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

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May 16, 2024

DANA KNOLL REVOCABLE TRUST
3739 SADDLE BLUFF TR
TETONIA, ID 83452

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

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May 16, 2024

CONRAD NAGEL
135 EDITH AVE
SALT LAKE CITY, UT 84111

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

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May 16, 2024

MICHAEL W BOYD
PO BOX 841
MAGNOLIA, AR 71754

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

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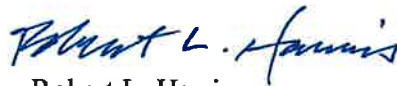
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May 16, 2024

GERALD WALLACE WRIGHT
5310 S 3RD AVE
EVERETT, WA 98203

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

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May 16, 2024

KELLY CASH WARD
8772 SADDLE BLUFF TRAIL
TETONIA, ID 83452

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LOTS WITHIN THIS PLANNED UNIT DEVELOPMENT
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LOT OWNER

May 16, 2024

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Robert L. Harris

HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.



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lmarchant@holdenlegal.com

May 16, 2024

PETER JAMES LAMB
100 S MEYERS DR APT 1623
LAFAYETTE, LA 70508

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

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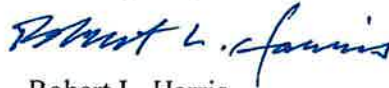
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A handwritten signature in blue ink that reads "Robert L. Harris".

Robert L. Harris

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May 16, 2024

MARC BUDSBERG
5985 S 250 W
VICTOR, ID 83455

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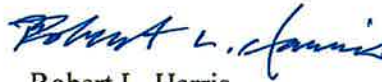
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May 16, 2024

MARK TACHE
407 W STORY ST
BOZEMAN MT 59715

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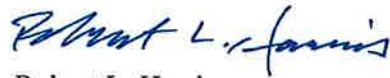
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May 16, 2024

RANDOLPH E ROSIN
4903 EDMOOR LANE APT 404
BETHESDA, MD 20814

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

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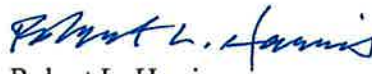
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May 16, 2024

DOUGLAS M EUBANKS
629 VALLEY CENTRE DR UNIT 2
DRIGGS, ID 83422

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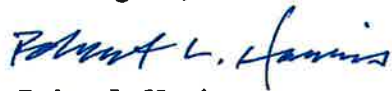
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May 16, 2024

PETER J BROCKETT
4255 WEST LONG MEADOW DR
BOISE, ID 83714

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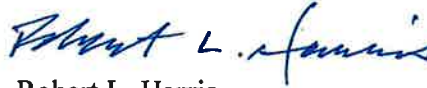
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May 16, 2024

TRAVIS M KIRKPATRICK
4030 WEST AMAZON DRIVE
EUGENE, OR 97405

Re: Notice of Intent to Change Ownership of Water Right No. 22-389.

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MARC WALTERS LIVING TRUST
5699 W CREEKS EDGE DR
BOISE, ID 83714

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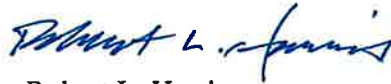
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May 16, 2024

SADDLE BLUFF RANCH HOA
PO BOX 312
TETONIA, ID 83452

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THERE ARE NO FLOOD PLAINS THAT EXIST ON THE LANDS INCLUDED WITHIN THIS PLAT.

¹ You can view this legal instrument by entering the instrument number on Teton County's Recorded Documents website found at <https://gisserver18.co.teton.id.us/Recording/>. The "Water Rights Statement" depicted in this letter is on the third page of Instrument No. 174638 (bottom left corner).

LOT OWNER

May 16, 2024

Page 2 of 2

Idaho Code § 42-248 requires water right ownership to be updated on the records of the Idaho Department of Water Resources ("IDWR"). Due to a recent statutory amendment, and as part of the process to update ownership on the records of IDWR, Idaho Code § 42-248(6) now requires that when ownership of a water right is changed, written notice must be provided to all the landowners within the place of use of that water right if the water right owner is different than the owner of the land described within the place of use of the water right. There are no exceptions to this notice requirement. Consequently, we are providing this notice to you as required by the statute. There is nothing you need to do in response to this letter. If you have any questions, you can contact me at 208-523-0620 and rharris@holdenlegal.com.

Best Regards,



Robert L. Harris

HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.



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

May 29, 2024

LORI ANN RINGEL
4375 N 4500 W
TETONIA ID 83452-4812

ROY JAY BELL
C/O LORI RINGEL
4375 N 4500 W
TETONIA ID 83452-4812

MICHAEL JACK BELL
C/O LORI RINGEL
4375 N 4500 W
TETONIA ID 83452-4812

ROBERT S BELL
C/O LORI RINGEL
4375 N 4500 W
TETONIA ID 83452-4812

Re: Change in Ownership for Water Right No(s): 22-389

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
HOLDEN KIDWELL HAHN & CRAPO



Holden Kidwell
Hahn & Crapo P.L.L.C.
LAW OFFICES

Established in 1896

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Tel: (208) 523-0620
Fax: (208) 523-9518
www.holdenlegal.com
rharris@holdenlegal.com

May 24, 2024

RECEIVED

MAY 28 2024

DEPT. OF WATER RESOURCES
EASTERN REGION

Jonie Bailly
Eastern Region Office
Idaho Department of Water Resources
900 N. Skyline Dr., Ste. A
Idaho Falls, ID 83402

RE: Notice of Change of Water Right Ownership for WR 22-389.

Dear Jonie:

Enclosed for processing is a *Notice of Change of Water Right Ownership for WR 22-389*. As described on the ownership form, the new owners of this water right are Lori Ann Ringel, Roy Jay Bell, Robert S. Bell, and Michael Jack Bell. We have included a copy of the *Quitclaim Deed for Water Right* that conveys title to these four individuals as joint tenants.

We also note that a portion of place of use of this water right covers the Saddle Bluff Subdivision. Enclosed are copies of the letters sent to all of the lot owners as required by Idaho Code § 42-248(6). Finally, the water right is not being split, and therefore, we have included a filing fee in the amount of \$25.00.

We appreciate your attention to this matter. If you have any questions or concerns, please let me know.

Best regards,

Robert L. Harris
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.

Enclosures