

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 20 2024

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. 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?
75-149 OK	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:

Lakewood Engineering Inc.
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

ALAN C. TERRY
New owner(s) as listed on the conveyance documentName connector ☐ and ☐ or11 RAVENNA
Mailing address
(949) 307-7148
TelephoneIRVINE CA. 92614
City State Zip
c.terry7677@yahoo.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: JULY 2022

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):
 ☒ \$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.

8. Signature:

Alan C. Terry
Signature of new owner/claimant
ALAN C. TERRY
Print name

Title, if applicable

Date

6/14/2024

Signature:

Signature of new owner/claimant
Print name

Title, if applicable

Date

Received by

JB

Date

6/20/2024

Receipt No.

E0450160

Receipt Amt.

\$25.-

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

7/9/2024



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 616220

FOR VALUE RECEIVED

Lakewood Engineering, Inc., a California corporation

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

Alan C. Terry, an unmarried man

whose current address is

**11 Ravenna
Irvine, CA 92614**

the grantee(s), the following described premises, in Lemhi County, Idaho, TO WIT:

A parcel of land located in U.S. Government Lots 1 and 2, Section 35, Township 24 North, Range 21 East, Boise Meridian, Lemhi County, Idaho more particularly described as follows:

**Commencing at South Quarter corner of said Section 35, a distance of 2266.34 feet on a bearing of North 0°04'29" East along the center of section line; thence North 89°55'31" West 271.31 feet to a point on the South right of way of U.S. Highway No. 93; thence North 57°20'29" West 182.65 feet along said South right of way to the Real Point of Beginning; thence South 32°24'22" West 213.34 feet along an existing fence line to a point on the North bank of the Salmon River; thence the following courses and distances along the North bank of the Salmon River:
North 69°51'35" West 133.66 feet;
South 88°52'28" West 114.57 feet;
North 85°26'51" West 98.68 feet;
North 75°34'46" West 71.08 feet;
North 75°03'07" West 138.79 feet;
North 61°47'13" West 130.73 feet;
North 70°58'23" West 145.35 feet;
North 78°10'16" West 113.55 feet;
North 68°10'34" West 107.29 feet;
North 85°45'20" West 131.20 feet;
South 71°31'51" West 81.94 feet;
South 77°11'08" West 118.47 feet;
South 79°23'53" West 109.02 feet;
South 78°41'12" West 236.68 feet;
South 72°17'43" West 72.29 feet;
North 83°00'54" West 81.40 feet to a point on the South right of way of U.S. Highway No. 93; thence the following courses and distances along the South right of way of U.S. Highway No. 93:
A distance of 380.88 feet along a curve concave to the Southeast having a radial of South 38°43'17" East 2310.41 feet and a central angle of 9°26'43";
North 60°43'27" East 208.88 feet;
A distance of 1079.75 feet along a curve concave to the Southeast having a radial of South 29°16'33" East 998.89 feet and a central angle of 61°56'01";
South 57°20'29" East 483.31 feet to the Real Point of Beginning.**



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South 78°41'12" West 236.68 feet;
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A distance of 380.88 feet along a curve concave to the Southeast having a radial of South 38°43'17" East 2310.41 feet and a central angle of 9°26'43";
North 60°43'27" East 208.88 feet;
A distance of 1079.75 feet along a curve concave to the Southeast having a radial of South 29°16'33" East 998.89 feet and a central angle of 61°56'01";
South 57°20'29" East 483.31 feet to the Real Point of Beginning.

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: July 20, 2022

Lakewood Engineering, Inc.

Alan C. Terry
By: Alan C. Terry, President

State of Idaho}ss.
County of Lemhi}

On this 20th day of July, 2022, before me, Sarah Magyar, a Notary Public in and for said state, personally appeared Alan C. Terry known to me to be the President of the Corporation, and that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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

Sarah Magyar
Sarah Magyar
Notary Public for the State of Idaho
Residing at: Salmon, ID
Commission Expires: 11-09-2027



9498528037
11 RAVENNA
IRVINE, CA 92614

DATE

8/1/2022

PAY TO THE
ORDER OF

LAKEWOOD ENGR INC.

\$ 330,286.26

THREE HUNDRED THIRTY THOUSAND TWO EIGHTY SIX ²⁶/₁₀₀ DOLLARS

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO PAYMENT FOR
1532 Hwy 93 N.

Don C. Jones

Security Features
Include
Check on Back

usbank

COUNTER DEPOSIT

CASH >

CHECK

902

CHECK OR
TOTAL FROM >
OTHER SIDE

SUB TOTAL >

LESS CASH
RECEIVED >

LAKEWOOD ENGR INC.

ACCOUNT TITLE (PRINT)

SIGN ABOVE FOR CASH RECEIVED

ACCOUNT NUMBER

\$ 330,286.26

ALL ITEMS ARE ACCEPTED SUBJECT TO OUR RULES
AND REGULATIONS APPLICABLE TO THE ACCOUNT.

HARLAND CLARKE 20097 (8/15) 80065473

File No./Escrow No.: 616220
Officer/Escrow Officer: Sarah MagyarAlliance Title & Escrow, LLC
610 Main St.
Salmon, ID 83467
(208)756-4231Property Address: 1532 N HWY 93
NORTH FORK, ID 83466 (LEMHI)
(RP24N21E354809A)Seller: LAKEWOOD ENGINEERING, INC., A CALIFORNIA CORPORATION
PO Box 14397
Irvine, CA 92623

Settlement Date: 7/20/2022

Disbursement Date: 7/20/2022

Description	Seller	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property		\$330,880.00
Alan C. Terry to pay Proceeds to Seller outside of closing	\$330,288.26	
Prorations		
County Taxes 1/1/2022 to 7/25/2022 @ \$1,057.14/Year	\$593.74	
	Debit	Credit
Subtotals	\$330,880.00	\$330,880.00
Due To Seller	\$0.00	
Totals	\$330,880.00	\$330,880.00

CONSUMER PROTECTION ALERT: Alliance Title & Escrow, LLC does not deliver wire instructions via e-mail to you or your agent, without a verbal request and confirmation of receipt, to include verification of the accuracy of wire information. If you wish to wire funds for closing, please ask your escrow officer for wire account information and options to deliver that information to you.

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Alliance Title & Escrow, LLC to cause the funds to be disbursed in accordance with this statement.

SELLER(S)

Lakewood Engineering, Inc.

By: Alan C. Terry, President

SETTLEMENT COORDINATOR

Sarah Magyar

File No./Escrow No.: 616220
Officer/Escrow Officer: Sarah MagyarAlliance Title & Escrow, LLC
610 Main St.
Salmon, ID 83467
(208)756-4231Property Address: 1532 N HWY 93
NORTH FORK, ID 83466 (LEMHI)
(RP24N21E354809A)Buyer: ALAN C. TERRY
11 Ravenna
Irvine, CA 92614

Settlement Date: 7/20/2022

Disbursement Date: 7/20/2022

Description	Buyer	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property		
Alan C. Terry to pay Proceeds to Seller outside of closing	\$330,880.00	
Prorations		
County Taxes 1/1/2022 to 7/25/2022 @ \$1,057.14/Year		\$330,286.26
Title Charges		
Title - Owner's Title Insurance to Alliance Title & Escrow, LLC	\$1,403.00	
Title - Settlement or closing fee to Alliance Title & Escrow, LLC	\$1,093.00	
Government Recording and Transfer Charges		
Recording fees: Deed \$15.00	\$15.00	
eRecording Fees Paid to Simplifile - Buyer/Borrower to Alliance Title & Escrow, LLC \$4.75	\$4.75	
Subtotals		
Due From Buyer	\$333,395.75	\$330,880.00
Totals		
	\$333,395.75	\$330,880.00

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BUYER(S)


 ALAN C. TERRY

SETTLEMENT COORDINATOR


 Sarah Magyar

PARCEL DESCRIPTION:

T-3107
35 24 21
ACREAGE CHANGE DUE TO SURVEY
#205858

For any questions, please notify
the Assessor's office immediately.
Assessor's telephone#: (208) 742-1723
PARCEL ADDRESS:

1532 HIGHWAY 93 N 83466

Appeals of your property value must
be filed in writing on a form provided
by the County, by:

JUNE 24, 2024

TERRY ALAN C

11 RAVENNA
IRVINE

CA 92614

Tax Code Area: 25-0000

Parcel Number: RP24N21E354809 A

ASSESSED VALUE OF YOUR PROPERTY

CATEGORY AND DESCRIPTION	LOTS/ACRES	2022 VALUE	2023 VALUE	CURRENT YEAR'S VALUE
12 RURAL RES LAND	12.520 AC	79,237	79,237	79,237
32 RURAL IMP ON AG		2,612	2,947	2,947
34 BLDG RES TR		619		
47 IMP TO MAN HSG		2,866	2,902	2,902
48 MANUF HS W/SID		207,165	181,269	181,269
SUBTOTAL:	12.520	292,499	266,355	266,355
LESS HOMEOWNERS EXEMPTION:				
NET TAXABLE VALUE:		292,499	266,355	266,355

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	*2022 GROSS TAX	*2023 GROSS TAX	PCT CHG	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
STATE					No Response
LEMHI COUNTY	699.54	580.28	-17	208-742-1667	08/26/2024
SCHOOL DIST 291				208-756-4271	06/17/2024
SCHL 291 M&O					No Response
SCHL 291 TORT	7.62	7.94	4		No Response
SCHL 291 BOND					No Response
SCHL 291 SPLMT	129.34	58.24	-55		No Response
NORTH FORK FIRE	190.20	169.06	-11	208-865-2636	08/12/2024
LEMHI LIBRARY	55.66	51.50	-7	208-756-2311	07/19/2024
HOSP BOND		86.40			No Response
TOTAL:	1,082.36	953.42			

THIS IS NOT A BILL DO NOT PAY

*Additional fees & credits may apply.
*Current yr taxes not known until November.



34



35

329648 Lakewood Engineering Inc to Alan C. Terry

6/21/2024

Scale: 1 inch= 700 feet

File:

Tract 1: 12.5203 Acres, Closure: n02.2339w 0.02 ft. (1/196127), Perimeter=4251 ft.

01 /se,sw,35,24n,21e
02 /n00.0429e 2266.34
03 /n89.5531w 271.31
04 /n57.2029w 182.65
05 s32.2422w 213.34
06 n69.5135w 133.66
07 s88.5228w 114.57
08 n85.2651w 98.68
09 n75.3446w 71.08
10 n75.0307w 138.79
11 n61.4713w 130.73
12 n70.5823w 145.35
13 n78.1016w 113.55
14 n68.1034w 107.29
15 n85.4520w 131.20
16 s71.3151w 81.94

17 s77.1108w 118.47
18 s79.2353w 109.02
19 s78.4112w 236.68
20 s72.1743w 72.29
21 n83.0054w 81.40
22 Rt, r=2310.41, delta=009.2643, arc=380.88, radial=s38.4317e
23 n60.4327e 208.88
24 Rt, r=998.89, delta=061.5601, arc=1079.75, radial=s29.1633e
25 s57.2029e 483.31



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

July 09, 2024

ALAN C TERRY
11 RAVENNA
IRVINE CA 92614-5329

Re: Change in Ownership for Water Right No(s): 75-149

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 75F



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

June 21, 2024

ALAN C TERRY
11 RAVENNA
IRVINE CA 92614

RE: Change in Ownership Water Right No. 75-149

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

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:** In order for the department to update ownership of a water right a copy of the 'recorded' Warranty Deed or other legal document indicating your ownership in the water right and/or property is required. Please provide evidence of ownership. The department received a partial copy of the Warranty Deed, please supply a full copy (2pages) including the signature page.

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