

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 16 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?
34-14086	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-14086 34-14954	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Estate of Karen Harney
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Jason and Bonnie Baker
New owner(s) as listed on the conveyance document

11165 S. Anna Cir.
Mailing address

801-739-2368
Telephone

South Jordan UT 84095
City State Zip

Kunz.bonnie04@gmail.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: May 13, 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.

SUPPORT DATA

IN FILE # 34-14086

8. Signature: B. Kunz 8-12-24
Signature of new owner/claimant Title, if applicable Date
- Bonnie Baker
Print name
- Signature: [Signature] 8-12-24
Signature of new owner/claimant Title, if applicable Date
- Jason Baker
Print name

For IDWR Office Use Only:

Received by JB Date 8/16/2024 Receipt No. E050300 Receipt Amt. \$100. -

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 8/21/2024

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

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
301 Main Street
Gooding, ID 83330

Instrument # 265524

CHALLIS, CUSTER, IDAHO

05-14-2024 10:26:24 No. of Pages: 2

Recorded for: FLYING S TITLE AND ESCROW - BLACKFOO

Lura H. Baker Fee: \$15.00

Ex-Officio Recorder Deputy: TG

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1138056GO (lr)**

Date: **May 13, 2024**

For Value Received, **Clifford Stephen Katona and Susan Katona, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Jason K Baker and Bonnie K Baker, husband and wife**, hereinafter called the Grantee, whose current address is **11165 S. Anna Circle, South Jordan, UT 84095**, the following described premises, situated in **Custer County, Idaho**, to-wit:

Lot 6 of Big Lost River Subdivision, Custer County, Idaho, according to the official plat recorded July 25, 2007, as Instrument No. 237105. Certificate of Owners recorded July 25, 2007, as Instrument No. 237102. Affidavit of Correction recorded July 25, 2007, as Instrument No. 237103.

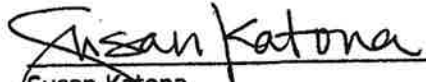
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

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: 05/13/2024

Warranty Deed
- continued

File No.: 113805660 (lr)


Clifford Stephen Katona
Susan Katona

STATE OF Idaho)
COUNTY OF Gooding)

On this 13 day of May, 2024, before me, a Notary Public in and for said State, personally appeared **Clifford Stephen Katona and Susan Katona**, 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: Gooding, ID
My Commission Expires: 10/8/2028

AFTER RECORDING MAIL TO:

265053
Custer County Reg. of
Clifford & Susan Katona
Time 1:33 P M Date 1-26-20-24
Lura H. Baker, Clerk
Tara McAfee \$ 15.00
Deputy

Space Above This Line for Recorder's Use Only

QUITCLAIM DEED

Date: January 23, 2024

For Value Received
Stephen Katona and Judith Ann Katona, husband and wife

do(es) hereby convey, release, remise, and forever quit claim unto ,
Clifford Stephen Katona and Susan Katona, husband and wife

whose address is ,
12 West Huyser Drive, Shoshone, ID 83352

herein after called the Grantee, the following described premises situated in Custer
County, Idaho, to-wit:

Lot 6, Big Lost River Subdivision, as shown by the Official Plat recorded July 25, 2007, as
Instrument No. 237105. Certificate of Owners recorded July 25, 2007, as Instrument No. 237102.
Affidavit of Correction recorded July 25, 2007, as Instrument No. 237103, all records of Custer
County, Idaho

together with its appurtenances.

265053

Stephen Katona Jr.
Judith Ann Katona

STATE OF Idaho)
COUNTY OF Gooding) ss.

On this 23rd day of January 2021, before me, a Notary Public in and for said State, personally appeared Stephen Katona and Judith Ann Katona, 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.



[Signature]
Notary Public of Idaho
Residing at: Gooding, ID
Commission Expires: 10/8/2028

Instrument # 258608

CHALLIS, CUSTER, IDAHO
08-19-2020 03:47:21 No. of Pages: 3
Recorded for: TITLEONE BOISE
Lura H. Baker Fee: \$15.00
Ex-Officio Recorder Deputy: KW



Order Number: 20376476

Warranty Deed

For value received,

Bonnie Jean Harney, an unmarried woman

the grantor, does hereby grant, bargain, sell, and convey unto

Stephen Katona and Judith Ann Katona, husband and wife and Clifford Stephen Katona and Susan Katona, husband and wife

whose current address is 6 Cottontail Ln, Mackay, ID 83521

the grantee, the following described premises, in Custer County, Idaho, to wit:

See attached legal

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: August ¹⁷~~18~~, 2020

Bonnie Jean Harney
Bonnie Jean Harney

State of ~~Idaho~~ ^{WA}, County of Stevens, ss.

On this 17th day of August in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Bonnie Jean Harney, 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.

Bethany Ross
Notary Public
Residing In: Colville
My Commission Expires: June 1, 2022
(seal)



 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Exhibit A	Legal Description

Commitment No.: 13528

Lot 6, Big Lost River Subdivision, as shown by the Official Plat recorded July 25, 2007, as instrument No. 237105. Certificate of Owners recorded July 25, 2007, as instrument No. 237102. Affidavit of Correction recorded July 25, 2007, as instrument No. 237103, all records of Custer County, Idaho.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Custer County, Id.
Murray Jim Sorensen
Time 11:02 AM Date 11/8/2019
Lura H. Baker, Clerk
Jana Hawkins \$15.00
Deputy

DEED OF PERSONAL REPRESENTATIVE

THIS INDENTURE made this 9th day of October, 2019, between DELL LEE HARNEY, Personal Representative of the estate of KAREN K HARNEY, deceased, the Grantor, and BONNIE JEAN HARNEY, an individual, as her sole and separate property, of 857 North Elm Street, Coleville, Washington 99114, Grantee.

WITNESSETH:

That whereas, pursuant to an Order of the Magistrate's Court of Custer County, Idaho, in the estate of the above-named deceased, confirming on the Grantor the powers and authority granted to Personal Representatives under Section 15-3-715 of the Uniform Probate Code of the State of Idaho;

FOR VALUE RECEIVED, the Grantor does hereby grant, bargain, sell and convey unto the Grantee all the right, title, interest and estate of said deceased, at the time of decedent's death, in and to the following-described premises located in the County of Custer, State of Idaho, to-wit:

LOT 4, LOT 5, AND LOT 6 OF BIG LOST RIVER SUBDIVISION, CUSTER COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT RECORDED JULY 25, 2007, AS INSTRUMENT NO. 237105. CERTIFICATE OF OWNERS RECORDED JULY 25, 2007, AS INSTRUMENT NO. 237102. AFFIDAVIT OF CORRECTION RECORDED JULY 25, 2007, AS INSTRUMENT NO. 237103

TO HAVE AND TO HOLD all and singular the above-mentioned and described premises together with all water rights, ditches and ditch rights, rights of way, buildings, structures, improvements, fixtures, tenements, hereditaments and appurtenances now or hereafter thereunto belonging or uses in connection therewith.

THIS TRANSFER CONVEYS WITH IT the rights to use the Common Area in the HOA known as the Big Lost River Home Owners' Association as defined in the HOA Agreement.

SUBJECT TO all easements, right of ways, covenants, restriction, 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 said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And 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 year's 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.

IN WITNESS WHEREOF, the said Personal Representative has hereunto set hand the day and year first above written.

Dell Lee Harney
DELL LEE HARNEY

STATE OF North Carolina)
) ss.
County of Guilford)

On this 9th day of October, 2019, before me, the undersigned, a notary public in and for said state, personally appeared DELL LEE HARNEY known to me to be the Personal Representative of the Estate of KAREN K HARNEY, deceased, whose name is subscribed to the within instrument and acknowledged to me that he executed the same as such Personal Representative.

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



Misty D Nelson
Notary Public for State of NC
Residing at Greensboro

My cmn exprs: July 4, 2022

Custer County Idaho MapServer

1 Parcel(s) Zoom to parcel(s)
Pidn: RP000160000060 Property
Detail
Owner: BAKER, JASON K & BAKER,
BONNIE K
Mail Addr: 11165 S ANNA CIRCLE
Mail Addr: SOUTH JORDAN, UT
84095
St Addr: 3586 COTTONTAIL LN
Location: LOT 6 BIG LOST RIVER
SUBDIVISION
Tax Roll Acreage: 10.7000
Tax Code Area: 90000
Lat / Lon N: 43.83848°, W: 113.41288°
NAD83 UTM Zone 11 X: 788381, Y:
4860190
NAD83 Idaho Central (ftUS) N:
792049, E: 1795325

- Highways
- County Road
- Other Road
- Cities
- BLM
- US Forest Service
- State of Idaho



This map/data is provided by Custer County, Idaho
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allowing access to or use of this data, and makes
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information.
printed 8/15/2024





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

August 21, 2024

JASON K BAKER
11165 S ANNA CIR
SOUTH JORDAN UT 84095-4060

Re: Change in Water Right Ownership: 34-14086 (Split into 34-14086 and 34-14954)

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: ESTATE OF KAREN HARNEY
WATER DISTRICT 34
BIG LOST RIVER GROUND WATER DISTRICT