

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

OCT 30 2023

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Department 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?
75-14117 <i>OK</i>	Yes ☐	Yes ☐	75-14120 <i>OK</i>	Yes ☐	Yes ☐
75-14118 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
75-14119 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
75-14120 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
75-14121 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Richard Sell
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Steve and Janna Brocchini
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
27011 S. Austin Road Ripon CA 95366
Mailing address City State Zip
209.380.1581 Janna.brocchini@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: MARCH 28, 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):
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: [Signature] OWNER 10-1-23
Signature of new owner/claimant Title, if applicable Date
STEPHEN BROCCINI
Print name
Signature: [Signature] Owner 10-1-2023
Signature of new owner/claimant Title, if applicable Date
Janna Brocchini
Print name

Received by [Signature] Date 10/30/2023 For IDWR Office Use Only: Receipt No. EO49589 Receipt Amt. \$150.-
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 [Signature] Approved by [Signature] Processed by CR Date 11/01/23



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:600070

FOR VALUE RECEIVED

Richard A. Sell, a single man and W. David Loring, also known as William D. Loring, and Pamela R. Loring, husband and wife, each as to an undivided 1/2 interest in Parcel A

Richard A. Sell, a single man, as to Parcel B & C

W. David Loring, also known as William D. Loring, and Pamela R. Loring, husband and wife, as to Parcel D

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

Stephen Brocchini and Janna Brocchini, husband and wife

whose current address is

**27011 S. Austin Rd
Ripon, CA 95366**

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

See attached Exhibit 'A'

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: March 28, 2022

Richard A. Sell
Richard A. Sell

William D. Loring
William D. Loring

Pamela R. Loring
Pamela R. Loring

State of Idaho } ss
County of Lemhi }

On this 28th day of March, 2022, before me, Sarah Magyar, a Notary Public in and for said state, personally appeared Richard A. Sell, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument. 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
Notary Public for the State of Idaho
Residing at: Salmon, ID
Commission Expires: 11-09-2027



State of Virginia } ss
County of Westmoreland }

On this 29 day of March, 2022, before me, Julie Ann Beasley, a Notary Public in and for said state, personally appeared Pamela and William Loring, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Julie Ann Beasley
Notary Public for the State of Virginia
Residing at: Montross, VA
Commission Expires: 09/30/2024



EXHIBIT "A"

600070

PARCEL "A"

A PORTION OF GOVERNMENT LOT 2, SECTION 31, T. 23 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 31 BEARS S. 00° 30' 55" E., 5195.80 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S. 00° 30' 55" E. ALONG THE CENTER OF SECTION 31 A DISTANCE OF 574.15 FT. TO THE POINT OF BEGINNING;

THENCE EAST A DISTANCE OF 1257.02 FT. TO A POINT ON THE WESTERLY BANK OF THE SALMON RIVER;

THENCE ALONG SAID BANK THE FOLLOWING COURSES:

S. 31° 43' 29" W., 286.52 FT.; S. 23° 24' 21" W., 394.23 FT.;

S. 28° 01' 25" W., 69.00 FT.; S. 39° 01' 25" W., 107.00 FT.;

S. 39° 30' 47" W., 158.87 FT.; S. 46° 00' 54" W., 1021.03 FT. TO A POINT ON THE NORTH/SOUTH CENTERLINE OF SAID SECTION 31;

THENCE N. 00° 30' 55" W. ALONG SAID CENTERLINE A DISTANCE OF 1581.24 FT. TO THE POINT OF BEGINNING.

PARCEL B:

A PORTION OF GOVERNMENT LOT 2, SECTION 31, T. 23 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 31, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 31 BEARS S. 00° 30' 55" E., 5195.80 FT. THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE N. 85° 15' 59" E. ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 31 A DISTANCE OF 1142.97 FT. TO A MEANDER CORNER ON THE BOUNDARY OF SECTIONS 30 AND 31;

THENCE S. 88° 44' 00" E. ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 525.76 FT. TO A POINT ON THE WESTERLY BANK OF THE SALMON RIVER;

THENCE ALONG SAID WESTERLY BANK THE FOLLOWING COURSES:

S. 28° 50' 17" W., 42.76 FT.; S. 32° 34' 32" W., 365.07 FT.;

S. 30° 36' 47" W., 322.92 FT.; S. 31° 43' 29" W., 39.75 FT.;

THENCE WEST LEAVING SAID WESTERLY BANK A DISTANCE OF 1257.02 FT. TO A POINT ON THE NORTH/SOUTH CENTERLINE OF SAID SECTION 31;

THENCE N. 00° 30' 55" W. ALONG SAID CENTERLINE A DISTANCE OF 574.15 FT. TO THE POINT OF BEGINNING.

PARCEL "C"

GOVERNMENT LOT 11 AND A PORTION OF GOVERNMENT LOT 8, SECTION 30, T. 23 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 31 BEARS S. 00° 30' 55" E., 5195.80 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE N. 00° 12' 16" E. ALONG THE CENTERLINE OF SAID SECTION 30 A DISTANCE OF 1636.57 FT.;

THENCE S. 88° 57' 28" E. A DISTANCE OF 2227.88 FT. TO A POINT ON THE WESTERLY BANK OF THE SALMON RIVER;

THENCE ALONG SAID BANK THE FOLLOWING COURSES:

S. 25° 28' 32" E., 147.61 FT.; S. 28° 37' 26" E., 88.64 FT.;

S. 09° 07' 30" W., 115.84 FT.; S. 24° 14' 43" W., 456.42 FT.;

S. 33° 45' 33" W., 389.65 FT.; S. 45° 02' 30" W., 93.85 FT.;

S. 23° 50' 00" W., 243.01 FT.; S. 28° 50' 17" W., 181.73 FT. TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID SECTION 30;

THENCE N. 88° 44' 00" W. ALONG SAID BOUNDARY A DISTANCE OF 525.76 FT. TO A MEANDER CORNER BETWEEN SECTIONS 30 AND 31;

THENCE S. 85° 15' 59" W. ALONG SAID SOUTHERLY BOUNDARY OF SECTION 30 A DISTANCE OF 1142.97 FT. TO THE POINT OF BEGINNING.

PARCEL "D"

GOVERNMENT LOT 7 AND A PORTION OF GOVERNMENT LOT 8, SECTION 30, T. 23 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 31 BEARS S. 00° 30' 55" E., 5195.80 FT., THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE N. 00° 12' 16" E. ALONG THE CENTERLINE OF SAID SECTION 30 A DISTANCE OF 1636.57 FT. TO THE POINT OF BEGINNING;

CONTINUE THENCE N. 00° 12' 16" E. ALONG SAID CENTERLINE OF SECTION 30 A DISTANCE OF 1042.59 FT. TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE N. 00° 12' 55" E. ALONG THE CENTER OF SECTION 30 A DISTANCE OF 1389.39 FT. TO A POINT ON THE WESTERLY BANK OF THE SALMON RIVER;

THENCE ALONG SAID WESTERLY BANK THE FOLLOWING COURSES:

S. 33° 47' 47" E., 484.63 FT.; S. 84° 23' 07" E., 228.32 FT.;

S. 59° 35' 33" E., 119.80 FT.; S. 43° 37' 18" E., 461.52 FT.;

S. 24° 45' 51" E., 287.30 FT.; S. 30° 21' 54" E., 287.74 FT.;

S. 38° 36' 39" E., 584.59 FT.; S. 20° 30' 24" E., 372.75 FT.;

S. 86° 59' 07" E., 87.92 FT.; S. 24° 07' 05" E., 118.80 FT.;

S. 55° 43' 12" E., 109.18 FT.; S. 77° 49' 38" E., 143.14 FT.;

S. 84° 38' 18" E., 27.39 FT.; S. 70° 46' 51" E., 98.00 FT.;

S. 28° 28' 44" E., 100.36 FT.; S. 25° 28' 32" E., 10.89 FT.;

THENCE N. 88° 57' 28" W. LEAVING SAID WESTERLY BANK A DISTANCE OF 2227.88 FT. TO THE POINT OF BEGINNING.



Parcel A
Parcel B
Parcel C
Parcel D

Steve & Anna Brocchini

10/31/2023

Scale: 1 inch= 800 feet

File: 75-14117, 75-14118, 75-14119, 75-14120, 75-14121, 75-14122

Tract 1: 26.3436 Acres, Closure: n86.3439w 0.01 ft. (1/711245), Perimeter=4875 ft.

Tract 2: 21.1450 Acres, Closure: s49.5043e 0.01 ft. (1/409530), Perimeter=4270 ft.

Tract 3: 73.6230 Acres, Closure: n73.2301w 0.02 ft. (1/434731), Perimeter=7250 ft.

Tract 4: 86.5845 Acres, Closure: s00.1210w 1636.57 ft. (1/6), Perimeter=9819 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

November 02, 2023

STEVE BROCCINI
JANNA BROCCINI
27011 S AUSTIN RD
RIPON CA 95366-9625

Re: Change in Ownership for Water Right No(s): 75-14117, 75-14118, 75-14119, 75-14120, 75-14121, 75-14122

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)