

JUN 01 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment 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?
25-4168	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: Tammi L and Todd H Johnson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Kevin E and Sondra Ward
New owner(s) as listed on the conveyance document Name connector ☐ and ☒ or
- 2378 W 113 N Idaho Falls ID 83402
Mailing address City State Zip
208-521-0560 sondrawardrealestate@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: 04/22/22
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: Kevin E. Ward Owner 5-23-23
Signature of new owner/claimant Title, if applicable Date
Print name Kevin E. Ward

Signature: Sondra Ward Owner 5/23/23
Signature of new owner/claimant Title, if applicable Date
Print name Sondra Ward

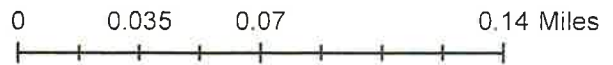
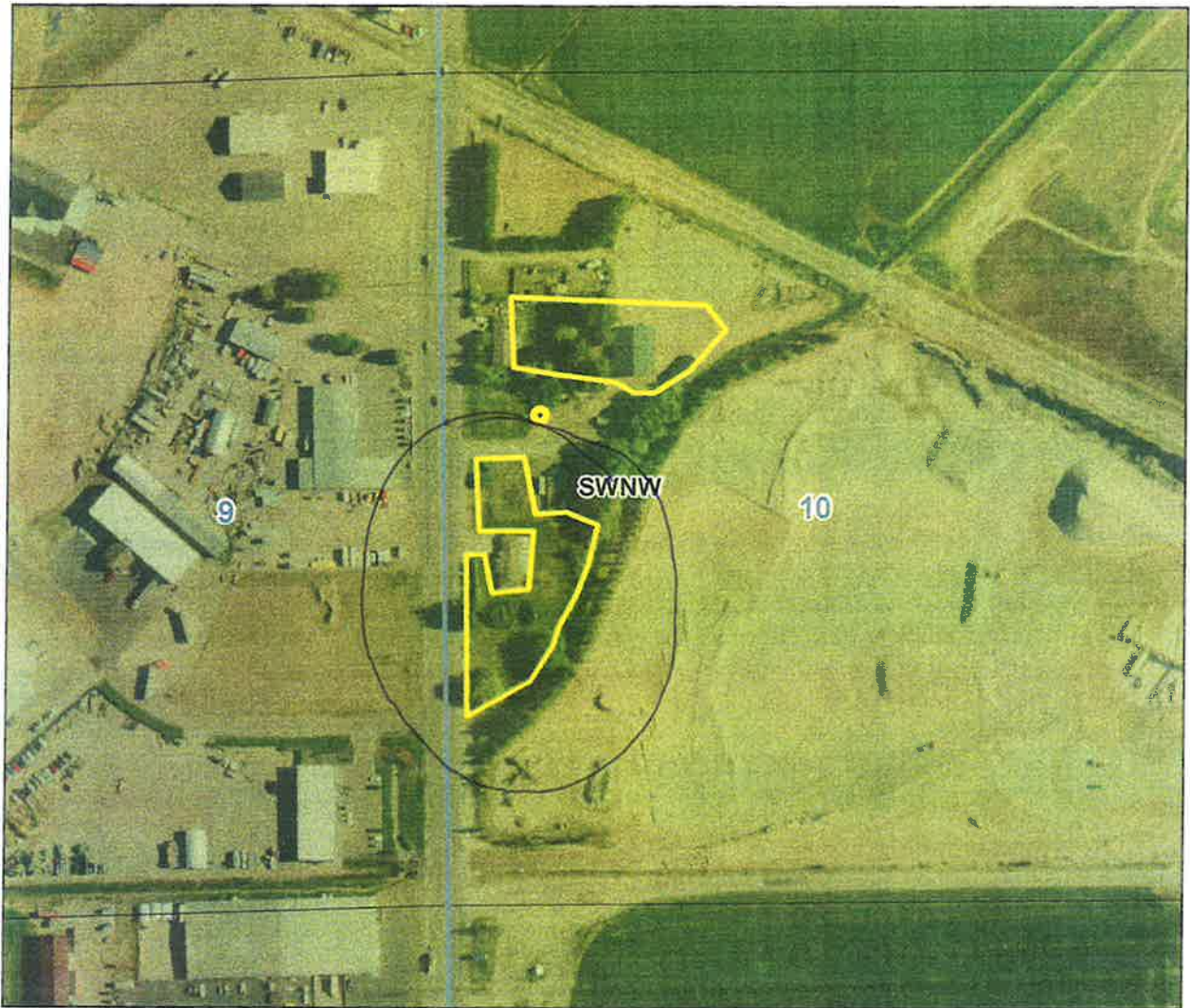
Received by M. Fetter Date 6-1-23 For IDWR Office Use Only: add ward (portion)
Active in the Water Supply Bank? Yes ☐ No ☐ Receipt No. E049241 Receipt Amt. 25.00
Name on W-9 _____ Approved by JB Processed by JB W-9 received? Yes ☐ No ☐
Date 6/1/2023

Water Right

25-4168

38E

02N



-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters
-  Point of Diversion



File No./Escrow No.: 604416
 Print Date & Time: 4/20/2022 8:31:32 AM
 Officer/Escrow Officer: Karen Beckstead

Alliance Title & Escrow, LLC
3240 S Woodruff Ave.
Idaho Falls, ID 83404
(208)524-5600

Property Address: 2654 N 25 E
 IDAHO FALLS, ID 83401 (BONNEVILLE)
 (RPO06600010030)

Borrower: TFES 1003, LLC
 2378 W 113th N
 Idaho Falls, ID 83402

Seller: TODD H. JOHNSON, TRUSTEE OF THE JOHNSON FAMILY TRUST DATED THE 9TH DAY OF JUNE, 2005
 2654 N 25th E
 Idaho Falls, ID 83401

Lender: Victor Rounds
 2989 E 81st N, Idaho Falls, ID 83401

Settlement Date: 4/22/2022
 Disbursement Date: 4/22/2022

Description	Borrower	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$465,000.00	
Deposit		\$2,500.00
Prorations		
County Taxes 1/1/2022 to 4/22/2022 @ \$1,245.12/Year		\$378.65
Assessments 1/1/2022 to 4/22/2022 @ \$100.00/Year		\$30.41
New Loans		
Loan Amount		\$350,000.00
Our origination charge \$3,500.00	\$3,500.00	
Title Charges		
Title - END 107.9-06 Endorsement(s) to Alliance Title & Escrow, LLC	\$40.00	
Title - Settlement or closing fee to Alliance Title & Escrow, LLC	\$747.50	
Title - eRecording Fee paid to Simplifile - Buyer/Borrower to Alliance Title & Escrow, LLC	\$9.50	
Title - Courier/Delivery/Postage Fee to Alliance Title & Escrow, LLC	\$20.00	
Title - Wire Processing Fee to Alliance Title & Escrow, LLC	\$20.00	
Government Recording and Transfer Charges		
Recording fees: Deed \$15.00	\$15.00	
Mortgage \$45.00	\$45.00	
Additional Settlement Charges		
Exchange Fee to Title Financial Exchange Services, Inc. \$2,880.00	\$2,880.00	
LLC Set Up Fee to Title Financial Exchange Services, Inc. \$120.00	\$120.00	
Future Recording Fee to Title Financial Exchange Services, Inc. \$19.75	\$19.75	
	Debit	Credit
Subtotals	\$472,416.75	\$352,909.06
Due From Borrower		\$119,507.69
Totals	\$472,416.75	\$472,416.75

CONSUMER PROTECTION ALERT: Alliance Title & Escrow Corp. 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.



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:604416

FOR VALUE RECEIVED

Todd H. Johnson, Trustee of The Johnson Family Trust dated the 9th day of June, 2005

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

sw kw **TFES 1003, LLC, an Idaho Limited Liability Company**

whose current address is

sw kw **2378 W 113th N
Idaho Falls, ID 83402**

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

Lot 3 in Block 1 of Egan Addition, Division No. 1 according to the official plat thereof, records of Bonneville County, Idaho under recorder's Instrument No. 1420445

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 27, 2022

The Johnson Family Trust

Todd H Johnson

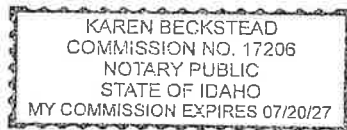
Todd H Johnson, Trustee

State of Idaho } ss.
County of Bonneville }

On this 22nd day of April, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Todd H Johnson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Johnson Family Trust,

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

Karen Beckstead
Notary Public for the State of Idaho
Commission Expires:



Instrument # 1725658
Bonneville County, Idaho Falls, Idaho
06/10/2022 04:00:36 PM No. of Pages: 2
Recorded for: TITLE FINANCIAL SPECIALTY SERVICES
Penny Manning Fee: \$15.00
Ex-Officio Recorder Deputy Rupchurch
Index to: DEED, WARRANTY

AFTER RECORDING MAIL TO:

Kevin Eldon Ward and Sondra Rae Ward
2378 W 113 N
Idaho Falls, ID 83402

This deed is being recorded to correct the legal description
and to replace Instrument No. 1725267

CORRECTION

SPECIAL WARRANTY DEED

File No.: **108383ID (sr)**

Date: **June 10, 2022**

For Value Received, **TFES 1003, LLC**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Kevin Eldon Ward and Sondra Rae Ward**

whose current address is **2378 W 113 N, Idaho Falls, ID 83402**

hereinafter called the Grantee, the following described premises, situated in **Bonneville County, Idaho**, to-wit:

LOT 3 IN BLOCK 1 OF EGAN ADDITION, DIVISION NO. 1 ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF BONNIVELLE COUNTY, IDAHO UNDER RECORDER'S INSTRUMENT NO. 1420445.

Grantor does hereby covenant with Grantee(s), their heirs, successors and assigns, that Grantor will warrant and defend the said granted premises against the lawful claims and demands of all persons claiming by, through and under Grantor, but against no other claims and no other persons, including predecessors in title.

Date: 06/06/2022

Warranty Deed
- continued

File No.: 1083831D (sr)

Dated: June 10, 2022

TFES 1003, LLC

Kourtney Okeke

Title Financial Exchange Services, Inc., Member

By: Kourtney Okeke

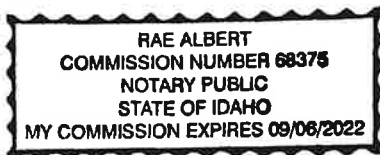
It's: 1031 Exchange Coordinator

STATE OF IDAHO)
 :SS
COUNTY OF BINGHAM)

On this Tenth day of June, 2022, before me, a Notary Public in and for said State, personally appeared Kourtney Okeke, known or identified to me to be the 1031 Exchange Coordinator of the corporation, a corporation that executed the instrument on behalf of said corporation which is a member of TFES 1003, LLC, and on behalf of the member subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said Limited Liability Company name.

Rae Albert

Notary Public for Idaho
Residing in Blackfoot, ID
Commission Expires: 09-06-2022





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 Gary Spackman

June 01, 2023

KEVIN WARD
SONDRA WARD
2378 W 113 N
IDAHO FALLS ID 83402-5203

Re: Change in Ownership for Water Right No(s): 25-4168

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: GORDON EGAN
APRIL BLAKE
TODD H JOHNSON
TAMMI L JOHNSON