

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

APR 27 2023

Department 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 22-7238               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 22-11425              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 22-11426              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Delbert Kunz  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bowen Arrow LLC  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 728 Mont Clair Court North Salt Lake UT 84054  
Mailing address City State Zip  
8015603442 hermansbo@hotmail.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: November 21, 2014
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 # 22-7238

8. Signature: [Signature] MEMBER 4/18/23  
Signature of new owner/claimant Title, if applicable Date  
HEATH BOWEN
- Signature: [Signature] MEMBER 4/24/23  
Signature of new owner/claimant Title, if applicable Date  
SHAYNE M. BOWEN

Received by JB Date 4/27/2023 For IDWR Office Use Only: Receipt No. E049138 Receipt Amt. \$75-  
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 JB Approved by JB Processed by JB Date 5/8/2023

Instrument # 235452

TETON COUNTY, IDAHO  
02-06-2016 14:25:00 No. of Pages: 3  
Recorded for: FIRST AMERICAN TITLE - DRIGGS  
MARY LOU HANSEN Fee: \$16.00  
Ex-Officio Recorder Deputy, Mary Lou Hansen  
Index to: DEED, QUIT-CLAIM

AFTER RECORDING MAIL TO:

Bowen Arrow, LLC, an Idaho limited liability company  
2410 E. 25th Circle  
Idaho Falls, ID 83404

Recorded as an Accommodation  
only by First American Title

### QUITCLAIM DEED

For Value Received, **Heath Bowen, a married man as his sole and separate property, do(es)** hereby convey, release, remise, and forever quit claim unto **Bowen Arrow, LLC, an Idaho limited liability company**, whose address is **2410 E. 25th Circle, Idaho Falls, ID 83404**, herein after called the Grantee, the following described premises situated in **Teton County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

together with its appurtenances.

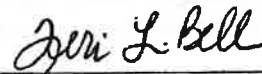
Dated: 2/4/15

  
Heath Bowen

STATE OF Idaho )  
SS.  
COUNTY OF Bonneville )

On this 4th day of February, 2015, before me, a Notary Public in and for said State, personally appeared **Heath Bowen**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.



  
Notary Public of Idaho  
Residing at: Idaho Falls, Idaho  
Commission Expires: 8/23/2018

**Bowen Arrow, LLC, an Idaho limited liability company  
2410 E. 25th Circle  
Idaho Falls, ID 83404**

**Recorded as an Accommodation  
only by First American Title**

For Value Received, **Heath Bowen, a married man as his sole and separate property**, do(es) hereby convey, release, remise, and forever quit claim unto **Bowen Arrow, LLC, an Idaho limited liability company**, whose address is **2410 E. 25th Circle, Idaho Falls, ID 83404**, herein after called the Grantee, the following described premises situated in **Teton County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

Dated: 4/4/15

Heath Bowen

STATE OF Idaho )  
 )  
 ) ss.  
COUNTY OF Bonneville )

On this 4th day of February, 2015, before me, a Notary Public in and for said State, personally appeared **Heath Bowen**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.



*Jeri L. Bell*  
Notary Public of Idaho  
Residing at: *Idaho Falls, Idaho*  
Commission Expires: *8/23/2018*

**EXHIBIT A**

**PARCEL I:**

**THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SECTION 31, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO;**

**COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, AND RUNNING THENCE SOUTH 3 RODS THENCE EAST 80 RODS, MORE OR LESS TO THE EAST BOUNDARY LINE OF SAID 40 ACRE TRACT, THENCE NORTH 3 RODS, THENCE WEST 80 RODS, MORE OR LESS TO THE POINT OF BEGINNING.**

**LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT A POINT WHICH IS 2 RODS WEST AND 1 ROD SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, (WHICH POINT IS ON THE WEST LINE OF THE COUNTY ROAD) AND RUNNING THENCE WEST 10 RODS; THENCE SOUTH 16 RODS; THENCE EAST 10 RODS (TO THE WEST LINE OF THE COUNTY ROAD); THENCE NORTH ALONG THE WEST LINE OF THE COUNTY ROAD 16 RODS TO THE POINT OF BEGINNING.**

**ALSO LESS AND EXCEPTING THEREFROM THE EXISTING COUNTY ROAD RIGHT OF WAY OVER AND ACROSS THE ABOVE DESCRIBED PROPERTY.**

**PARCEL II:**

**TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO**

**SECTION 31: NW1/4NW1/4(Government Lot 1),**

**LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: A PORTION OF THE NW1/4NW1/4 OF SECTION 31, TOWNSHIP 4 NORTH RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 31 AND RUNNING SOUTH 335.10 FEET ALONG THE SECTION LINE TO A POINT; THENCE EAST 260.00 FEET TO A POINT; THENCE N 00°00'02"W, 336.49 FEET TO A POINT; THENCE S 89°41'35"W, 260.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.**

**ALSO LESS AND EXCEPTING THEREFROM THE EXISTING COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.**

**PARCEL III:**

**A PORTION OF THE NW1/4NW1/4 OF SECTION 31, TOWNSHIP 4 NORTH RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 31 AND RUNNING SOUTH 335.10 FEET ALONG THE SECTION LINE TO A POINT; THENCE EAST 260.00 FEET TO A POINT; THENCE N 00°00'02"W, 336.49 FEET TO A POINT; THENCE S 89°41'35"W, 260.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.**

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL TO:**  
First American Title Company  
81 North Main Street/P.O. Box 42  
Driggs, ID 83422

**Instrument # 234654**

TETON COUNTY, IDAHO  
11-21-2014 16:09:00 No. of Pages: 3  
Recorded for: FIRST AMERICAN TITLE - DRIGGS  
MARY LOU HANSEN Fee: \$16.00  
Ex-Officio Recorder Deputy, Mary Lou Hansen  
Index to: DEED, WARRANTY

Space Above This Line for Recorder Use Only

**WARRANTY DEED**

File No.: **520681-T (lb)**

Date: **November 14, 2014**

For Value Received, **Jody M. Miller, General Personal Representative for the Estate of Delbert T. Kunz, deceased**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Heath S. Bowen, a married man as his sole and separate property**, hereinafter called the Grantee, whose current address is **2410 E. 25th Circle, Idaho Falls, ID 83404**, the following described premises, situated in **Teton County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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: 10/03/2014

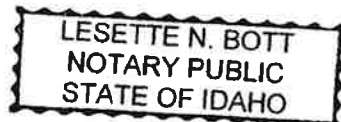
Warranty Deed  
- continued

File No.: S20681-T (lb)

Jody M. Miller  
**Jody M. Miller, General Personal  
Representative for the Estate of Delbert T.  
Kunz**

STATE OF Idaho )  
SS.  
COUNTY OF Teton )

On this 20<sup>th</sup> day of November, 2014, before me, a Notary Public in and for said State, personally appeared **Jody M. Miller**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Personal Representative of the Estate of **Delbert T. Kunz**, and acknowledged to me that she executed the same as such Personal Representative.



LeSette N. Bott  
Notary Public, Idaho  
Residing at: Teton, Id.  
Commission Expires: 1-3-2018

Date: 10/03/2014

Warranty Deed  
- continued

File No.: 520681-T (Ib)

**EXHIBIT A****PARCEL I:**

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**TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO**

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**ALSO LESS AND EXCEPTING THEREFROM THE EXISTING COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.**







22-1724

22-14391

22-11422

**22-13980**

22-14410

22-11425

22-11426

22-7238

W66250 2A

22-12109

Handerson  
Carmichael Rd

Arrowleaf Ln

SYRINGA Dr

Snowberry Ln



# **First American Title Company**

81 North Main Street/P.O. Box 42 • Driggs, ID 83422

Office Phone: (208) 354-2771 Office Fax: (208) 354-8825

## **Buyer's Final Settlement Statement**

**Property:** 4752 W 6250 S, Victor, ID 83455

**File No:** 520681-T

**Officer:** Lesa Bott/lb

**Settlement Date:** 11/21/2014

**Disbursement Date:** 11/21/2014

**Print Date:** 11/14/2014, 1:42 PM

**Buyer:** Heath S. Bowen  
**Address:** 2410 E. 25th Circle, Idaho Falls, ID 83404  
**Seller:** Delbert T. Kunz; Jody Miller  
**Address:** 190 Alpine Dr., Idaho Falls, ID 83402

| Charge Description                                                    | Buyer Charge | Buyer Credit |
|-----------------------------------------------------------------------|--------------|--------------|
| <b>Consideration:</b>                                                 |              |              |
| Total Consideration                                                   | 420,000.00   |              |
| <b>Deposits in Escrow:</b>                                            |              |              |
| Receipt No. 8421 on 09/26/2014 by Heath S. Bowen                      |              | 5,000.00     |
| Receipt No. 8451 on 10/08/2014 by Heath S. Bowen                      |              | 5,000.00     |
| <b>Title/Escrow Charges to:</b>                                       |              |              |
| Settlement or Closing Fee to First American Title Company             | 400.00       |              |
| Courier and Handling Fee Buyer to First American Title Company        | 30.00        |              |
| Recording Fee-Deeds to First American Title Company                   | 32.00        |              |
| e-document filing fee to                                              | 15.00        |              |
| Recording Fee-QCD to First American Title Company                     | 13.00        |              |
| <b>Disbursements Paid:</b>                                            |              |              |
| Parcel III 2014 taxes \$8.06 prorated to Teton County Treasurer       | 0.91         |              |
| Parcel I & II 2014 taxes \$1853.56 prorated to Teton County Treasurer | 208.21       |              |
| <b>Cash (X From) ( To) Buyer</b>                                      |              | 410,699.12   |
| <b>Totals</b>                                                         | 420,699.12   | 420,699.12   |

**BUYER(S):**

Heath S. Bowen

First American Title Company

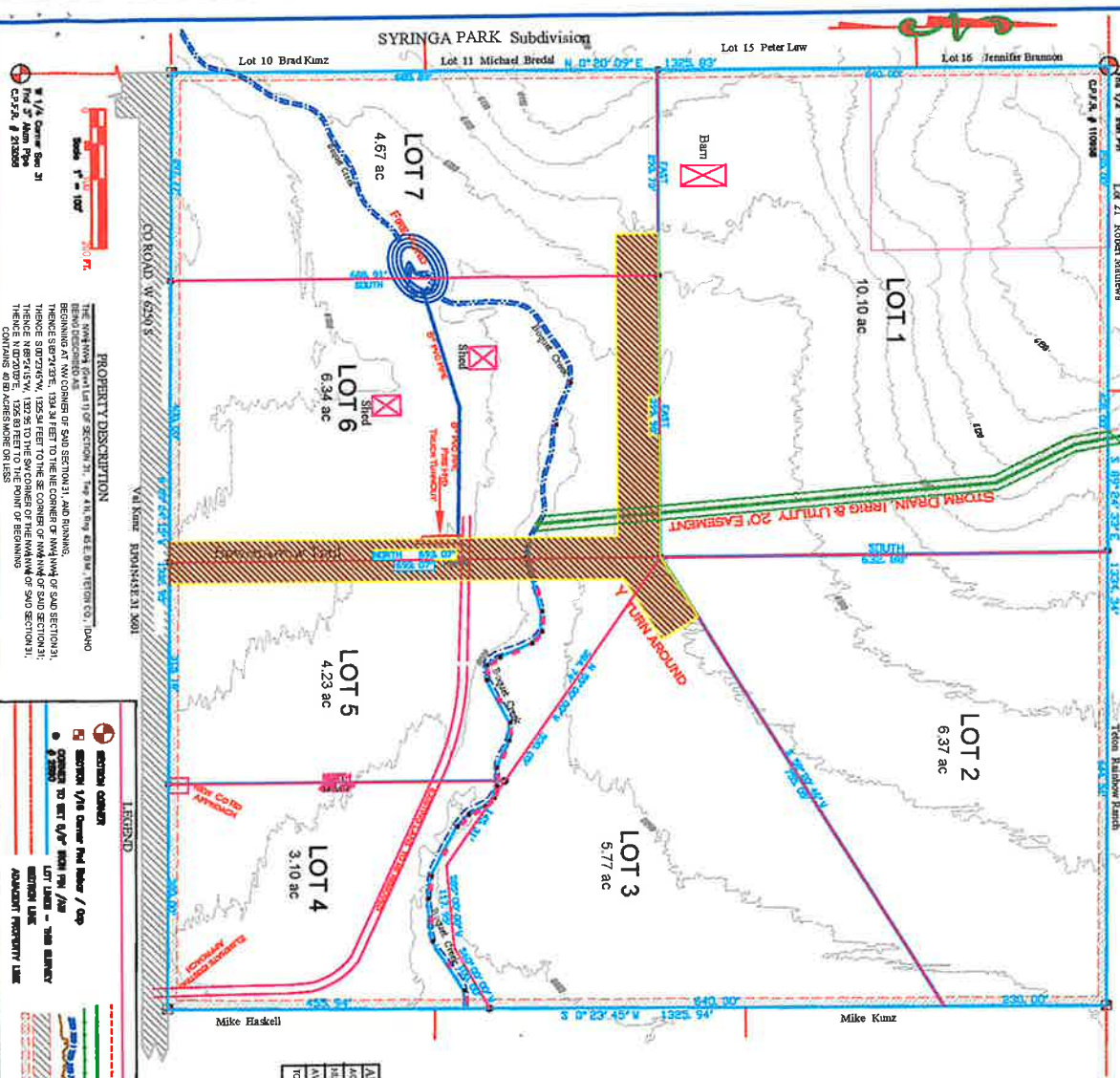
By Lesa Bott

Initials:

## Gov't LOT 1, Sec 31, Twp. 4N, Rng. 45E, BM, Teton Co., Idaho

**Le 21 Robert Mathews**

Teton Rainbow Ranch

[illegible]

| AREA DENSITY TABLE         |       |
|----------------------------|-------|
| ACRES IN LOTS              | 43.60 |
| NUMBER OF LOTS             | 7     |
| AVERAGE LOT SIZE           | 5.88  |
| TOTAL ACRES IN ROAD R.O.W. | 40.68 |

### PLAT NOTES

1. THE ELEVATION CONTROL INTERVAL IS 10 FEET.
2. NONMENTIONED TIE-IN FLOOD PLAIN DISTS ON THIS PROPERTY.
3. NO COUNTY OVERLAYS.
4. ADJACENT COUNTY ROAD WESSES RUNNING ALONG THE SOUTH SIDE OF PROPERTY.
5. THE SOLE ON PROJECT ARE CLAIMED BY THE RINGS SOLE SURETY AS ILT. LOAN.
6. THE AVERAGE SOLE OF PROPERTY IS 4.10% TO DRAIN.
7. DISCONTINUOUS INLANDS APPEAR TO BE AVALANCHES FROM AVALANCHES IN PROPERTY.
8. THIS PROPERTY IS LOCATED IN THE DRAIN 3 ZONE.
9. WATERS SERVICE AND OTHER UTILITY.
10. SHARPLY SINKS INDIVIDUAL, SINKY STRINGS.
11. FIRE PROTECTION, DRY HYDRANT / FIRE POND SYSTEM.
12. IRRIGATION WATER PROPERTY HAS 4 ACRES OF WATER RIGHTS IN COUNTRY CREEK IRRIGATION WATER COMPANY.
13. BUILDING ENVELOPES ARE COUNTY SETBACKS, FROM 30 FT., 300S 30 FT., NEAR 40 FT.



**VICINITY MAP**

SECTION 31, TWP. 4N., R9W, 45E., B.M. TITTON CO. D.

### VICINITY MAP

SCALE 1" = 2000'

**PRELIMINARY PLAT / MASTER PLAN -  
Bowen Arrow Ranch**

THE NEW YORK TIMES, Dec. 31, 1991, Page A5E, B.M.,  
REUTERS/REUTERS/REUTERS

CLIENT:  
Bowen Arrow LLC  
728 Mont Clair Court  
North Salt Lake,  
UT 84054

**AY** ENGINEERING  
ARCHITECTURAL  
ENGINEERING  
PLANNING  
CONSULTANTS, INC. 800.800.1111  
www.ayengineering.com

[illegible]



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](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

May 08, 2023

BOWEN ARROW LLC  
728 MONT CLAIR CT  
N SALT LAKE UT 84054-3384

Re: Change in Ownership for Water Right No(s): 22-7238, 22-11425, 22-11426

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)



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](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

April 27, 2023

BOWEN ARROW LLC  
728 MONT CLAIR COURT  
NORTH SALT LAKE UT 84054

RE: Change in Ownership Water Right No. 22-7238, 22-11425, 22-11426

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. The department acknowledges receipt of a Quit Claim Deed from Heather Bowen to Bowen Arrow LLC; however, the current owner of the water right is Delbert Kunz, please supply a full chain of title from Delbert Kunz to Heather Bowen.

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](http://www.idwr.idaho.gov).

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Baily  
Technical Records Specialist

SCANNED

APR 28 2023