

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 26 2024

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT OF WATER RESOURCES
SOUTHERN 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?
45-14297	Yes ☒	Yes ☐		Yes ☐	Yes ☐
45-14295	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Parker & Hallett LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Brandon Landrum and Ivy Landrum

New owner(s) as listed on the conveyance document

Name connector ☐ and ☒ or

402 S. 850 E.
Mailing address

Declo
City

ID
State

83323
Zip

208-420-0302
Telephone

brandon@landrum-eng.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: January 8, 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 # 45-14295

8. Signature: [Signature]

Signature of new owner/claimant

Brandon Landrum

Print name

Title, if applicable

Date

1/8/2024

- Signature: [Signature]

Signature of new owner/claimant

Ivy Landrum

Print name

Title, if applicable

Date

1/8/2024Received by SG

Date

1/25/2024

For IDWR Office Use Only:

Receipt No.

5040067

Receipt Amt.

\$200.00Active 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

Processed by TW

Date

2/8/2024

WARRANTY DEED

For Value Received, PARKER & HALLETT LLC, an Idaho limited liability company

hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Brandon Landrum and Ivy Landrum, husband and wife as community property with rights of survivorship

Hereinafter called the Grantee, whose current address is

402 S. 850 E. Declo, ID 83323, the following

described premises, situated in Cassia County, **Idaho**, to-wit:

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon, limited to 10 acres, a totally of .20 CFS of water rights from Idaho Department of Water Resources Water Right No's 45-14297 and 45-14295 not including stockwater rights from Idaho Department of Water Resources Water Right No. 45-14297.

See attached Exhibit "A"

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.

PARKER & HALLETT, LLC



Joel Parker, Manager

STATE OF Idaho)
) ss.
COUNTY OF Minidoka)

On this 8th day of January, 2024, before me, a Notary Public in and for said State, personally appeared **Joel Parker**, known or identified to me to be the person whose name is subscribed to the within Instrument as Member of Parker & Hallett LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

TERRI MCBRIDE
COMM NO. 15762
NOTARY PUBLIC
STATE OF IDAHO



Notary Public of Idaho
Residing at: Boise
Commission Expires: 1-16-26

EXHIBIT 'A'

File No.: **1122408BU (tm)**

Property: **Bare Ground, Albion, ID 83311**

PARCEL NO. 1:

DESCRIPTION: "PARCEL 1" A PORTION OF THAT REAL PROPERTY CONVEYED TO PARKER & HALLETT LLC BY WARRANTY DEED RECORDED MARCH 8, 2010, AS INSTRUMENT NO. 2010-001128, CASSIA COUNTY RECORDS.

TOWNSHIP 11 SOUTH, RANGE 25 EAST, BOISE MERIDIAN, CASSIA COUNTY, IDAHO.

SECTION 33: A PART OF THE N $\frac{1}{2}$, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 33, MONUMENTED BY A 5/8" REBAR AND ALUMINUM CAP, RECORDED MAY 13, 1991, AS INSTRUMENT NO. 213390, CASSIA COUNTY RECORDS, THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00°52'23" WEST 300.00 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°36'33" EAST 851.26 FEET TO A 5/8" REBAR; THENCE NORTH 13°56'41" WEST 63.27 FEET TO A 1/2" REBAR; THENCE CONTINUING NORTH 13°56'30" WEST 528.75 FEET TO A 5/8" REBAR; THENCE NORTH 20°14'36" WEST 55.18 FEET TO A 1/2" REBAR WITH LS CAP 7920 AND THE TRUE POINT OF BEGINNING;

**THENCE CONTINUING NORTH 20°14'36" WEST 235.66 FEET TO A 1/2" REBAR;
THENCE NORTH 38°17'53" EAST 285.99 FEET TO A 1/2" REBAR;
THENCE NORTH 23°25'35" EAST 42.79 FEET TO A 1/2" REBAR WITH LS CAP 7920;
THENCE NORTH 89°18'47" EAST 397.87 FEET TO A 1/2" REBAR WITH LS CAP 7920;
THENCE SOUTH 01°01'13" WEST 483.64 FEET TO A 1/2" REBAR WITH LS CAP 7920;
THENCE SOUTH 89°18'47" WEST 501.98 FEET TO THE TRUE POINT OF BEGINNING.**

PARCEL NO. 2:

DESCRIPTION: "PARCEL 2" A PORTION OF THAT REAL PROPERTY CONVEYED TO PARKER & HALLETT LLC BY WARRANTY DEED RECORDED MARCH 8, 2010, AS INSTRUMENT NO. 2010-001128, CASSIA COUNTY RECORDS.

TOWNSHIP 11 SOUTH, RANGE 25 EAST, BOISE MERIDIAN, CASSIA COUNTY, IDAHO.

SECTION 33: A PART OF THE N $\frac{1}{2}$ MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 33, MONUMENTED BY A 5/8" REBAR AND ALUMINUM CAP, RECORDED MAY 13, 1991, AS INSTRUMENT NO. 213390, CASSIA COUNTY RECORDS, THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00°52'23" WEST 300.00 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°36'33" EAST 851.26 FEET TO A 5/8" REBAR; THENCE NORTH 13°56'41" WEST 63.27 FEET TO A 1/2" REBAR; THENCE CONTINUING NORTH 13°56'30" WEST 528.75 FEET TO A 5/8" REBAR; THENCE NORTH 20°14'36" WEST 55.18 FEET TO A 1/2" REBAR WITH LS CAP 7920; THENCE NORTH 89°18'47" EAST 501.98 FEET TO A 1/2" REBAR WITH LS CAP 7920 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°01'13" EAST 483.64 FEET TO A 1/2" REBAR WITH LS CAP 7920;
THENCE NORTH 89°18'47" EAST 540.64 FEET TO A 1/2" REBAR WITH LS CAP 7920;
THENCE SOUTH 01°01'13" WEST 483.64 FEET TO A 1/2" REBAR WITH LS CAP 7920;
THENCE SOUTH 89°18'47" WEST 540.63 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

DESCRIPTION: "PARCEL 3" A PORTION OF THAT REAL PROPERTY CONVEYED TO PARKER & HALLETT LLC BY WARRANTY DEED RECORDED MARCH 8, 2010, AS INSTRUMENT NO. 2010-001128, CASSIA COUNTY RECORDS.

TOWNSHIP 11 SOUTH, RANGE 25 EAST, BOISE MERIDIAN, CASSIA COUNTY, IDAHO.

SECTION 33: A PART OF THE N½ MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 33, MONUMENTED BY A 5/8" REBAR AND ALUMINUM CAP, RECORDED MAY 13, 1991, AS INSTRUMENT NO. 213390, CASSIA COUNTY RECORDS, THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00°52'23" WEST 300.00 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°36'33" EAST 851.26 FEET TO A 5/8" REBAR; THENCE NORTH 13°56'41" WEST 63.27 FEET TO A 1/2" REBAR; THENCE CONTINUING NORTH 13°56'30" WEST 528.75 FEET TO A 5/8" REBAR; THENCE NORTH 20°14'36" WEST 55.18 FEET TO A 1/2" REBAR WITH LS CAP 7920; THENCE NORTH 89°18'47" EAST 1042.61 FEET TO A 1/2" REBAR WITH LS CAP 7920 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°01'13" EAST 483.64 FEET TO A 1/2" REBAR WITH LS CAP 7920;
THENCE NORTH 89°18'47" EAST 1531.79 FEET TO A 1/2" REBAR WITH LS CAP 7920;
THENCE SOUTH 01°01'13" WEST 483.65 FEET TO A 1/2" REBAR WITH LS CAP 7920;
THENCE SOUTH 89°18'47" WEST 1531.79 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY EASEMENT AGREEMENT BY AND BETWEEN MARSH CREEK ESTATES, LLC AND CHATBURN BROTHERS, INC., RECORDED MARCH 8, 2010 AS INSTRUMENT NO. 2010-001127, RECORDS OF CASSIA COUNTY, IDAHO, OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

TOWNSHIP 11 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO.

SECTION 33: PART OF THE W1/2NW1/4 OF SECTION 33, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 SECTION CORNER OF SECTION 33, SAID CORNER MARKED BY A 5/8 INCH REBAR; THENCE NORTH 00°34'00" WEST ALONG THE WEST LINE OF SECTION 33 FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°34'00" WEST FOR A DISTANCE OF 57.27 FEET;
THENCE NORTH 89°37'30" EAST FOR A DISTANCE OF 836.93 FEET;
THENCE SOUTH 13°38'07" EAST FOR A DISTANCE OF 63.27 FEET TO A 5/8 INCH REBAR;
THENCE SOUTH 89°54'56" WEST FOR A DISTANCE OF 806.10 FEET;
THENCE SOUTH 89°54'56" WEST FOR A DISTANCE OF 20.00 FEET TO A 5/8 INCH REBAR;
THENCE SOUTH 89°54'56" WEST FOR A DISTANCE OF 25.16 FEET TO THE POINT OF BEGINNING.

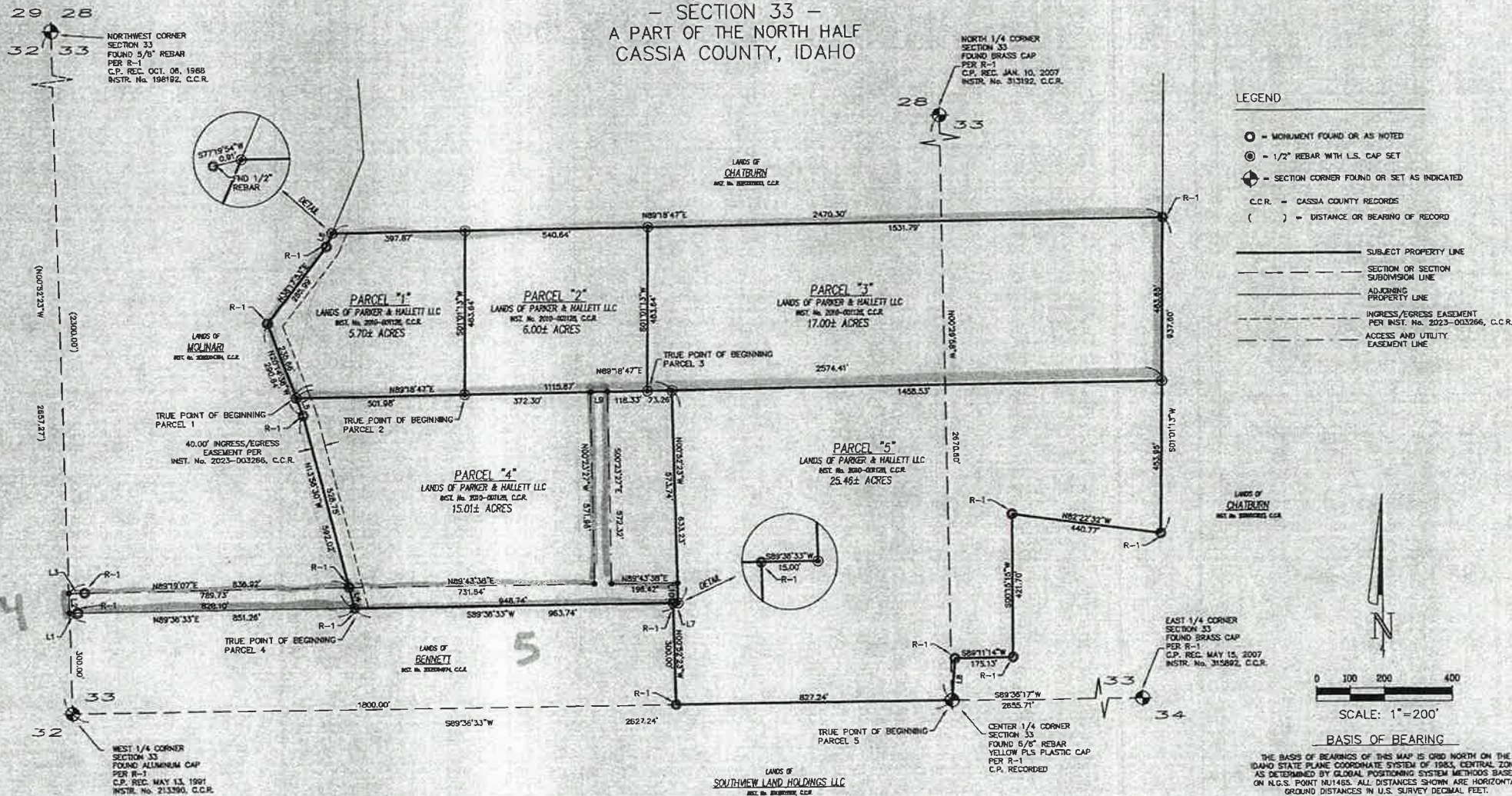
PARCEL NO. 5:

ACCESS EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 33, MONUMENTED BY A 5/8" REBAR AND ALUMINUM CAP, RECORDED MAY 13, 1991, AS INSTRUMENT NO. 213390, CASSIA COUNTY RECORDS, THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00°52'23" WEST 300.00 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°36'33" EAST 851.26 FEET TO A 5/8" REBAR AND THE TRUE POINT OF BEGINNING; THENCE NORTH 13°56'30" WEST 63.27 FEET TO A 1/2" REBAR; THENCE NORTH 89°43'38" EAST 731.64 FEET; THENCE NORTH 00°23'37" WEST 571.96 FEET; THENCE NORTH 89°18'47" EAST 50.00 FEET; THENCE SOUTH 00°23'27" EAST 572.32 FEET; THENCE NORTH 89°43'38" EAST 196.42 FEET; THENCE SOUTH 00°52'23" EAST 59.49 FEET; THENCE SOUTH 89°36'33" WEST 963.74 FEET TO THE TRUE POINT OF BEGINNING.

A.P.N. RP11S25E331350

TOWNSHIP 11 SOUTH, RANGE 25 EAST,
BOISE MERIDIAN,
- SECTION 33 -
A PART OF THE NORTH HALF
CASSIA COUNTY, IDAHO



LINE	LENGTH	BEARING
L1	25.16	N89°36'33"E
L2	57.27	N00°52'22"W
L3	47.59	N89°19'07"E
L4	63.27	N07°56'20"W
L5	35.18	N00°14'56"W
L6	42.79	N23°25'35"E
L7	15.00	S89°36'33"W
L8	125.69	S54°34'50"W
L9	50.00	N89°18'47"E
L10	59.49	S07°56'22"E

SURVEYOR'S NARRATIVE

THIS SURVEY WAS CONDUCTED TO CREATE THREE PARCELS FROM THE LANDS OF PARKER & HALLETT LLC PER WARRANTY DEED 2010-001128, C.C.R. AT THE REQUEST OF JOEL PARKER. PLEASE NOTE REFERENCES OF PREVIOUS RECORDS OF SURVEYS AND MONUMENTS FOUND THAT DEFINE THE CONTROLLING BOUNDARIES AND SURVEYOR NOTES AS INDICATED.

SURVEYOR'S CERTIFICATION

I, DARR MOON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, IDAHO LICENSE NO. 7920, DO HEREBY ATTEST THAT THE PLAT DICTATED HEREON WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION THEREOF.

Instrument # 2023003994

BURLEY, CASSIA, IDAHO
12-13-2023 9:08:28 AM No. of Pages: 1
Recorded for: LANDRUM & ASSOC.
JOSEPH LARSON Fee: \$80
Ex-Officio Reviewer: Deputy
Date of Record of Survey

REFERENCES

R-1: RECORD OF SURVEY FOR PARKER AND HALLETT, LLC
RECORDED SEPT. 14, 2011, AS INST. NO. 2011-003626

CIVIL ENGINEERING AND LAND SURVEY
LANDRUM
AND ASSOCIATES INC.

RECORD OF SURVEY
OF THE LANDS OF
PARKER & HALLETT LLC
OF RECORD
INST. No. 2010-001128, C.C.R.

DRAWN BY: B.J.L. DATE: 08DEC23
CHECKED BY: D.E.M. JOB NO.: 23-038
DRAWING: 23038-RS 11252-33





IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

February 08, 2024

BRANDON LANDRUM
IVY LANDRUM
402 S 850 E
DECLO ID 83323-9601

Re: Change in Water Right Ownership: 45-14295 (Split into 45-14295 and 45-14559), 45-14297 (Split into 45-14297 and 45-14560),

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) 293-9912.

Sincerely,

Tyler Wallace
Engineer Associate

Enclosure(s)

Cc: PARKER & HALLETT LLC
Water District 45F