

RECEIVED Resubmitted

STATE OF IDAHO

DEPARTMENT OF WATER RESOURCES

MAY 29 2024

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MAR 07 2024

DEPT. OF WATER RESOURCES
SOUTHERN REGION

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?
47-8123	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: J. Don and Nedra Sessions
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Gartner Ventures LLC
New owner(s) as listed on the conveyance document

1890 East 3500 North
Mailing address
208-358-1890
Telephone

Name connector ☐ and ☐ or
Filer ID 83328
City State Zip
heath@gartnerat.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: 2/26/2024
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.

8. Signature: [Signature] Member 3/05/24
Signature of new owner/claimant Title, if applicable Date
Heath Gartner
Print name

- Signature: [Signature] Member 3/5/24
Signature of new owner/claimant Title, if applicable Date
Stephanie Gartner
Print name

Received by SG Date 3/2/2024 For IDWR Office Use Only: 5/29/2024
Receipt No. 5040123 5040234
Receipt Amt. \$25.00 ✓

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 _____ Processed by BM Date 4/29 & 6/11/2024



Order Number: 23490280

Warranty Deed

For value received,

The Estate of J. Don Sessions, deceased by Katherine L. Reynolds as Personal Representative under Probate Case No. CV42-24-0302

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

Gartner Ventures LLC, an Idaho Limited Liability Company

whose current address is 1890 E. 3500 N., Filer Idaho 83328

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

See Exhibit A, attached hereto and incorporated herein.

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: February 26, 2024

The Estate of J. Don Sessions

Katherine L. Reynolds Personal Representative
By: Katherine L. Reynolds, Personal Representative

State of Idaho, County of Twin Falls, ss.

On this 6th day of March in the year of 2024, before me, the undersigned, a notary public in and for said state, personally appeared Katherine L. Reynolds known or identified to me to be the person whose name is subscribed to the within instrument, as the personal representative of the estate of J. Don Sessions and acknowledged to me that he/she executed the same as such personal representative of the estate of J. Don Sessions.

Susie Moore

Notary Public
Residing In: Twin Falls
My Commission Expires: 11-28-2026
(seal)

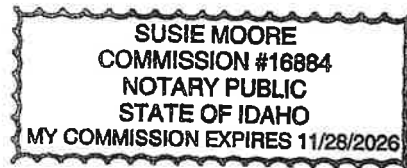


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL I:

TOWNSHIP 13 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 10: A parcel of land located in the NW¼SW¼, more particularly described as follows:

Commencing at the W¼ corner of said Section 10, from which the Southwest corner of Section 10 bears South 00°02'00" East, 2633.42 feet;
Thence South 89°21'23" East along the North boundary of the SW¼ of Section 10 for a distance of 40.0 feet to a point on the East right of way boundary of Highway U.S. 93;
Thence South 00°02'00" East along the East right of way boundary of Highway U.S. 93 for a distance of 494.50 feet to THE TRUE POINT OF BEGINNING;
Thence South 89°21'23" East parallel with the North boundary of the SW¼ of Section 10 for a distance of 579.70 feet;
Thence South 00°02'00" East parallel with the West boundary of the SW¼ of Section 10 for a distance of 377.08 feet;
Thence North 89°21'23" West parallel with the North boundary of the SW¼ of Section 10 for a distance of 579.70 feet to a point on the East right of way boundary of Highway U.S. 93;
Thence North 00°02'00" West along the East right of way boundary of Highway U.S. 93 for a distance of 377.08 feet to THE TRUE POINT OF BEGINNING.

PARCEL II:

TOWNSHIP 13 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 10: A parcel of land located in the SW1/4, more particularly described as follows:

Commencing at the West quarter corner of said Section 10;
Thence South 89°21'23" East along the North boundary of the SW1/4 for a distance of 40.00 feet to a point on the Easterly right of way line of State Highway 93 and being the TRUE POINT OF BEGINNING;
Thence South 89°21'23" East along the North boundary of the SW1/4 of Section 10 for a distance of 959.71 feet;
Thence South 00°02'00" East parallel with the West boundary of the SW1/4 of Section 10 for a distance of 1452.50 feet;
Thence North 89°21'23" West for a distance of 300.00 feet;
Thence South 00°02'00" East for a distance of 290.50 feet;
Thence North 89°21'23" West parallel with the North boundary of the SW1/4 of Section 10 for a distance of 659.71 feet to a point on the Easterly right of way of State Highway 93;
Thence North 00°02'00" West along the Easterly right of way of State Highway 93 for a distance of 1743.00 feet to the TRUE POINT OF BEGINNING.

Excepting Therefrom:

TOWNSHIP 13 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 10: A parcel of land located in the NW¼SW¼, more particularly described as follows:

Commencing at the W $\frac{1}{4}$ corner of said Section 10, from which the Southwest corner of Section 10 bears South 00°02'00" East, 2633.42 feet;
Thence South 89°21'23" East along the North boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 40.0 feet to a point on the East right of way boundary of Highway U.S. 93 and being THE TRUE POINT OF BEGINNING;
Thence continuing South 89°21'23" East along the North boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 959.71 feet;
Thence South 00°02'00" East parallel with the West boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 871.58 feet;
Thence North 89°21'23" West parallel with the North boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 380.01 feet;
Thence North 00°02'00" West parallel with the West boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 377.08 feet;
Thence North 89°21'23" West parallel with the North boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 579.70 feet to a point on the East right of way boundary of Highway U.S. 93;
Thence North 00°02'00" West along the East right of way boundary of Highway U.S. 93 for a distance of 494.50 feet to THE TRUE POINT OF BEGINNING.

Further Excepting Therefrom:

TOWNSHIP 13 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 10: A parcel of land located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Commencing at the W $\frac{1}{4}$ corner of said Section 10, from which the Southwest corner of Section 10 bears South 00°02'00" East, 2633.42 feet;
Thence South 89°21'23" East along the North boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 40.0 feet to a point on the East right of way boundary of Highway U.S. 93;
Thence South 00°02'00" East along the East right of way boundary of Highway U.S. 93 for a distance of 494.50 feet to THE TRUE POINT OF BEGINNING;
Thence South 89°21'23" East parallel with the North boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 579.70 feet;
Thence South 00°02'00" East parallel with the West boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 377.08 feet;
Thence North 89°21'23" West parallel with the North boundary of the SW $\frac{1}{4}$ of Section 10 for a distance of 579.70 feet to a point on the East right of way boundary of Highway U.S. 93;
Thence North 00°02'00" West along the East right of way boundary of Highway U.S. 93 for a distance of 377.08 feet to THE TRUE POINT OF BEGINNING.



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

June 11, 2024

GARTNER VENTURES LLC
1890 E 3500 N
FILER ID 83328-5632

Re: Change in Ownership for Water Right No(s): 47-8123

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of the resubmittal of your Notice of Change in Water Right Ownership. After further review and a phone call with Susie Moore at TitleOne, it was determined that we could move forward with processing the ownership change. 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.

Thank you for your patience and cooperation. If you have any questions concerning the enclosed information, please contact me at (208) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Twin Falls, Idaho (File #23490280)

Memorandum:

To: 47-8123

From: Denise Maline & Corey Skinner



Date: May 7, 2024

Subject: Ownership change returned & reprocessed

On March 7, 2024 IDWR received a Change in Ownership from TitleOne in Twin Falls, filed on behalf of Gartner Ventures LLC. Upon review of the documents on April 30, 2024, it appeared that the ground associated with the water right was withheld / excepted out and not conveyed. The ownership change was returned May 1, 2024 and a refund was requested.

We received a call from Susie Moore at TitleOne on May 7, 2024 indicating that Gartner Ventures should have obtained the ground listed on the deed and the associated water right. After a phone call between Denise Maline, Corey Skinner Susie Moore; Susie clarified the legal descriptions on the deed and it was determined that we could process the ownership change as it was originally filed. Since the refund has already been issued, the title company will submit another \$25.00 and we will process the paperwork upon receipt.

\$25-received 5/29/2024
DM

Maline, Denise

From: Maline, Denise
Sent: Wednesday, May 1, 2024 4:09 PM
To: IdwrPayable
Subject: Refund request for TitleOne Twin Falls
Attachments: Refund request - TitleOne Twin Falls.pdf

Good afternoon,

Attached please find a refund request being submitted for processing. The ownership change was not processed.

Thank you,

Denise @ Southern



Denise Maline, Administrative Assistant I
Idaho Dept. of Water Resources, Southern Region
650 Addison Ave W Ste 500
Twin Falls ID 83301-5858
(208) 293-9908
denise.maline@idwr.idaho.gov

Idaho Department of Water Resources Receipt

Receipt ID: S040123

Payment Amount	\$25.00	Date Received	3/7/2024	Region	SOUTHERN
Payment Type	Check	Check Number	139458		
Payer	TITLEONE				
Comments	CHANGE OF OWNERSHIP FROM: J DON & NEDRA SESSIONS. TO: GARTNER VENTURES, LLC. WR#47-8123.				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$25.00	OWNERSHIP CHANGES/SECURITY INTERESTS	64140	0229	21		1155



Signature Line (Department Representative)

Change in Water Right Ownership Returned: 47-8123

Ownership change was not processed. Filed on the incorrect water right – should have been 47-8122. Further research showed that Gartner Ventures sold the property associated with 47-8122 shortly after filing this paperwork.

Please issue a \$25 refund to:

TitleOne

1411 Falls Ave E Ste 1131

Twin Falls ID 83301-3459

(208) 933-2650

DM 5/11/2024



IDAHO DEPARTMENT OF
WATER RESOURCES

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

Governor Brad Little

Director Mathew Weaver

May 1, 2024

GARTNER VENTURES LLC
1890 E 3500 N
FILER ID 83328-5632

RE: Change in Water Right Ownership for Water Right No(s): 47-8123

Dear Gartner Ventures LLC:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on March 7, 2024 for the above referenced water rights. This Notice was filed by TitleOne in Twin Falls on your behalf. This letter is to notify you that the Notice is being returned and not processed for the following reasons.

After further research, it was discovered that the property identified on the Warranty Deed submitted with your Notice is associated with water right no. 47-8122. It was also discovered that a Notice of Change in Water Right Ownership was filed on 47-8122 on April 19, 2024, showing you recently conveyed this property to Jodie Young; therefore no further action is necessary at this time.

Water right no. 47-8123 (listed on your Notice) is associated with the property to the North of the property you conveyed to Jodie Young. I have attached the water right reports and a map for your reference.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$25.00 has been requested and will be mailed to TitleOne under separate cover from the Idaho State Controller's Office.

If you have any questions regarding this matter, please contact me at (208) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Twin Falls, Idaho (File #23490280)



RECEIVED

MAR 07 2024

DEPT. OF WATER RESOURCES
SOUTHERN REGION

1411 Falls Ave. East Suite 1131
Twin Falls, ID 83301
Ph. (208) 933-2650
Fx. (866) 902-7040
www.titleonecorp.com

Date: March 7, 2024

Escrow No. 23490280

Idaho Department of Water Resources
-Hand Delivered-
650 Addison Ave West Ste 500
Twin Falls Idaho 83301

To Whom it may Concern:

Enclosed are the following documents:

Our check #139458 for \$25.00
Original Notice of Change in Water Right Ownership
Copy of Deed

Thank you

Susie Moore
Escrow Officer
TitleOne
1411 Falls Avenue East Ste 1131
Twin Falls Idaho 83301