

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 24 2024

DEPT. OF WATER RESOURCES
SOUTHERN 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?
47-12022	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-2268	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Dewey & Beverly Nipper
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Blair & Deena Combe
New owner(s) as listed on the conveyance document

Mailing address: 1148 E 4325 N City: Buhl State: ID Zip: 83310
Telephone: 208-308-8124 Email: combedeena5@gmail.com

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: 2-1-2018

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 # 47-2268

8. Signature: Blair Combe Title, if applicable: Owner Date: 5-16-2024
 Signature of new owner/claimant

Print name

- Signature: Deena Combe Title, if applicable: Owner Date: 5-16-2024
 Signature of new owner/claimant

Print name

Received by: SG Date: 5/24/2024 For IDWR Office Use Only: Receipt No. 5040230 Receipt Amt. \$50-

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: AK Date: 7-15-2024

QUITCLAIM DEED

For value received, DEWEY A. NIPPER and BEVERLY NIPPER, husband and wife, do hereby convey, release, remise and forever quitclaim unto W. BLAIR COMBE and DEENA L. COMBE, husband and wife, residing at 1148 East 4325 North, Buhl, Idaho 83316, the following:

Idaho Department of Water Resources Water Right No. 47-2268

DATED this _____ day of May, 2024.

Dewey A. Nipper
DEWEY A. NIPPER

Beverly Nipper
BEVERLY NIPPER

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this _____ day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DEWEY A. NIPPER and BEVERLY NIPPER, husband and wife, known or identified to me to be the persons whose name are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

NOTARY PUBLIC
Residing at TWM FUNK Idaho
My Commission Expires 5-7-2030





TitleOne
a title & escrow co.

Order Number: 21429203

Warranty Deed

For value received,

Dewey Arthur Nipper also known as Dewey A. Nipper and Beverly D. Nipper, husband and wife

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

Blair Combe and Deena Combe, husband and wife

whose current address is 1148 E. 4325 N. Buhl, Idaho 83316

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.

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Dated: November 4, 2021

Dewey A. Nipper
Dewey A. Nipper

Beverly D. Nipper
Beverly D. Nipper

State of Idaho, County of Twin Falls ss.

On this 5th day of November in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Dewey A. Nipper and Beverly D. Nipper, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Susie Moore

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

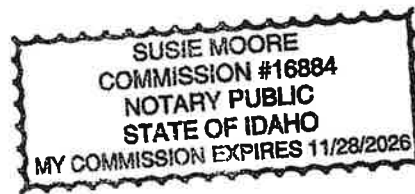


EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

A parcel of land located in a part of the Southwest Quarter of the Northeast Quarter of Section 22, Township 9 South, Range 14 East, Boise Meridian, County of Twin Falls, State of Idaho, and more particularly described as follows:

Commencing at the North Quarter corner of Section 22 monumented with a 5/8 inch rebar and aluminum cap from which the Northeast corner of said Section 22 bears North 89°47'11" East, 2626.03 feet and monumented with a brass cap;

THENCE South 00°30'16" West along the Westerly boundary of the Northeast Quarter of said Section 22 for a distance of 1333.62 feet to a found 1/2 inch with a plastic cap and the POINT OF BEGINNING;

THENCE North 89°58'42" East along the Northerly boundary of the Southwest Quarter of the Northeast Quarter of said Section 22 for a distance of 979.88 feet to a point on the approximate Westerly bank of Mud Creek and being a set 5/8 inch rebar with cap;

THENCE along the approximate Westerly bank of Mud Creek the following four (4) courses:

South 20°20'52" West for a distance of 328.39 feet to a set 5/8 inch rebar with cap;

South 49°46'14" West for a distance of 265.57 feet to a set 5/8 inch rebar with cap;

South 16°30'08" West for a distance of 217.83 feet to a set 5/8 inch rebar with cap;

South 50°46'43" West for a distance of 149.28 feet to a set 5/8 inch rebar with cap;

THENCE South 41°22'39" East leaving said west bank for a distance of 43.33 feet to a point on the approximate Easterly bank of Mud Creek and being a set 5/8 inch rebar with cap;

THENCE along the approximate Easterly bank of Mud Creek the following two (2) courses:

South 48°41'38" West for a distance of 483.01 feet to a set 5/8 inch rebar with cap;

South 24°55'54" West for a distance of 220.77 feet to a point on the Southerly boundary of the Southwest Quarter of the Northeast Quarter of said Section 22 and a set 5/8 inch rebar with cap;

THENCE North 89°49'53" West along said Southerly boundary for a distance of 69.90 feet to the Center Quarter corner of said Section 22 and being a found 5/8 inch rebar with aluminum cap;

THENCE North 00°30'16" East along the Westerly boundary of the Southwest Quarter of the Northeast Quarter of said Section 22 for a distance of 957.94 feet to a set 5/8 inch rebar with cap;

THENCE North 89°58'42" East parallel with the Northerly boundary of said Southwest Quarter of the Northeast Quarter for a distance of 268.00 feet to a set 5/8 inch rebar with cap;

THENCE North 00°30'16" East parallel with the Westerly boundary of said Southwest Quarter of the Northeast Quarter for a distance of 163.00 feet to a set 5/8 inch rebar with cap;

THENCE South 89°58'42" West parallel with the Northerly boundary of said Southwest Quarter of the Northeast Quarter for a distance of 268.00 feet to a point on the Westerly boundary of said Southwest Quarter of the Northeast Quarter and being a set 5/8 inch rebar with a plastic cap;

THENCE North 00°30'16" East along the Westerly boundary of said Southwest Quarter of the Northeast Quarter for a distance of 212.74 feet to the 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

July 15, 2024

BLAIR & DEENA COMBE
1148 E 4325 N
BUHL ID 83316-5072

Re: Change in Ownership for Water Right Nos: 47-2268 & 47-12022

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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.

Also note that Farmers Bank is identified as a security interest holder on water Right 47-2268. If this is no longer correct, the security interest can be removed from the right upon written notice from the security interest holder that the interest in the water right has been terminated.

If you have any questions concerning the enclosed information, please contact me at (208) 736-3033.

Sincerely,

Bill Mills
Water Resource Agent, Senior

Enclosures