

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED
APR 19 2024
DEPARTMENT OF
WATER RESOURCES

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?
47-8122	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 Sessions / Nedra Sessions
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Jodie Raelene Young
New owner(s) as listed on the conveyance document

2390 Highway 93 Apt B

Mailing address

(208) 316-7227

Telephone

Twin Falls

City

ladderseven@outlook.com

Email

Name connector ☐ and ☐ or

ID 83301-5282

State Zip

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: 03/05/2024
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: Jodie Raelene Young Owner 4/8/2024
Signature of new owner/claimant Title, if applicable Date
Jodie Raelene Young
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

Received by KM Date 4.19.24 For IDWR Office Use Only: Receipt No. C118149 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 JMC Date 4/24/2024

**I Certify that this is a True
and Correct Copy of the
Original Document**





Order Number: 24495688

Warranty Deed

For value received,

Gartner Ventures LLC, an Idaho Limited Liability Company

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

Jodie R. Young, an unmarried woman

whose current address is 2390 Hwy 93 South, Twin Falls Idaho 83301

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.

**I Certify that this is a True
and Correct Copy of the
Original Document**

Order Number: 24495688

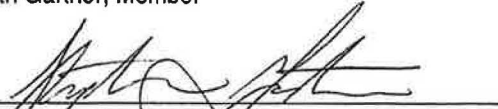


Warranty Deed - Page 1 of 4

Dated: February 27, 2024

Gartner Ventures LLC

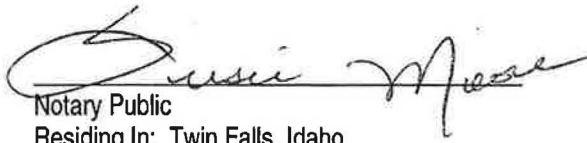
By: 
Heath Gartner, Member

By: 
Stephanie Gartner, Member

State of Idaho, County of Twin Falls, ss.

On this 5th day of March 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Heath Gartner and Stephanie Gartner, known or identified to me to be the members of the limited liability company that executed the within instrument and acknowledged to me that they executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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 In: Twin Falls, Idaho
My Commission Expires: 11-28-2026

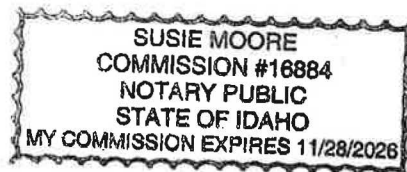


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

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 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 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 and being THE TRUE POINT OF BEGINNING;
Thence continuing South 89°21'23" East along the North boundary of the SW¼ of Section 10 for a distance of 959.71 feet;
Thence South 00°02'00" East parallel with the West boundary of the SW¼ of Section 10 for a distance of 871.58 feet;
Thence North 89°21'23" West parallel with the North boundary of the SW¼ of Section 10 for a distance of 380.01 feet;
Thence North 00°02'00" West 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 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 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;
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.

Date: 02/26/2024

Subject: 2390 Hwy 93 S Twin Falls, ID 83301

Beds: 3

Baths: 2.00

SQFT: 1712

Built: 1991

Garage: 0.00

Lot: 2

PropType: Mobile

Order ID: 66772837-3

Retail Market:	100%	Distressed Market:	0%
Quick Sale Price:	\$0	Calculated Price:	\$245,677

homegenius

AERIAL VIEW MAP



Subject
Sold

I Certify that this is a True
and Correct Copy of the
Original Document

Date: 02/26/2024

Subject: 2390 Hwy 93 S Twin Falls, ID 83301

Beds: 3

Baths: 2.00

SQFT: 1742

Built: 1991

Garage: 0.00

Lot: 2

PropType: Mobile

Order ID: 66772837.3

Retail Market: 100%

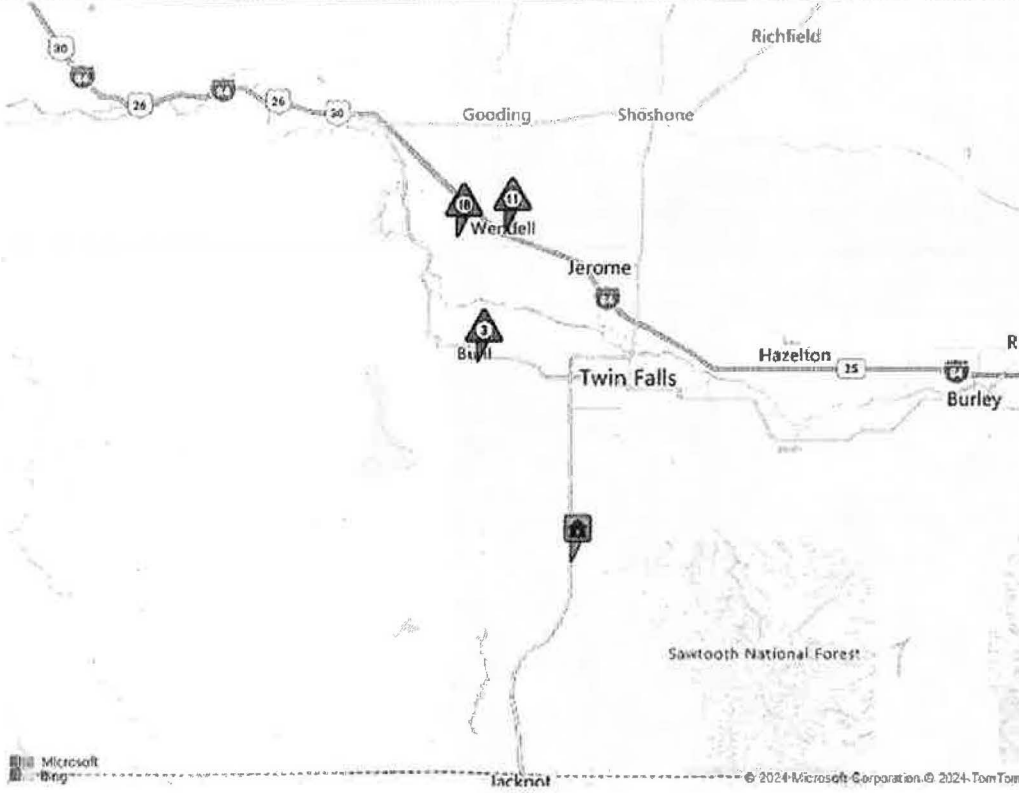
Distressed Market: 0%

Quick Sale Price: \$0

Calculated Price: \$245,677

homegenius

MAP



Subject
Sold

Notice: Based on information from the Intermountain Multiple Listing Service, Inc., Lexington-Bluegrass Association of REALTORS®, Manual Entry, State Listings, Inc., for the period 6/21/2022 through 2/26/2024. Disclaimer: This valuation estimate is not intended to be an appraisal of the market value of the Subject Property. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained.

©2024 homegenius Real Estate LLC. All Rights Reserved.





IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098

Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

April 24, 2024

JODIE R YOUNG
2390 HIGHWAY 93 APT B
TWIN FALLS ID 83301-5282

Re: Change in Ownership for Water Right No(s): 47-8122

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 .

Sincerely,


Jacob Caraig
Engineer Intern

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

4/24/2024

Water Right 47-8122

Owner Type **Name and Address**
Current Owner JODIE R YOUNG
2390 HIGHWAY 93 APT B
TWIN FALLS, ID 83301-5282
(208) 316-7227

Priority Date: 9/29/1988

Basis: License

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	3/15	11/15	0.020 CFS	0.8 AF
COMMERCIAL	1/01	12/31	0.040 CFS	0.7 AF
	<u>Total Diversion</u>		0.040 CFS	1.5 AF

Source and Point(s) of Diversion:

GROUND WATER NWSW Sec. 10, Twp 13S, Rge 16E, TWIN FALLS County

Place Of Use:

IRRIGATION within TWIN FALLS County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
13S	16E	10										0.1	0.1						0.2

POU Total Acres: 0.2

COMMERCIAL Same as IRRIGATION

Conditions of Approval:

1. Commercial use is for a musuem.

Dates and Other Information:

Licensed Date: 4/2/1992
Owner Name Connector: AND
Water District Number: NWD
Swan Falls Trust or Nontrust: T
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

4/24/2024

Combined Use Limits:

N/A

Verification Log

SubCase:

N/A

Water Supply Bank:

N/A