

RECEIVED

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DE

FEB 26 2024

MAR 17 2024

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

WATER RESOURCES
WESTERN REGION

1. List the 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?
65-23589	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: Novitas Academy c/o Andy Sapp
3. New Owner(s)/Claimant(s): Randy + Teri Hallman
 Name of current water right holder/claimant
 New owner(s) as listed on the conveyance document Name connector ☐ and ☒ or
3140 Cool Water Ln Emmett ID 83601
 Mailing address City State Zip
(208) 861-6575 Randy Teri.hallman@gmail.com
 Telephone Email Randy.hallman@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: 5-2022
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
☐ 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):
☐ \$25 per undivided water right.
☐ \$100 per split water right.
☐ 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: Randy Hallman Owner 2-18-2024
 Signature of new owner/claimant Title, if applicable Date
Randy Hallman
 Print name
- Signature: Teri Hallman Owner 2-18-2024
 Signature of new owner/claimant Title, if applicable Date
Teri Hallman
 Print name

Received by CC Date 2-26-24 For IDWR Office Use Only: Receipt No. W051781 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 Jmk Date 5-29-24

Instrument # 341428
EMMETT, GEM, IDAHO
2022-05-17 11:25:18 AM No. of Pages: 8
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
SHELLY TILTON Fee: \$15.00
Ex-Officio Recorder Deputy SStewart
Index To: WARRANTY DEED
Electronically Recorded by Simplifile



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:605726

FOR VALUE RECEIVED

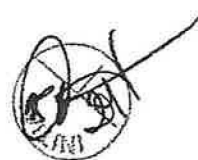
Novitas Real Estate LLC, an Idaho Limited Liability Company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Randal A. Hallman and Teresa A. Hallman, husband and wife

whose current address is

**4807 W. Little Feather Ln.
Eagle, ID 83616**



the grantee(s), the following described premises, in Gem County, Idaho, TO WIT:

Parcel 1

**That portion of Government Lot 1 of Section 34, Township 7 North, Range 1 West,
Boise Meridian, Gem
County, Idaho described as follows:**

**Commencing at the Southwest corner of Government Lot 1, Section 34, Township 7
North, Range 1 West, Boise Meridian, Gem County, Idaho;
Thence North 00°14'50" West, 332.12 feet, along the West line of said Government
Lot 1 to the Point of
Beginning;
Thence continuing North 00°14'50" West, 217.71 feet;
Thence North 89°36'09" East, 297.48 feet;
Thence North 50°24'33" East, 290.46 feet to a point referred to hereinafter as Point
'A';
Thence North 89°36'09" East, 174.18 feet to the Westerly boundary of the Last
Chance Ditch as described in Book 3 of Deeds at Page 128 and in Book 8 of Deeds at
Page 336, records of Gem County, Idaho;
Thence South 04°38'51" East, 402.36 feet along said Westerly boundary;
Thence South 89°36'09" West, 727.16 feet to the Point of Beginning.**

Together with and reserving unto the grantors, their heirs and assigns a 40.00 foot wide ingress, egress and utility easement lying North of and adjacent to the following described line:

**Beginning at Point 'A' described above;
Thence North 89°36'00" East, 791.09 feet to a point on the East line of Government Lot 1 and the terminus of this easement.**

**Together with and subject to a 40.00 foot wide ingress, egress and utility easement lying Westerly of the
Westerly right-of-way line of the Last Chance Ditch described as follows:**

**Commencing at Point 'A' described above;
Thence North 89°36'09" East, 174.18 feet to the Point of Beginning;
Thence South 04°38'51" East, 402.36 feet to the terminus of this easement.**

EXCEPTING right of way for Last Chance Ditch

Parcel 2

That portion of Government Lot 1 of Section 34 and a portion of Government Lot 10 of Section 27, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho described as follows:

**Commencing at the Southwest corner of Government Lot 1 of Section 34, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho;
Thence North 00°14'50" West, 549.83 feet, along the West line of said Government Lot 1, to the Point of Beginning;
Thence continuing North 00°14'50" West, 554.16 feet to the meander corner on the South bank of the Payette River;
Thence North 44°28'52" East, 301.05 feet along said meander line of the South bank of the Payette River;
Thence North 47°48'55" East, 143.14 feet, along said meander line to a point referred to hereinafter as Point 'B';
Thence South 01°08'16" West, 639.55 feet;
Thence North 89°36'09" East, 390.33 feet to the Westerly boundary of the Last Chance Ditch as described in Book 3 of Deeds at Page 128 and in Book 8 of Deeds at Page 336, records of Gem County, Idaho;
Thence South 04°38'51" East, 40.11 feet, along said West line;
Thence South 89°36'09" West, 174.18 feet to a point referred to hereinafter as Point 'A';
Thence South 50°24'33" West, 290.46 feet;
Thence South 89°36'09" West, 297.48 feet to the Point of Beginning.**

Together with that portion of said Government Lots 1 and 10, if any, lying Northerly and Westerly of the

following described line:

**Commencing at Point 'B' described above;
Thence North 01°08'16" East, 68.00 feet to the Point of Beginning;
Thence retracing South 01°08'16" West, 68.00 feet;
Thence South 47°48'55" West, 143.14 feet;
Thence South 44°28'52" West, 301.05 feet to a point on the West line of said
Government Lot 1 and the
terminus of this description.**

AND

**That portion of Government Lot 1 of Section 34, Township 7 North, Range 1 West,
Boise Meridian, Gem
County, Idaho described as follows:**

**Commencing at the Northeast corner of Government Lot 1 of Section 34, Township
7 North, Range 1 West, Boise Meridian;
Thence South 00°15'34" East, 540.40 feet, along the East line of said Government
Lot 1, to the Point of
Beginning;
Thence continuing South 00°15'34" East, 40.00 feet;
Thence South 89°36'09" West, 565.27 feet to the Easterly boundary of the Last
Chance Ditch as described in Book 3 of Deeds at Page 128 and in Book 8 of Deeds at
Page 336, records of Gem County, Idaho;
Thence North 04°38'51" West, 40.11 feet, along said Easterly boundary;
Thence North 89°36'09" East, 568.34 feet to the Point of Beginning.**

Parcel 3

**Parcel 1 as shown on Record of Survey Instrument Number 278940, Gem County
records being a parcel of land being a portion of Parcel A as shown on Record of
Survey Instrument No. 215300, Gem County records situated in Government Lot 4
in the Northeast Quarter of the Northeast Quarter of Section 33, Township 7 North,
Range 1**

**West, Boise Meridian, Gem County, Idaho being more particularly described as
follows:**

**Commencing at the East Quarter corner common to Sections 33 and 34; thence
along the line common to said Sections
North 00°08'53" East 1315.39 feet to a 5/8" rebar cad cap (PLS 878) marking the
North 1/16 corner common to said sections; thence continuing along said common
section line
North 00°08'09" East 558.17 feet to a 1/2" rebar and cap (PLS 7876) marking the
POINT OF BEGINNING; thence leaving said common section line
North 89°51'34" West 113.95 feet to a 1/2" rebar and cap (PLS 7876) marking a non-
tangent point of curvature, thence 62.83 feet along a curve to the left, said curve**

having a radius of 60.00 feet, a delta angle of 60°00'00", and a chord bearing and distance of North 89°51'34" West 60.00 feet to a ½ " rebar and cap (PLS 7876), thence

North 89°51'34" West 401.43 feet to the mean high water line at the left bank of the Payette River, as shown on said survey (Instrument #215300), thence along said mean high water line

North 32°08'00" East 513.02 feet, thence

North 52°56'06" East 114.16 feet, thence

North 60°00'44" East 245.81 feet to said common Section line, thence along said common Section line

South 00°08'09" West 627.51 feet to the POINT OF BEGINNING.

Parcel 3a

A 60.00 foot wide ingress, egress and utility easement lying 30.00 feet each side of and adjacent to the following described centerline:

Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 33, Township 7 North,

Range 1 West, Boise Meridian, Gem County, Idaho marked by a 5/8" iron pin;

Thence South 00°13'47" East, 165.00 feet, along the East line of said Southeast Quarter of the Northeast Quarter to a set 1/2" iron pin with plastic cap PLS 6552, to the True Point of Beginning;

Thence continuing South 00°13'47" East, 41.50 feet to the beginning of a non-tangent 90.00 foot radius curve to the left, a radial bearing to said point bears South 89°45'24" West;

Thence Southeasterly along the arc of said curve through a central angle of 63°30'00" a distance of 99.75 feet;

Thence tangent to said curve South 63°44'36" East, 167.37 feet to the centerline of Plaza Road and the terminus of this easement.

Also, a 40.00 foot wide ingress, egress and utility easement lying West of and adjacent to the following described centerline:

Beginning at the Southeast corner of Government Lot 4 of Section 33, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho, marked by a found 5/8" iron pin;

Thence North 00°08'09" East, 558.17 feet, along the East line of said Government Lot 4, to the South boundary line of said Parcel 1 and the terminus of this easement.

And also, a 40.00 foot wide ingress, egress and utility easement lying 20.00 feet each side of the following described centerline:

Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 33, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho, marked by a found 5/8" iron pin;
Thence South 00°13'47" East, 165.00 feet, along the East line of said Southeast Quarter of the Northeast Quarter, to a found 1/2" iron pin with plastic cap PLS 6552 and the True Point of Beginning;
Thence retracing North 00°13'47" West, 125.00 feet;
Thence North 30°14'01" West, 46.07 feet to a point on the North line of said Southeast Quarter of the Northeast Quarter and the terminus of this easement.

The limits of said easements shall be extended or shortened at each beginning, terminus and all angle points, so as to make for a continuous and uniform width of access throughout.

And, an ingress and egress easement over and across a portion of Government Lot 1 of Section 34, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho, described as follows:

Beginning at the Southwest corner of Government Lot 1 of Section 34, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho, marked by a found 5/8" iron pin;
Thence North 00°14'50" West, 792.61 feet, along the West line of said Government Lot 1, to a point on an existing gate;
Thence North 87°25'09" East, 3.51 feet, along said gate, to the end of a fence line;
Thence South 00°25'11" East, 792.74 feet, along said fence line, to a point on the South line of said Government Lot 1;
Thence South 89°36'09" West, 5.90 feet, along said South line, to the Point of Beginning.

Parcel 4

A tract of land situated in a portion of Government Lot 1 of Section 34 and a portion of Government Lot 10 of Section 27, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho described as follows:

Commencing at the Southwest corner of Government Lot 1 of Section 34, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho;
Thence North 00°14'50" West, 549.83 feet along the West line of said Government Lot 1;
Thence North 89°36'09" East, 297.48 feet;
Thence North 01°08'16" East, 183.62 feet to a point referred to herein after as Point 'A';
Thence continuing North 01°08'16" East, 40.01 feet to the Point of Beginning;
Thence continuing North 01°08'16" East, 639.55 feet to the meander line of the South bank of the Payette River and referred to hereinafter as Point 'B';
Thence North 47°48'55" East, 342.25 feet, along said meander line;

Thence North 76°47'47" East, 165.33 feet, along said meander line;
Thence North 79°47'24" East, 297.68 feet, along said meander line;
Thence North 60°19'01" East, 52.64 feet, along said meander line, to the Westerly right-of-way line of the Last Chance Ditch as described in Book 8 of Deeds at Page 336, records of Gem County, Idaho;
Thence along said right-of-way line the following courses and distances:
South 42°22'09" West, 254.45 feet; South 08°17'09" West, 224.30 feet;
South 13°20'09" West, 275.50 feet; South 30°29'09" West, 217.50 feet;
South 04°38'51" East, 118.01 feet;
Thence leaving said right-of-way line South 89°36'09" West, 397.83 feet to the Point of Beginning.

Together with all that portion of said Government Lot 10, if any, lying Northerly and Easterly of the following described line:

Commencing at Point 'B' described above;
Thence North 01°08'16" East, 68.00 feet, more or less, to a point on the high water line of the Payette River being the Point of Beginning;
Thence retracing South 01°08'16" West, 68.00 feet, more or less, to the meander line of the South bank of the Payette River;
Thence North 47°48'55" East, 342.25 feet;
Thence North 76°47'47" East, 165.33 feet;
Thence North 79°47'24" East, 297.68 feet;
Thence North 60°19'01" East, 52.64 feet along said meander line, to the Westerly right-of-way line of the Last Chance Ditch;
Thence North 48°21'09" East, 320.01 feet, along said right-of-way line, to the East line of said Government Lot 10 and the terminus of this description.

And also together with a 40.00 foot wide ingress, egress and utility easement more particularly described as follows:

Commencing at Point 'A' described above;
Thence North 01°08'16" East, 40.01, feet;
Thence North 89°36'09" East, 219.12 feet to the Point of Beginning;
Thence continuing North 89°36'09" East, 791.19 feet to the East line of said Government Lot 1;
Thence South 00°15'34" East, 40.00 feet along said East line;
Thence South 89°36'09" West, 791.09 feet;
Thence North 00°23'51" West, 40.00 feet to the Point of Beginning.

EXCEPTING right of way for Last Chance Ditch

Parcel 5

That portion of Government Lot 1, of Section 34, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho, described as follows;

**Beginning at the Southwest corner of Government Lot 1, Section 34, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho, marked by a found 5/8" iron pin; thence
North 00°14'50" West, 332.12 feet, along the West line of said Government Lot 1 to a set 1/2" iron pin with plastic cap PLS 6552; thence
North 89°36'09" East, 752.98 feet to the centerline of the right of way of the Last Chance Ditch; thence
South 04°38'51" East, 103.37 feet, along said centerline; thence
South 49°57'09" West, 358.94 feet, along said centerline, to the South line of said Government Lot 1; thence
South 89°36'09" West, 485.15 feet, along said South line to the REAL POINT OF BEGINNING.**

EXCEPTING right of way for Last Chance Ditch

Parcel 5a

TOGETHER WITH AND RESERVING a 40.00 foot wide ingress, egress and utility easement lying Northerly and Westerly of the following described line:

**Commencing at the Northeast corner of Government Lot 1, Section 34, Township 7 North, Range 1 West, Boise Meridian, Gem County, Idaho; thence
South 00°15'34" East, 580.40 feet, along the East line of said Government Lot 1, to a found 1/2 " iron pin with plastic cap PLS 6552 and the REAL POINT OF BEGINNING; thence
South 89°36'09" West, 621.09 feet to a found 1/2 " iron pin with plastic cap PLS 6552 and the REAL POINT OF BEGINNING; thence
South 04°38'51" East, 402.36 feet to a set 1/2" iron pin with plastic cap PLS 6552 and the terminus of this easement.**

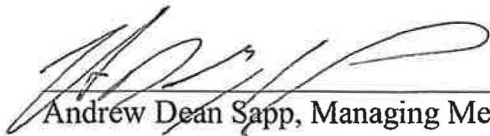
The limits of said easement shall be extended or shortened at each beginning, terminus and at all angle points so as to make for a continuous and uniform width of access throughout.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: May 5, 2022

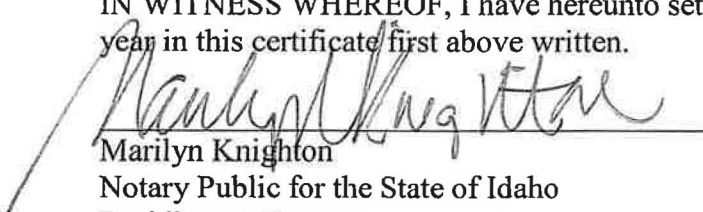
Novitas Real Estate, LLC

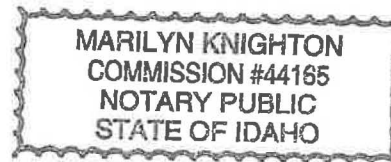

Andrew Dean Sapp, Managing Member

State of Idaho} ss
County of Gem}

On this 6 day of May, 2022, before me, Marilyn Knighton, a Notary Public in and for said state, personally appeared Andrew Dean Sapp known or identified to me to be the Managing Member in the Limited Liability Company known as Novitas Real Estate who executed the foregoing instrument in said LLC name.

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


Marilyn Knighton
Notary Public for the State of Idaho
Residing at: Emmett
Commission Expires: April 4, 2023





GEM COUNTY DEVELOPMENT SERVICES DEPARTMENT

109 S. MCKINLEY AVENUE EMMETT, IDAHO 83617

**OFFICE OF THE ADMINISTRATOR
PLANNING & ZONING**

Phone: 208-365-5144

United States Postal Service
Attn: Jim Bailey
521 E. Main St.
Emmett, ID. 83617

Re: Address Notification & New Private Lane

Dear Postmaster;

The Gem County Development Services Department has approved a private lane allowed by the Gem County Zoning Ordinance - Chapter 6; Section 6-3: 5 named Cool Water Lane with a property boundary adjustment.

There are five parcel numbers that are in this subdivision.

Ronald Way Subdivision

New Address

Parcel # TBD	Parcel A	3120 Cool Water Lane
Parcel # TBD	Parcel B	3140 Cool Water Lane
Parcel # TBD	Parcel C	3160 Cool Water Lane
Parcel # TBD	Parcel D	3180 Cool Water Lane
Parcel # TBD	Parcel E	3161 Cool Water Lane

Existing RP07N01W343105 – 2769 N Plaza Rd changed to 3181 Cool Water Lane

Map attached

Sincerely,

A handwritten signature in cursive script, reading "Larry Robertson".

Larry Robertson
Development Services

CC: Gem County Assessor
Assessor's Office
Gem County Sheriff Dispatch
Gem County Mapper
Gem County Fire District #1
Emmett Bus Garage

Gem County Road Department
County Clerk's Office
Emmett Medical Services
United States Post Office
Address Management Systems
Emmett Irrigation

New Street
name +
addresses

Index to: RECORD OF SURVEY

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:
1 OF 1	10/2022	GM/AR	AR/JB	122068

(100) 315-7181

State of Idaho
Department of Water Resources

Water Right

65-23589
COMMERCIAL



0 0.035 0.07 0.14 Miles

-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters
-  Point of Diversion
-  State Outline



State of Idaho
Department of Water Resources

Water Right

65-23589
DOMESTIC



0 0.035 0.07 0.14 Miles

- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters
- Point of Diversion
- State Outline



State of Idaho
Department of Water Resources

Water Right

65-23589
IRRIGATION

01W



0 0.035 0.07 0.14 Miles

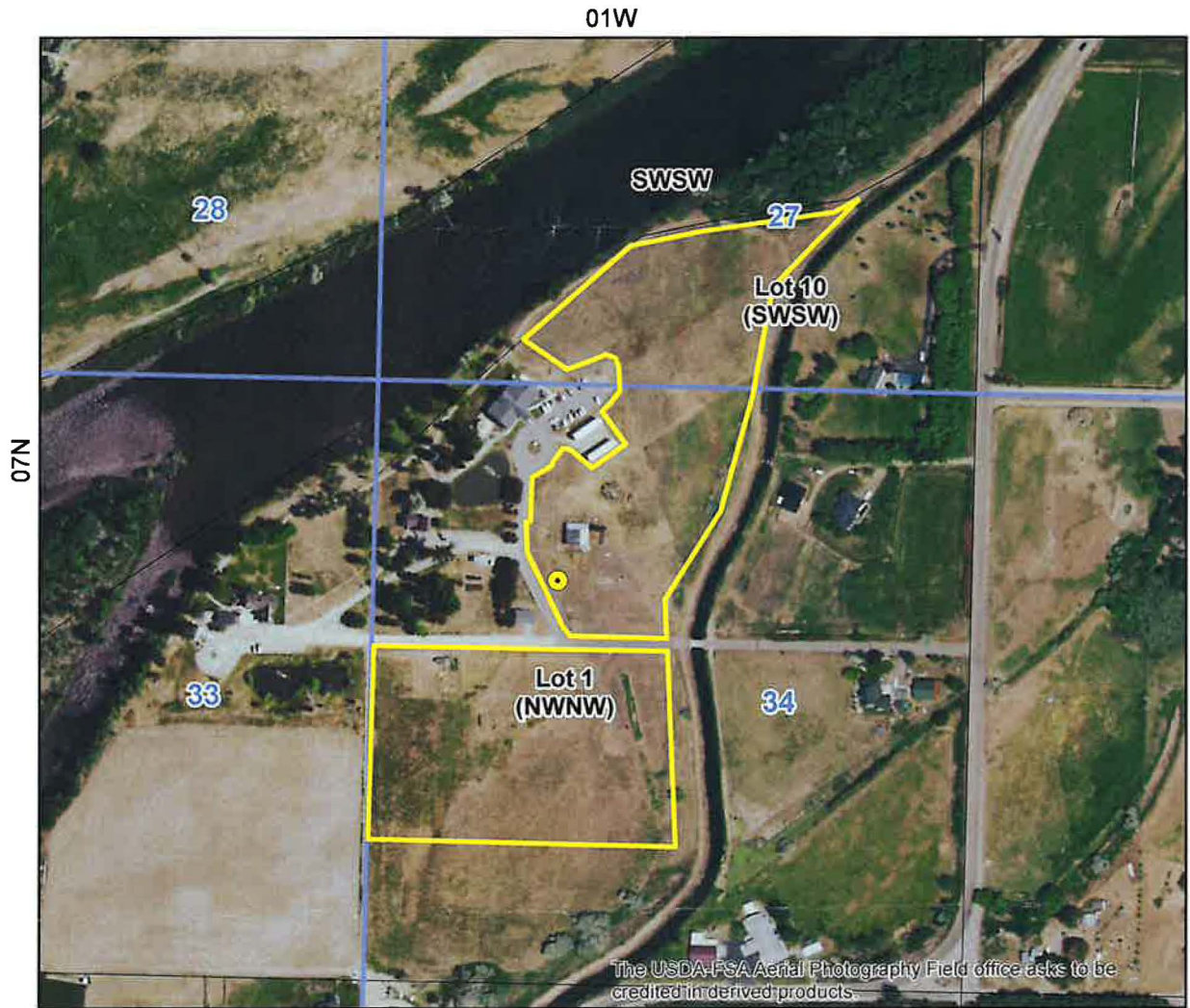
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters
-  Point of Diversion
-  State Outline



State of Idaho
Department of Water Resources

Water Right

65-23589
STOCK WATER

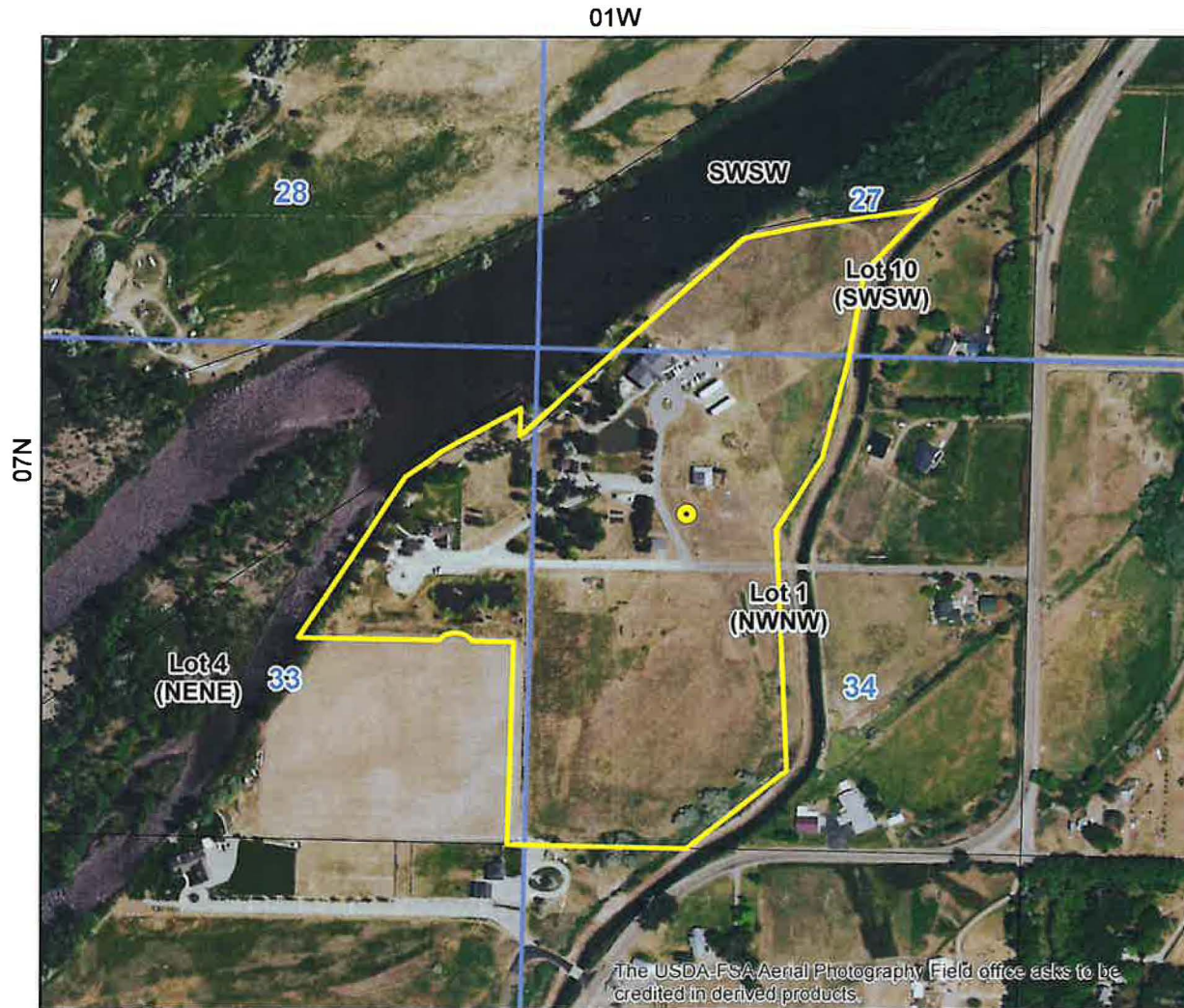


0 0.05 0.1 0.2 Miles

-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters
-  Point of Diversion
-  State Outline



State of Idaho
Department of Water Resources
Water Right
65-23589
FIRE PROTECTION



0 0.05 0.1 0.2 Miles

-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters
-  Point of Diversion
-  State Outline





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

May 29, 2024

RANDALL A HALLMAN
TERESA A HALLMAN
3140 COOL WATER LN
EMMETT ID 83617-1007

Re: Change in Ownership for Water Right No(s): 65-23589

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)