

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 18 2024

DEPT. OF WATER RESOURCES
EASTERN 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?
27-11042	Yes ☒	Yes ☐		Yes ☐	Yes ☐
27-11997	Yes ☒	Yes ☐		Yes ☐	Yes ☐
27-2019A	Yes ☒	Yes ☐		Yes ☐	Yes ☐
27-12A	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kurt and Connie Thompson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Colton and Natalie Woods
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
487 W Riverton Rd Blackfoot ID 83221
Mailing address City State Zip
(208)716-7232 487woods@gmail.com
Telephone 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: 8-1-2016
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 # 27-12A

8. Signature: *Colton Woods* 12/05/24
Signature of new owner/claimant Title, if applicable Date
Colton Woods
Print name
- Signature: *Natalie Woods* 12/05/24
Signature of new owner/claimant Title, if applicable Date
Natalie Woods
Print name

Received by: B Date: 12/19/2024 For IDWR Office Use Only: Receipt No. E050542 Refund Requested 2/26/25 Receipt Amt. \$100. -

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: _____ Date: _____

Return - Unprocessed

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
168 West Pacific Street/PO Box 868
Blackfoot, ID 83221

I hereby certify this to be a true and
correct copy of the original.

FIRST AMERICAN TITLE COMPANY
BY: 

Space Above This Line for Recorder's Use Only

File No. 596376-B (vb)

THIS DEED OF TRUST IS SUBJECT TO A DUE-ON-SALE RIDER DATED 07/20/2016, BETWEEN Colton James Woods, an unmarried man and Natalie Irene Stoker, an unmarried woman, AS GRANTOR, First American Title Company, AS TRUSTEE, AND Tad Stoker Diana Stoker, AS BENEFICIARY.

DEED OF TRUST INCLUDING DUE - ON - SALE RIDER

THIS DEED OF TRUST, made this **August 1, 2016**, between **Colton James Woods, an unmarried man and Natalie Irene Stoker, an unmarried woman**, herein called GRANTOR(S), whose address is **213 South 585 West, Blackfoot, ID 83221**, and **First American Title Company**, herein called TRUSTEE, whose address is **168 West Pacific Street/PO Box 868, Blackfoot, Idaho 83221**, and **Tad Stoker and Diana Stoker**, herein called BENEFICIARY, whose address is **213 S 585 W, Blackfoot, ID 83221**.

WITNESSETH: That Grantor does hereby irrevocably GRANT, BARGAIN, SELL AND CONVEY TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of **Bingham**, State of **Idaho**, described as follows and containing not more than eighty acres in area:

PARCEL 1:

Part of the Lot 5 of Section 8 Township 3 South Range 35 East B.M. Bingham County, Idaho described as:

Commencing at the W¼ corner of said Section 8; Thence S 89°55'10" E 1309.50 feet along the East-West Center Section line to the Northeast corner of the NW¼SW¼ of said Section 8; Thence S 00°10'47" W 1319.78 feet to the Northeast corner of said Lot 5; Thence S 00°10'47" W 31.02 feet along the East line of said Lot 5 to the POINT OF BEGINNING.

Thence S 00°10'47" W 348.74 feet along said East line;

Thence S 87°24'44" W 109.06 feet along a fence line extended;

Thence along a fence line the following (3) three courses:

- 1) N 01°08'40" W 50.19 feet;**
- 2) Thence N 13°35'42" W 44.25 feet;**
- 3) Thence N 17°52'51" W 153.84 feet;**

Thence N 12°49'35" W 39.48 feet to a fence line extended;
Thence N 66°55'55" E 192.87 feet along said fence line extended to the Point of Beginning.

PARCEL 2:

Together with an easement over a strip of land 33 feet wide off the Easterly side of the following described property, to-wit: Beginning at the point where the East line of the NW¼SW¼ of Section 8, Township 3 South, Range 35 E.B.M., Bingham County, Idaho, intersects the South line of the Riverton Road, thence Southwesterly following said road 1422 feet, more or less, to the West line of Lot 5 in said Section 8, thence South 117 feet to the center of the Central Canal, thence Northeasterly following said center to the East line of the said NW¼SW¼, thence North 88 feet to The Point of Beginning.

PARCEL 3:

Together with a 33 foot wide ingress-egress easement along the East line of the lands described in Warranty Deed recorded November 29, 1999, as Instrument No. 485242.

TOGETHER WITH all the tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits;

For the purpose of securing:

1. Performance of each agreement of Grantor herein contained.
2. Payment of the indebtedness evidenced by a promissory note, of even date herewith, and any extension or renewal thereof, in the principal sum of **One Hundred Twenty Five Thousand Dollars, \$125,000.00** payable to Beneficiary or order and made by Grantor, the final payment of principal and interest thereof, if not sooner paid, to be finally due and payable **August 01, 2046**.
3. To secure payment of all such further sums as may hereafter be loaned or advanced by the Beneficiary herein to the Grantor herein, or any or either of them while record owner of present interest, for any purpose, and any notes, drafts or other instruments representing such further loans, advances or expenditures together with interest on all such sums in the rate therein provided. Provided, however, that the making of such further loan, advances or expenditures shall be optional with the Beneficiary, and provided further, that it is the express intention of the parties to this Deed of Trust that it shall stand as continuing security until paid for all such loans, advances or expenditures together with interest thereon.

A. To protect the security of this Deed of Trust, Grantor agrees:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon, and to pay when due all claims for labor performed and materials furnished; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear.

4. To pay: at least ten days before delinquency, all taxes and assessments affecting said property, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust. In addition to the payments due in accordance with the terms of the note hereby secured the Grantor shall at the option, and on demand of the Beneficiary, pay each month 1/12 of the estimated annual taxes, assessments, insurance premiums, maintenance and other charges upon the property, nevertheless in trust for Grantor's use and benefit and for the payment by Beneficiary of any such items when due. Grantor's failure so to pay shall constitute a default under this trust.

5. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, with interest from date of expenditure at the note rate.

6. Should Grantor fail to make any payment or do to any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Grantor and without releasing Grantor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, or enforcing this Deed of Trust by judicial foreclosure, pay necessary expenses, employ counsel and pay his reasonable fees.

B. It is mutually agreed that:

1. Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

3. At any time or from time to time, without liability and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

4. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5. As additional security, Grantor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default, Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligations hereof, and shall cause such notice to be recorded in the office of the recorder of each county wherein said real property or some part thereof is situated.

Notice of sale having been given as then required by law, and not less than the time then required by law having elapsed, Trustee, without demand on Grantor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including the Beneficiary under the Deed of Trust, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payments of: all sums expended under the terms hereof, not then repaid, with accrued interest at the

note rate; all other sums then secured hereby; and the remainder, if any, to the persons or persons legally entitled thereto.

7. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns, the term Beneficiary shall mean the owner and holder of the Note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

8. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Beneficiary or Trustee shall be party unless brought by Trustee.

9. In the event of dissolution or resignation of the Trustee, the Beneficiary may substitute a Trustee or Trustees to execute the trust hereby created, and when any such substitution has been filed for record in the office of the Recorder of the County in which the property herein described is situated, it shall be conclusive evidence of the appointment of such Trustee or Trustees, and such new Trustee or Trustees shall succeed to all of the powers and duties of the trustee or Trustees named herein.

Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to the Grantor at his address hereinbefore set forth.


Colton James Woods

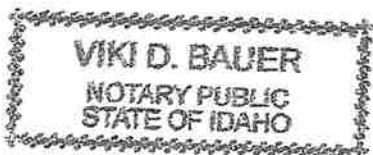

Natalie Irene Stoker

STATE OF Idaho)
SS.
COUNTY OF Bingham)

On this 1 day of August, 2016, before me, a Notary Public in and for said State, personally appeared **Colton James Woods and Natalie Irene Stoker**, known or identified to me to be the person(s) whose name(s) 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 for the State of Idaho
Residing at: Blackfoot, Id
My Commission Expires: 3/29/20



**THE PROMISSORY NOTE OR NOTES, AND ANY EVIDENCES OF FURTHER AND/OR ADDITIONAL
ADVANCES MUST BE PRESENTED WITH THIS REQUEST**

_____, Idaho _____, 20 _____

To: _____ Trustee

You are hereby authorized and requested to cancel all evidences of indebtedness secured by said Deed of Trust and to reconvey, without warranty, all the estate now held by you thereunder and deliver same to

The undersigned hereby certifies that _____ is the legal owner and holder of the debt secured by the within Deed of Trust. All sums secured thereby have been fully paid and satisfied.

Address: _____

By: _____

By: _____

Telephone _____

DUE-ON-SALE OR DEED OF TRUST CLAUSE RIDER ATTACHED TO DEED OF TRUST DATED August 1, 2016, BETWEEN Colton James Woods and Natalie Irene Stoker, AS GRANTORS, First American Title, AS TRUSTEE, AND Tad Stoker and Diana Stoker, as BENEFICIARIES.

DUE-ON-SALE CLAUSE RIDER

THIS RIDER made August 1, 2016, and is incorporated into, and shall be deemed to amend and supplement the Deed of Trust of the same date given by the undersigned Grantor to secure a Note to the Beneficiary of the same date and covering the property described in said Deed of Trust.

IN ADDITION to the covenants and agreements in the Deed of Trust, Grantor and Beneficiary further consent and agree that said Deed of Trust shall contain the following:

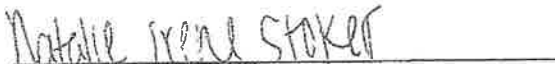
- A. If all or any part of the property, or an interest therein, is sold, assigned, leased or transferred by Grantor without Beneficiary's prior written consent, excluding (a) a transfer by devise, descent or by operation of law upon the death of one of the owners, or (b) the grant of any leasehold interest of one year or less not containing an option to purchase, Beneficiary may, at Beneficiary's option, declare all the sums secured by this Deed of Trust to be immediately due and payable. In addition, the Grantors agree to pay to the Beneficiary as a penalty the sum of \$_____. Beneficiary shall have the right to waive such penalty and or option to accelerate if, prior to the sale or transfer.

If Beneficiary exercises such option to accelerate, Beneficiary shall mail Grantor notice of acceleration. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Grantor may pay the sum's declared due. If Grantor fails to pay such sums prior to the expiration of such period, Beneficiary may, without further notice or demand on Grantor, invoke any remedies permitted herein.

Grantors:



Colton James Woods



Natalie Irene Stoker

STATE OF Idaho)
SS.

COUNTY OF Bingham)

On this 1 day of August, 2016, before me, a Notary Public in and for said State, personally appeared **Colton James Woods and Natalie Irene Stoker**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

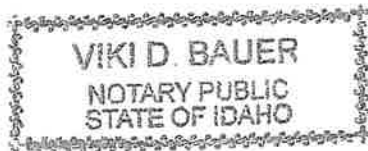
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Viki D. Bauer

Notary Public for the State of Idaho

Residing at: Blackfoot, ID

My Commission Expires: 3/29/20





12/19/2024

Scale: 1 inch= 400 feet

File:

Tract 1: 1.0259 Acres (44688 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/244227), Perimeter=938 ft.

01 /nw,sw,8,3s,35e
02 /s89.5510e 1309.50
03 /s00.1047w 1319.78
04 /s00.1047w 31.02
05 s00.1047w 348.74
06 s87.2444w 109.06
07 n01.0840w 50.19
08 n13.3542w 44.25
09 n17.5251w 153.84

10 n12.4935w 39.48
11 n66.5555e 192.87



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

February 26, 2025

COLTON WOODS
NATALIE WOODS
487 W RIVERTON RD
BLACKFOOT ID 83221

RE: Change in Ownership Water Right No. 29-13348

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership on December 18, 2024, for the above-mentioned water rights. The Notice could not be processed because evidence of ownership and name change information was required. The department requested the information on December 19, 2024 (letter attached). **The information was to be provided within 30 days.**

As of today, the department has not received the required information. The department cannot update the ownership without sufficient evidence of ownership and/or fees your application is being returned unprocessed. Because the department is returning your application you are entitled to a full refund. The department has initiated the refund and it should arrive from the state office in couple of weeks.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Bailly
Technical Records Specialist

Baily, Jonie

From: Baily, Jonie
Sent: Wednesday, February 26, 2025 11:41 AM
To: IdwrPayable
Subject: Refund Request
Attachments: 0qivdezb.txp.docx

Good morning!

I have a refund request as follows:

Receipt number: E050542
Amount: \$100.00
Payable to: WOODS TRANSPORTATION INC
487 W RIVERTON RD
BLACKFOOT ID 83221

Reason: Ownership Change was submitted for 4 water rights, Additional information required. The application is being returned unprocessed therefore they are entitled to a full refund.

Let me know if you have any questions or need additional information. Have a great day!!!

 IDAHO DEPARTMENT OF
WATER RESOURCES
Jonie Baily | Technical Records Specialist
900 N Skyline Drive Ste. A, Idaho Falls, ID 83402
Phone number: (208) 525-7161
Fax number: (208) 525-7177
Email: jonie.baily@idwr.idaho.gov
Website: www.idwr.idaho.gov



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

December 19, 2024

COLTON WOODS
NATALIE WOODS
487 W RIVERTON RD
BLACKFOOT ID 83221

RE: Change in Ownership Water Right No. 27-11042, 27-11997, 27-2019A, 27-12A

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Evidence of Ownership:** In order for the department to update ownership of a water right a copy of the 'recorded' Warranty Deed or other legal document indicating your ownership in the water right and/or property is required. Please provide evidence of ownership. The department received a copy of an unrecorded Deed of Trust, unfortunately the department can not use a Deed of Trust as evidence of ownership a copy of the vesting deed is required (Warranty Deed, Quit Claim Deed, etc). Also it appears on the Deed of Trust Natalie's name is listed as Natalie Stoker, but on the application is listed as Natalie Woods, her name should be listed as Woods please provide evidence of a the name change.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Bailly
Technical Records Specialist

SCANNED

DEC 19 2024