

FEB 21 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. 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?
21-13328 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-13329 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
21-13327 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Teton Vista Farms LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Robert E DAVIS Lori Davis
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

1139 N 6000 E
Mailing address

208-313-2993
Telephone

Sugar City ID 83448
City State Zip

rdangus62@gmail.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: Feb. 20, 2025
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 # 21-13327

8. Signature: Robert E DAVIS 2-21-25
Signature of new owner/claimant Title, if applicable Date
- Robert E. DAVIS
Print name
- Signature: Lori Davis 2-21-25
Signature of new owner/claimant Title, if applicable Date
- Lori Davis
Print name

For IDWR Office Use Only:

Received by M. Peth Date 2-21-25 Receipt No. E050665 Receipt Amt. 75.00

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 JB Approved by JB Processed by JB Date 3/5/2025

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
535 First American Circle
Rexburg, ID 83440

Instrument No. 606901
21 Day Feb 2025
At 10 O'Clock 59 AM
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
KF Deputy
Recorded at Request of
Flying S Title and Escrow - Rex

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1154765-RX (km)**

Date: **September 18, 2024**

For Value Received, **Teton Vista Farms, LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Robert E Davis and Lori Davis, husband and wife**, hereinafter called the Grantee, whose current address is **1139 North 6000 East, Sugar City, ID 83448**, the following described premises, situated in **Fremont County, Idaho**, to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
535 First American Circle
Rexburg, ID 83440

600901
Fremont
Date: 2/21/25 Time: 10:59AM

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1154765-RX (km)**

Date: **September 18, 2024**

For Value Received, **Teton Vista Farms, LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Robert E Davis and Lori Davis, husband and wife**, hereinafter called the Grantee, whose current address is **1139 North 6000 East, Sugar City, ID 83448**, the following described premises, situated in **Fremont County, Idaho**, to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

File No.: **1154765-RX (km)**

Title: Member

Page 2 of 4

Exhibit "A"

Real property in the County of Fremont, State of Idaho, described as follows:

PARCEL 1:

**A PARCEL OF LAND SITUATED IN FREMONT COUNTY, STATE OF IDAHO, TOWNSHIP 8 NORTH, RANGE 41 EAST OF THE BOISE MERIDIAN, SECTION 23; BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 23;
THENCE S. 00°03'17" E. ALONG THE EAST LINE OF SAID SECTION 23 FOR A DISTANCE OF 1453.85 FEET (RECORD = 88 RODS OR 1452 FEET) TO THE TRUE POINT OF BEGINNING.
THENCE S. 00°03'17" E. ALONG THE EAST LINE OF SAID SECTION 23 FOR A DISTANCE OF 886.00 FEET;
THENCE N. 89°41'23" W. FOR A DISTANCE OF 2566.50 FEET TO THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION 23;
THENCE N. 89°41'23" W. FOR A DISTANCE OF 638.20 FEET TO THE CENTERLINE OF THE CROSS CUT CANAL;
THENCE N. 40°56'39" E. ALONG THE CENTERLINE OF SAID CROSSCUT CANAL FOR A DISTANCE OF 596.97 FEET TO THE BEGINNING OF A CURVE LEFT;
THENCE ALONG SAID CURVE, DELTA = 24°03'00" RADIUS = 573.00' ARC = 240.52' FOR A CHORD DISTANCE OF 238.76 FEET AND A CHORD BEARING OF N. 28°55'09" E. TO THE END OF SAID CURVE LEFT;
THENCE N. 16°53'39" E. FOR A DISTANCE OF 420.64 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION 23;
THENCE S. 00°29'57" E. ALONG THE SAID WEST LINE FOR A DISTANCE OF 179.82 FEET;
THENCE S. 89°41'23" E. FOR A DISTANCE OF 2573.35 FEET TO THE TRUE POINT OF BEGINNING.**

PARCEL 2:

TOGETHER WITH A 20 FOOT WIDE INGRESS / EGRESS EASEMENT, THE CENTERLINE FURTHER DESCRIBED AS FOLLOWS: A PARCEL OF LAND SITUATED IN FREMONT COUNTY, STATE OF IDAHO, TOWNSHIP 8 NORTH, RANGE 41 EAST OF THE BOISE MERIDIAN, SECTION 23; BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE S. 00°03'17" E. ALONG THE EAST LINE OF SAID SECTION 23 FOR A DISTANCE OF 2339.85 FEET;

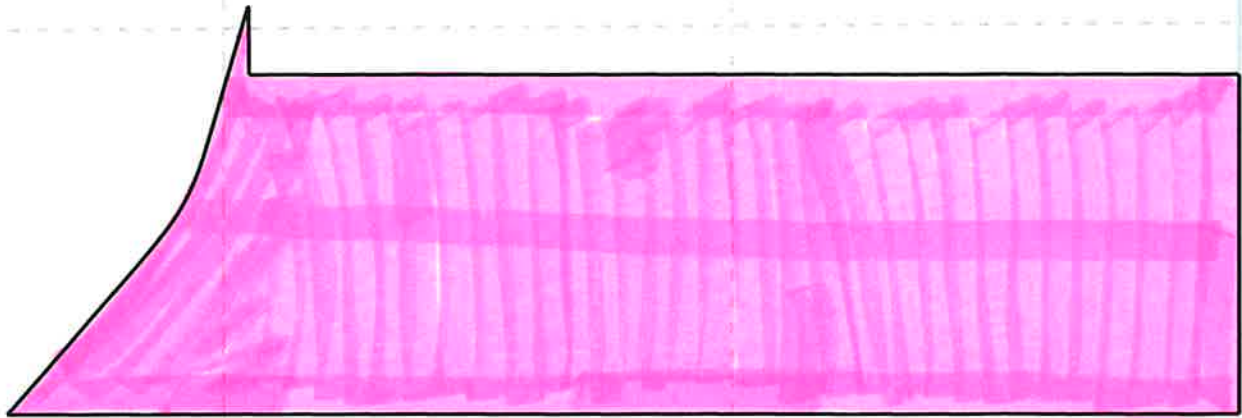
**THENCE N. 89°41'23" W. FOR A DISTANCE OF 2771.41 FEET TO THE CENTERLINE OF AN EXISTING ROAD, SAID POINT BEING THE BEGINNING OF SAID 20 FOOT WIDE INGRESS / EGRESS EASEMENT CENTERLINE.
THENCE S. 44°36'00" W. ALONG THE CENTERLINE OF AN EXISTING ROAD FOR A DISTANCE OF 135.37 FEET;
THENCE S. 28°50'00" W. ALONG THE CENTERLINE OF AN EXISTING ROAD FOR A DISTANCE OF 908.00 FEET;
THENCE S. 42°10'00" W. ALONG THE CENTERLINE OF AN EXISTING ROAD FOR A DISTANCE OF 92.00 FEET;
THENCE S. 65°56'00" W. ALONG THE CENTERLINE OF AN EXISTING ROAD FOR A DISTANCE OF 81.00 FEET;**

Date: 09/18/2024

Warranty Deed
- continued

File No.: 1154765-RX (km)

**THENCE S. 83°15'00" W. ALONG THE CENTERLINE OF AN EXISTING ROAD FOR A DISTANCE OF 225.00 FEET;
THENCE S. 05°10'00" E. ALONG THE CENTERLINE OF AN EXISTING ROAD FOR A DISTANCE OF 603.00 FEET TO THE END OF SAID CENTERLINE, SAID POINT FALLING ON THE SOUTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 23.**



606901 Jeton Vista Farms LLC TO Robert E & Lori Davis

2/20/2025

Scale: 1 inch= 500 feet

File:

Tract 1: 58.2762 Acres, Closure: n82.1301e 0.02 ft. (1/346105), Perimeter=8102 ft.

01 /ne,23,8n,41e

02 /s00.0317e 1453.85

03 s00.0317e 886.00

04 n89.4123w 2566.50

05 n89.4123w 638.20

06 n40.5639e 596.97

07 Lt, r=573.00, delta=024.0300, arc=240.52, chord=n28.5509e 238.76

08 n16.5339e 420.64

09 s00.2957e 179.82

10 s89.4123e 2573.35



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

March 05, 2025

ROBERT E DAVIS
LORI DAVIS
1139 N 6000 E
SUGAR CITY ID 83448-1234

Re: Change in Ownership for Water Right No(s): 21-13327, 21-13328, 21-13329

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) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 01