

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 03 2024

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES
SOUTHERN REGION

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?
36-14164	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: Huettig, Keith A., Huettig, Sharon K., Miller, Clarence E., Miller, Vera B.
3. New Owner(s)/Claimant(s): Jesse Nelson, Linnea Nelson
- Name of current water right holder/claimant
- New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- 53 N 1700 E Jerome ID 83338
- Mailing address City State Zip
- (208) 421-8610 jesse.huntperformance@gmail.com; abeefranch
- Telephone Email @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: July 17, 2024
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: [Signature] 7/17/24
- Signature of new owner/claimant Title, if applicable Date
- Jesse Nelson
- Print name
- Signature: [Signature] 7/17/24
- Signature of new owner/claimant Title, if applicable Date
- Linnea Nelson
- Print name
- Received by SG Date 9/3/2024 For IDWR Office Use Only: Receipt No. 5040351 Receipt Amt. \$25-
- 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 KA Date 10-18-2024

Space above reserved recording purposes only

24511809

WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged **KEITH A. HUETTIG and SHARON K. HUETTIG, also shown of record as Sharon Kay Huettig, husband and wife**, (the "Grantor"), hereby grants, bargains, sells, and conveys unto **JESSE NELSON and LINNEA NELSON, husband and wife as community property with right of survivorship** whose address is 53 North 1700 East, Jerome, ID 83338, (the "Grantee"), the following described premises located in Jerome County, Idaho, to wit:

TOWNSHIP 8 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 13: Part of Gov't Lot 4 and Part of Tract B, described as follows:

Beginning at the Northwest corner of Gov't Lot 4 of Section 13 in Township 8 South, Range 19 East Boise Meridian, said corner marked by a 5/8 inch rebar;
Thence South 00°04'36" West along the West line of Section 13 for a distance of 439.39 feet to a ½ inch rebar which shall be THE POINT OF BEGINNING;
Thence North 89°03'10" East for a distance of 432.27 feet to a ½ inch rebar;
Thence South 06°33'25" East for a distance of 599.44 feet to a ½ inch rebar;
Thence North 88°41'32" West for a distance of 476.54 feet to a ½ inch rebar;
Thence North 88°41'32" West for a distance of 25.02 feet to the West line of Section 13;
Thence North 00°04'36" East along said section line for a distance of 576.93 feet to THE POINT OF BEGINNING.

Together with all water rights appurtenant thereto.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the Grantee, JESSE and LINNEA NELSON, husband and wife, successors and assigns forever.

Grantor warrants that it is the owner in fee simple of the premises; that KEITH A. and SHARON K. HUETTIG, husband and wife, has not conveyed any interest in the premises to any person other than Grantee; that the premises are free from all encumbrances; and that Grantor will warrant and defend the same against all lawful claims of all persons, SUBJECT TO the following:

1. Taxes, including any assessments collected therewith, for the year 2024 which are a lien not yet due and payable.
2. The land described herein is located within the boundaries of the American Falls Reservoir District and is subject to any assessments levied thereby.

3. The land described herein is located within the district boundaries of the North Side Canal Company, Ltd. and is subject to any assessments levied thereby.

4. Right-of-way for roads, canals, laterals and waste ditches and the rights of access thereto for maintenance of said ditches, dated August 21, 1907, recorded in Book 15 Page 589, records of Jerome County, Idaho.

5. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

6. Interim Contract Agreement by and between The United States of America and Dean B. Bradshaw and Carma Bradshaw, husband and wife, dated June 29, 1949, recorded July 13, 1949 in Book 143 at Page 92 as Instrument Number 106444, Jerome County records, affecting Farm Unit A (Tract A, Incl), Section 13, Township 8 South, Range 19 East Boise Meridian, and Tract A of Section 18, Township 8 South, Range 20 East Boise Meridian.

7. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company, a corporation

Purpose: Public Utilities

Recorded: March 22, 1951

Book 142 at Page(s) 457

Instrument No.: 112323

8. Terms and conditions contained in Road Access and Telephone Cable Easement Agreement by and between Clarence E. Miller and Vera B. Miller, husband and wife, as their interest may appear, and The United States of America, by the Pacific Northwest Region Bureau of Reclamation, as its interest may appear, Grantor, and Contractors Power Group, Inc., an Idaho corporation, dated December 23, 1993, recorded December 27, 1993 as Instrument Number 934880.

9. Terms and conditions of Road Access and Telephone Cable Easement Agreement by and between Clarence E. Miller and Vera B. Miller, Trustees of The Miller Family Trust dated November 12, 1992, Grantor, and Contractors Power Group, Inc., an Idaho corporation, Grantee, dated January 15, 1994, recorded January 21, 1994 as Instrument Number 940327, Jerome County records.

10. Terms and conditions of Right of Way Agreement executed by United States of America, Department of Interior, Bureau of Land Management to Contractors Power Group, Inc., dated May 12, 1994, recorded July 8, 1994 as Instrument Number 943080, Jerome County records.

11. All matters, and any rights, easements, interests or claims as disclosed by Survey recorded February 5, 2018 as Instrument No. 2180479, records of Jerome County, Idaho.

12. All matters, and any rights, easements, interests or claims as disclosed by Survey recorded March 28, 2018 as Instrument No. 2181244, records of Jerome County, Idaho.

Grantor will warrant and defend the same against all lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the parties have executed the within instrument as of the 17th day of July, 2024.

"GRANTOR"



KEITH A. HUETTIG



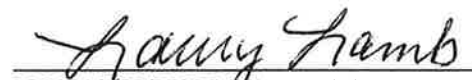
SHARON K. HUETTIG

STATE OF IDAHO)
):ss.
County of Jerome)

On this 17th day of July, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared KEITH A. and SHARON K. HUETTIG, husband and wife, known to me to be the persons whose names are subscribed to the within and foregoing instrument, and who acknowledged to me that they executed the same.

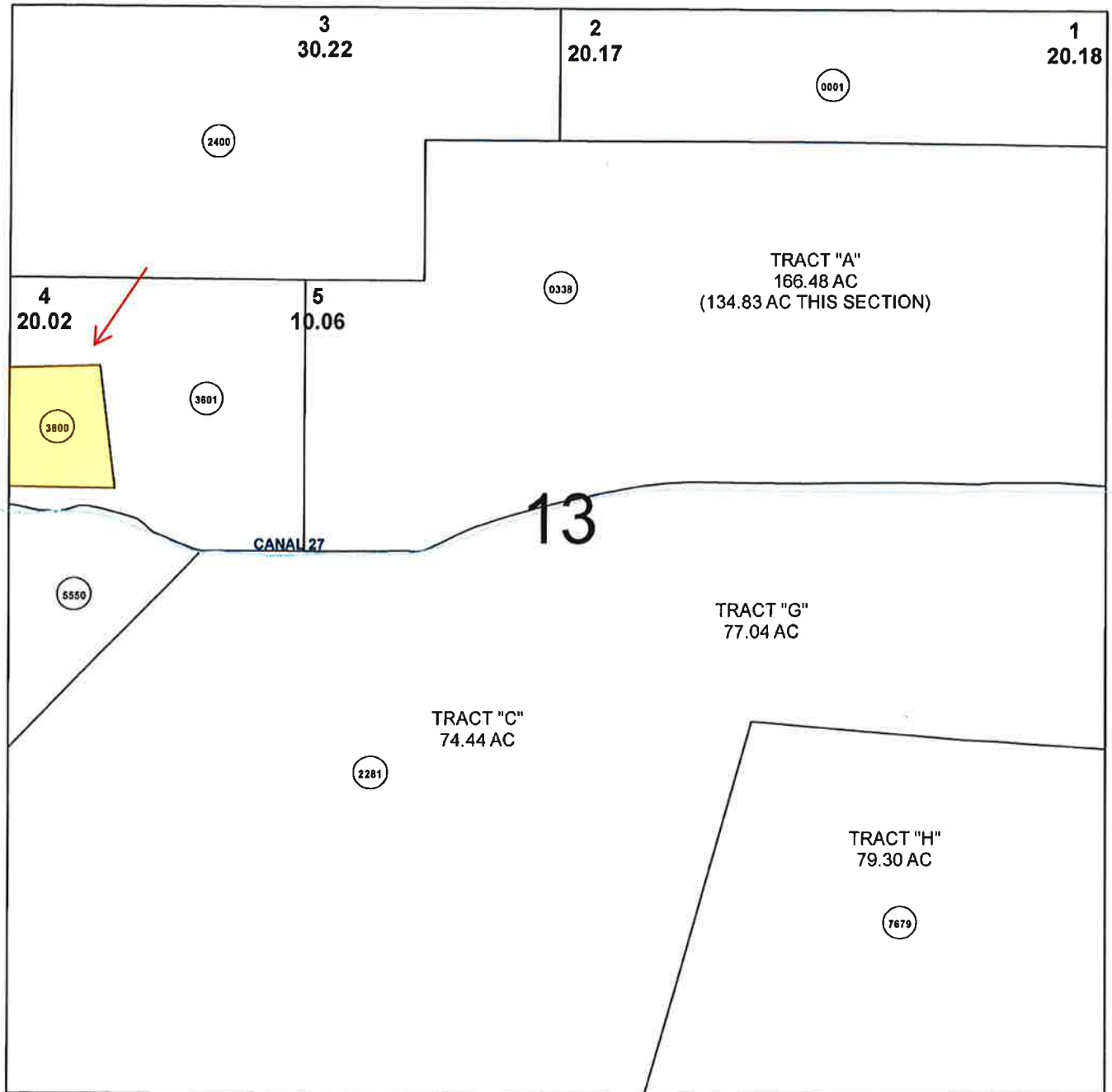
IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.





NOTARY PUBLIC for Idaho
Residing at: Jerome, ID
Commission Expires: 04/02/2028

SECTION 13
TOWNSHIP 08 SOUTH RANGE 19 EAST
JEROME COUNTY IDAHO



We have taken extreme care to insure accuracy.
However, we assume no responsibility for errors or omissions.
These maps are intended for assessment purposes only
and are not to be used as a legal document.
All canals and ditches are approximated from aerial maps.



500 0 500
Feet

DATE UPDATED: 02/06/2018
JEROME COUNTY ASSESSORS OFFICE

Instrument # 2180479

JEROME COUNTY, JEROME, IDAHO
2-5-2018 11:42:48 AM No. of Pages: 1
Recorded for: KEITH HUETTIG
MICHELLE EMERSON Fee: 5.00
Ex-Officio Recorder Deputy *J. Wilson*



- LEGEND**
- SET 1/2" x 3/4" REBAR W/LS NO. ATTACHED OR POLAR 1/2" DIAMETER REBAR, AS INDIVIDUALLY NOTED.
 - FOUND U.S.B.R. IRON PIPE WITH BRASS CAP ON TOP REFERENCE POINT.
 - CALCULATED POINT; NO MONUMENT SET.
 - ⊕ SECTION 14 SECTION, PLUS SUBORDINATE OR FARM TRACT CORNER, CALCULATED POINT UNLESS OTHERWISE NOTED.

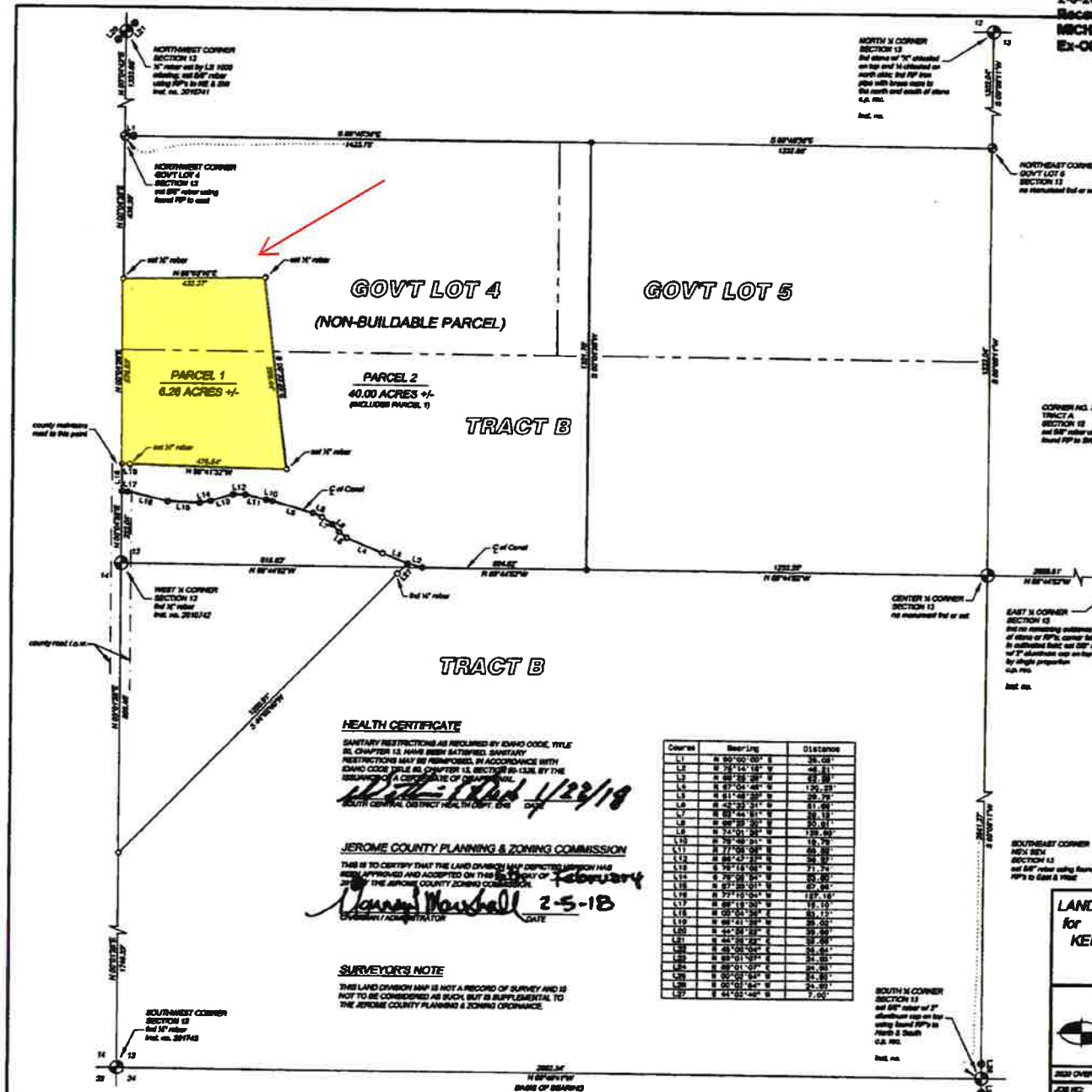
PREVIOUS RECORD OF SURVEY
PST. NO. 201604

SECTION 13
T. 8 S., R. 19 E., B.M.
JEROME COUNTY, IDAHO

LAND DIVISION MAP
for
KEITH HUETTIG

DESERT WEST LAND SURVEYS, P.C.

2020 OVERLAND AVENUE SUITE 100, IDAHO 83718 208-679-7112
JOB NO: 1304125-D-1801 DESIGN BY: T. REBO
DATE: JANUARY 16, 2018 © Desert West Land Surveys, P.C.



HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 36, CHAPTER 12 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH IDAHO CODE TITLE 36, CHAPTER 12, SECTION 12-1303, BY THE ISSUANCE OF A CERTIFICATE OF NONCOMPLIANCE.

1/22/18
SOUTH CENTRAL DISTRICT HEALTH DEPT. DATE

JEROME COUNTY PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY THAT THE LAND DIVISION MAP DEPICTED HEREON HAS BEEN APPROVED AND ACCEPTED ON THIS *February* 2-5-18 DAY OF THE JEROME COUNTY PLANNING & ZONING COMMISSION.

James Marshall
COMMISSIONER DATE

SURVEYOR'S NOTE

THIS LAND DIVISION MAP IS NOT A RECORD OF SURVEY AND IS NOT TO BE CONSIDERED AS SUCH, BUT IS SUPPLEMENTAL TO THE JEROME COUNTY PLANNING & ZONING ORDINANCE.





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

October 18, 2024

JESSE NELSON AND LINNEA NELSON
53 N 1700 E
JEROME ID 83338-7001

Re: Change in Ownership for Water Right No: 36-14164

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right 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) 293-9916.

Sincerely,

Kent Aasa
Water Resource Agent, Senior

Enclosure(s)

C: TitleOne Jerome Instrument # 2402528



237 N. Lincoln Ave.
Jerome, ID 83338
Ph. (208) 324-5613
Fx. (866) 310-3443
www.titleonecorp.com

Via UPS Overnight Delivery

Idaho Dept of Water Resources
650 Addison Ave W, Ste 500
Twin Falls, ID 83301

RECEIVED
SEP 03 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: July 26, 2024

Re: Escrow No. 24511809~Jesse Nelson and Linnea Nelson

In connection with the above referenced transaction, I am enclosing the following:

- Check No. 52875 in the amount of \$25.00
- Notice of Change in Water Right Ownership 36-14164
- Copy of recorded Warranty Deed, Instrument No. 2402528, Jerome County, Idaho
- Map

Your business is greatly appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,

Laury Lamb
(208) 324-5613
llamb@titleonecorp.com