

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 03 2025

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WATER RESOURCES
WESTERN 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?
65-2590-C	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: Benjamin and Krystle Doherty /// Jennifer Jenkins
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): SAMUEL J COOKSON JR or CHRIS COOKSON
New owner(s) as listed on the conveyance document Name connector ☐ and ☒ or
- 16 TEDS CABIN RD HORSESHOE BEND ID 83629
Mailing address City State Zip
707-322-1004 tinac18@comcast.net
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: April 15, 2019
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: Samuel J Cookson Jr Owner 2-28-25
Signature of new owner/claimant Title, if applicable Date
Samuel J Cookson Jr
Print name

Signature: Chris Cookson Owner 2-28-25
Signature of new owner/claimant Title, if applicable Date
Chris Cookson
Print name

For IDWR Office Use Only:

Received by MB Date 3/13/25 Receipt No. W052402 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 SA Processed by SA Date 3/13/2025



Pioneer Title Co.
GOING BEYOND

1211 W Myrtle Street, Plaza II Suite 100
Boise, ID 83702

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 676405 BD/JO

Instrument # 320857

EMMETT, GEM, IDAHO
2019-04-17 12:15:49 PM No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY OF GEM C
SHELLY TILTON Fee: \$15.00
Ex-Officio Recorder Deputy SStewart
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received Jennifer P. Jenkins, a married woman, as her sole and separate property hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Samuel J. Cookson Jr. and Chris Cookson, husband and wife

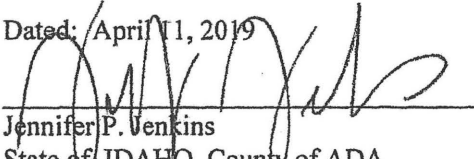
hereinafter referred to as Grantee, whose current address is 11726 North Hwy 52 Horseshoe Bend, ID 83629

The following described premises, to-wit:

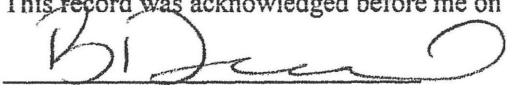
See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 11, 2019


Jennifer P. Jenkins
State of IDAHO, County of ADA

This record was acknowledged before me on APRIL 15, 2019 by Jennifer P. Jenkins


BRENDA DANIEL
Signature of notary public
Commission Expires: MARCH 7, 2023

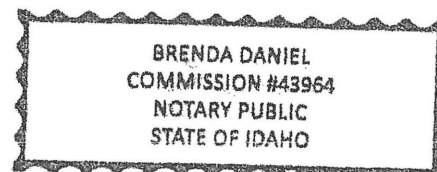


EXHIBIT A

A parcel of land being a portion of U.S. Government Lot 1, Section 24, Township 7 North, Range 1 East, Boise-Meridian, Gem County, Idaho, described as follows:

COMMENCING at the Section corner common to Sections 19 and 30, T. 7 N., R. 2 E. and Sections 24 and 25, T. 7 N., R. 1 E., B.M., marked by a found stone and replaced with a 5/8" iron pin P.L.S. 4108; thence North 89°29'29" West, 1412.90 feet along the South line of U.S. Government Lot 1 to a point on the Easterly right of way line of State Highway 52; thence North 03°27'00" East, 717.27 feet along the Easterly right of way line of State Highway 52 to a set 1/2 inch iron pin P.L.S. 4108 and the REAL POINT OF BEGINNING; thence continuing along said right of way line North 03°27'00" East, 300.36 feet to a set 1/2 inch iron pin P.L.S. 4108; thence South 89°20'16" East, 876.04 feet parallel with the North line of U.S. Government Lot 1, to a set 1/2 inch iron pin P.L.S. 4108; thence South 03°27'00" West, 300.36 feet parallel with the Easterly right of way line of State Highway 52 to a set 1/2 inch iron pin P.L.S. 4108; thence North 89°20'16" West, 876.04 feet parallel with the North line of said Lot 1 to THE REAL POINT OF BEGINNING.

INSTR. No. 14354
Bk. A @ Pg. 147

25' PEDESTRIAN ACCESS PER
DEPT. OF LANDS
ACQUIRED EASEMENT No. 408
INSTR. No. 196682

INTER LINE AS DETERMINED BY DON STOCKTON, DEPT. OF LANDS
373.69'
347.49'
DISCLAIMER OF INTEREST #43
DEPT. OF LANDS
INSTR. No. 196683

22.18'
23.05'
41.13'
90.25'
224.05'
244.83'
81.26'
250.95'
51.27'
T 4056
R/S #215627
R=1950.00'
L=472.25'

408008
T 4064
R/S #280775

STATE HIGHWAY 52
710.37'

407608
T 5764
PBA R/S #293805
1315.45'
439.42'
876.04'
300.36'
408003
T 4061
R/S #196264
876.04'
300.36'
408005
T 4062
R/S #196264
876.04'
300.36'
408002
T 4063
R/S #196264
876.04'
511.82'
364.22'
10'
461.52'
139.20'
578.82'

11726
N. Hwy 52
Hershe Bar

17. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein

For: To construct, maintain and repair power lines over, through, under and across said lands, together with the right, at the sole expense of Grantee, to excavate and refill ditches and trenches for the location of said power lines, and the further right to remove trees, bushes, sod, flowers and shrubbery and other obstructions and improvements, interfering with the location, construction and maintenance of said power lines.

In Favor of: Idaho Power Company, an Idaho corporation

Recorded: June 19, 1998

Instrument No.: 200770

18. Rights and claims of others in and to that portion of the premises lying within the Right of Way for HWY 52.

X 19. A Deed of Trust to secure an indebtedness of \$260,000.00, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof.

Dated: April 25, 2016

Grantor: Jennifer P. Jenkins, a married woman

Trustee: First American Title

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns

Lender: Movement Mortgage, LLC

Recorded: April 26, 2016

Instrument No.: 306084

MIN Number: 100670800020386033

20. A Deed of Trust to secure an indebtedness of \$40,000.00, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof.

Dated: April 18, 2017

Grantor: Jennifer P. Jenkins, a married woman

Trustee: Pioneer Title Company

Beneficiary: Idaho Central Credit Union

Recorded: April 24, 2017

Instrument No.: 311003

21. Memorandum of Postnuptial Agreement upon the terms, conditions and provisions contained therein:

Between: Jennifer Jenkins and Brenda M. Siebold

Dated: December 15, 2017

Recorded: December 21, 2017

Instrument No.: 314278

End of Exceptions

NOTE: As an accommodation and not part of this Commitment, no liability is assumed by noting the following conveyances describing all or part of the subject property, which have been recorded within the last 24 months:

X Deed Type: Warranty Deed

Grantors: Krystle Doherty and Benjamin Doherty, wife and husband

Grantees: Jennifer P. Jenkins, a married woman

Instrument: 306082

Dated: April 25, 2016

Recorded Date: April 26, 2016



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

March 13, 2025

SAMUEL J COOKSON JR
CHRIS T COOKSON
16 TEDS CABIN RD
HORSESHOE BND ID 83629-3102

Re: Change in Ownership for Water Right No: 65-2590C

Dear Water Right Holders:

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 208-605-4631.

Sincerely,

Susy Hobson
Technical Records Specialist 1

Enclosures