

FEB 19 2025

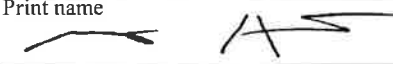
STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
EASTERN REGION

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?
22-14623	Yes ☒	Yes ☐		Yes ☐	Yes ☐
<u>22-14623</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<u>22-14623 22-14639</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Lexie G Hill and Thomas E Hill
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Anthony Burns and George Helmstetter
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- 6161 Northeast 3rd Ave. Miami FL 33137
Mailing address City State Zip
- 307-699-5387 aburns@plazaequity.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: February 19, 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.

8. Signature:  2/13/25
Signature of new owner/claimant Title, if applicable Date
Anthony Burns
Print name
- Signature:  2/13/25
Signature of new owner/claimant Title, if applicable Date
George Helmstetter
Print name

For IDWR Office Use Only:

Received by JB Date 2/20/2025 Receipt No. E050660 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 JB Processed by JB Date 3/6/2025

Instrument # 288798

Teton County, Driggs, Idaho

02/19/2025 02:33:38 PM No. of Pages: 3

Recorded for: PIONEER TITLE CO OF BONNEVILLE CO LLC

Kim Keeley Fee: \$15.00

Deputy Jwanger

Index to: DEED, SPECIAL WARRANTY

Electronically Recorded

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Kristin Moore

Rocky Mountain Environmental Associates, Inc.

482 Constitution Way, Suite 303

Idaho Falls, ID 83402

PTC 868971

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED FOR WATER RIGHTS

THOMAS E. HILL and LEXIE G. HILL, husband and wife, whose address is 1540 S 6000 W, Driggs, ID 83422 (hereinafter "Grantor") does hereby grant, bargain, sell, assign, and convey unto ANTHONY BURNS AND GEORGE HELMSTETTER, whose address is 6161 Northeast 3rd Avenue, Miami, Florida, 33137 (hereinafter "Grantee") and to Grantee's heirs and assigns forever, all of Grantor's right, title, and interest in water right described on Exhibit A attached hereto (hereinafter the "Water Right").

Grantor hereby covenants and warrants to Grantee as follows:

- (A) Grantor is the owner of the Water Right;
- (B) Grantor has not conveyed any of the Water Right to anyone other than Grantee;
- (C) The Water Right is free from all liens, claims, or encumbrances; and
- (D) Grantor has the authority to convey the Water Right to Grantee.

Grantor makes no other covenants or warranties as to the Water Right.

IN WITNESS WHEREOF, the undersigned authorized officer of Grantor, acting on behalf of Grantor, has caused his name to be hereunto subscribed.

DATED this 22nd day of January, 2025.

E-RECORDED

simplifile®

ID: 288798
County: Bonanza Teton
Date: 2-19-25 Time: 2:33 PM

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Kristin Moore
Rocky Mountain Environmental Associates, Inc.
482 Constitution Way, Suite 303
Idaho Falls, ID 83402

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IN WITNESS WHEREOF, the undersigned authorized officer of Grantor, acting on behalf of Grantor, has caused his name to be hereunto subscribed.

DATED this 22nd day of January, 2025.

"GRANTOR"

Thomas E Hill

Thomas E. Hill

Lexie G. Hill

Lexie G. Hill

STATE OF IDAHO)
)ss.
County of Bannock

This record was acknowledged before me on the 22nd day of January, 2025, by **Thomas E. Hill**.

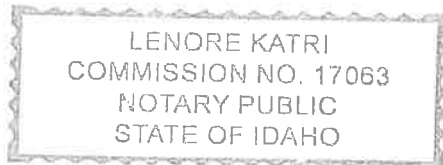


Lenore J. Katri
Notary Public for Idaho

My Commission Expires: Residing at Idaho Falls, ID
My Commission Expires: 1-30-2027

STATE OF IDAHO)
)ss.
County of Bannock

This record was acknowledged before me on the 22nd day of January, 2025, by **Lexie G. Hill**.



Lenore J. Katri
Notary Public for Idaho

My Commission Expires: Residing at Idaho Falls, ID
My Commission Expires: 1-30-2027

EXHIBIT A
WATER RIGHT DESCRIPTION

A portion of Idaho Water Right No. 22-14623, shown below, for Municipal purposes in the City of Driggs, in the amount of 0.21 cfs and 43.4 afa.

Page 2 of 4

WATER RIGHT NO. 22-14623
As Modified by Transfer No. 89430

In accordance with the approval of Transfer No. 89430, Water Right No. 22-14623 is now described as follows:

Right Holder: LEXIE G HILL AND
THOMAS E HILL
1540 S 6000 W
DRIGGS, ID 83422-4839

Priority Date: 8/30/1990

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>
MUNICIPAL	01/01	to 12/31	0.470 cfs 0.470 cfs	97.9 af 97.9 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER	NESW	Sec 23 Twp 05N Rge 45E	TETON County
GROUND WATER	SWNW	Sec 25 Twp 05N Rge 45E	TETON County
GROUND WATER	NENW	Sec 26 Twp 05N Rge 45E	TETON County
GROUND WATER	NESE	Sec 26 Twp 05N Rge 45E	TETON County
GROUND WATER	NWNE	Sec 35 Twp 05N Rge 45E	TETON County
GROUND WATER	NWSE	Sec 19 Twp 05N Rge 46E	TETON County
GROUND WATER	NESW	Sec 20 Twp 05N Rge 46E	TETON County

CONDITIONS OF APPROVAL

1. Place of use is within the service area of the City of Driggs municipal water supply system as provided for under Idaho Law.
2. A map generally depicting the service area for this water right at the time of this approval is attached to this document for illustrative purposes.
3. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
4. This right does not grant any right-of-way or easement across the land of another.
5. The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
6. Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Transfer No. 89430



CITY OF DRIGGS OFFICE OF THE MAYOR

October 25, 2024

Rocky Mountain Environmental Associates, Inc.
c/s Kristin Moore
482 Constitution Way, Ste 303
Idaho Falls, ID 83402
Sent via email to kristin.rmea@gmail.com

Re: Water Right Transfer 22-7681

Ms. Moore,

The City of Driggs authorizes the transfer of water right 22-7681 into the City municipal system in the amount of 0.47 cfs. Authorization of the water right transfer, change of use, and amount does not grant access to the city water system or provide any development entitlements to the water right owners or developers.

The water right owner's/developer must enter into a development agreement with the City before accessing the city water system.

Sincerely,

Mayor August Christensen



208-354-2362
M-TH 8:30am - 5pm
F 8:30am - 1pm



mayor@driggsidaho.org
DRIGGSIDAH.ORG



60 South Main Street
PO Box 48
Driggs, ID 83422



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 06, 2025

ANTHONY BURNS
6161 NE 3RD AVE
MIAMI FL 33137-2102

GEORGE HELMSTETTER
6161 NE 3RD AVE
MIAMI FL 33137-2102

Re: Change in Water Right Ownership: 22-14623 (Split into 22-14623 and 22-14639)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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: THOMAS E HILL
LEXIE G HILL