

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 21 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES

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.

Dev

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
75 4373	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: EARL KEATING & JOE ANN KEATING
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): BRIAN SOPATUK
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

913 S. LATAH
Mailing address

BOISE ID 83705
City State Zip

Telephone

BRIANA ALPHAQB.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: MARCH 1, 2017
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: Brian Sopatuk Owner Feb 21, 2025
Signature of new owner/claimant Title, if applicable Date

Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date

Print name

For IDWR Office Use Only:

Received by KM Date 2.21.25 Receipt No. C120190 Receipt Amt. \$25⁰⁰

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 DM Date 3-20-25

Warranty Deed

RECEIVED

Mar 10, 2025

DEPARTMENT OF
WATER RESOURCES

For Value Received

Earl R Keating Jr and Sue Ann Keating, husband and wife

the grantors, do hereby grant, bargain, sell and convey unto

Brian D Sopatyk and Judy M Sopatyk, husband and wife

Whose current address is:

**913 S Latah
Boise, ID 83705**

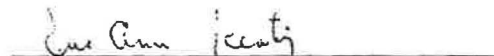
the grantee, the following described premises, to-wit:

See Attached Legal Description

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees that they are the owners in fee simple of said premises; that they are free from all encumbrances EXCEPT: Subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes, assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

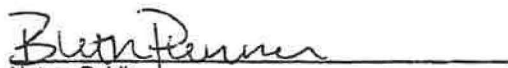
Dated: March 31, 2017

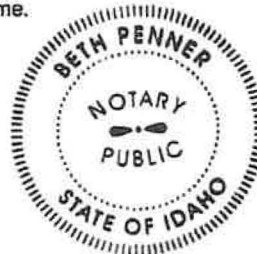

Earl R Keating Jr


Sue Ann Keating

STATE OF IDAHO)
) ss
COUNTY OF LEMHI)

On this 1st day of March, 2017, before me, a notary public in and for said State, personally appeared earl R Keating Jr and Sue Ann Keating known to me or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

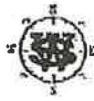

Notary Public
Residing at: Salmon, ID
Comm. Expires: July 24, 2017



MAR 20 2025

DEPARTMENT OF
WATER RESOURCES

Legal Description



WADE SURVEYING

Global Positioning Service

Land Surveying and Planning

402 Van Dreff Street

Salmon, Idaho 83467



Phone: (208)-756-3070

February 14, 2017

A parcel of land located in H.E.S. 650, Unsurveyed Section 36, T. 26 N., R. 21 E., Boise Meridian, Lemhi County, Idaho, more particularly described as follows.

Beginning at Corner No. 2 of said H.E.S. from which Corner No. 3 of said H.E.S. bears S 01°45'00" W 1850.52 ft., the Basis Of Bearing of this description, run thence S 01°45'00" W along the line between said Corners 2 and 3 a distance of 1396.63 ft. to the NE corner of the 3.15 acre parcel shown on Record Of Survey (R.O.S.) Instrument Number 182691;

Thence the following courses along said R.O.S.:

N 78°44'00" W 190.02 ft.; N 23°08'38" E 240.78 ft.;

S 79°30'00" W 321.20 ft. to a point on the easterly right-of-way of U.S.

Highway 93;

Thence the following courses along said right-of-way:

N 10°19'01" W 450.00 ft.; S 79°40'59" W 20.00 ft.;

N 10°19'01" W 281.58 ft.; 107.18 ft. along a 00°25'56" spiral curve to the left, having a chord of N 10°27'37" W 107.18 ft. to a point on the southerly boundary of the 0.11 acres parcel shown on R.O.S. Instrument Number 203390;

Thence the following courses along said R.O.S.:

S 86°54'33" E 59.17 ft.; N 01°05'26" W 80.00 ft. to a

point on the line between Corners 6 and 7 of said H.E.S.;

Thence S 86°54'33" E along said line a distance of 133.25 ft. to Corner No. 7 of said H.E.S.;

Thence N 03°21'53" E a distance of 330.71 ft. to Corner No. 1 of said H.E.S.;

Thence S 86°28'01" E a distance of 411.10 to the POINT OF BEGINNING.

Parcel Contains 14.01 Acres

SUBJECT TO and TOGETHER WITH: Any easements of record and/or of usage.

Y:\PROJECTS\126\N21E\KEATING\KEATING1.dwg



Together with all water and water rights, ditch and ditch rights, appurtenant thereto and/ or used in connection there with.

3/10/25

PMO100 - PARCEL MASTER INQUIRY

13:27:57

PARCEL: RP 26N21E362408 A

SOPATYK, BRIAN D
& SOPATYK, JUDY M

F17=DD F19=SP F23=AG
LEGAL DESCRIPTION
T-5999
36 26 21

~~C/O ALPHA PROPERTIES~~
~~913 S LATAH ST~~
~~BOISE~~ ID 83705

ProVal Area Number 2
CODE AREA ~~25-0000~~ OWNER CD
PARC TYPE LOC CODE 3210
EFFDATE ~~4252017~~ EXPDATE
PREV PARCEL RP26N21E362401A

X for parcel comments

CAT/ST#	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
2 1	2023	6079	AC	5842				
5 1	2023	7931	AC	650				

TOTALS 14010 6492

ENTER NEXT PARCEL NUMBER RP A

FKeys: F2=TX F3=Exit F5=SS F6=NM F7=LG
F8=CT F13=TM F18=HS F20=Srch F22=EU

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

3/6/2025

Water Right 75-4373

Owner Type **Name and Address**
Current Owner SUE ANN KEATING
 40 GIBBONSVILLE RD
 GIBBONSVILLE, ID 83463
 (208) 865-2252

Current Owner EARL R KEATING JR
 40 GIBBONSVILLE RD
 GIBBONSVILLE, ID 83463
 (208) 865-2252

Priority Date: 4/12/1921

Basis: Decreed

Status: Active

Source
NORTH FORK SALMON RIVER

Tributary
SALMON RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	11/01	0.280 CFS	
	Total Diversion		0.280 CFS	

Source and Point(s) of Diversion:

NORTH FORK SALMON RIVER SESE

Sec. 26, Twp 26N, Rge 21E, LEMHI County

Place Of Use:

IRRIGATION within LEMHI County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
26N	21E	36					6.0	1.0	1.0	6.0									14.0

POU Total Acres: 14.0

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

Dates and Other Information:

Decreed Date: 11/17/2008



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

March 21, 2025

BRIAN SOPATYK
JUDY M SOPATYK
913 S LATAH ST
BOISE ID 83705-2265

Re: Change in Ownership for Water Right No(s): 75-4373

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)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES

3/21/2025

Proof Report

Water Right 75-4373

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	BRIAN D SOPATYK 913 S LATAH ST BOISE, ID 83705-2265 (208) 841-3045
Current Owner	JUDY M SOPATYK 913 S LATAH ST BOISE, ID 83705-2265 (208) 841-3045
Original Owner	SUE ANN KEATING 40 GIBBONSVILLE RD GIBBONSVILLE, ID 83463 (208) 865-2252
Original Owner	EARL R KEATING JR 40 GIBBONSVILLE RD GIBBONSVILLE, ID 83463 (208) 865-2252

Priority Date: 4/12/1921**Basis:** Decreed**Status:** Active

Source
NORTH FORK SALMON RIVER

Tributary
SALMON RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	11/01	0.280 CFS	
	Total Diversion		0.280 CFS	

Source and Point(s) of Diversion:

NORTH FORK SALMON RIVER SESE

Sec. 26, Twp 26N, Rge 21E, LEMHI County

Place Of Use:

IRRIGATION within LEMHI County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
26N	21E	36					6.0	1.0	1.0	6.0									14.0

POU Total Acres: 14.0

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

3/21/2025

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

Dates and Other Information:

Decreed Date: 11/17/2008
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: 75F
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

March 07, 2025

BRIAN SOPATYK
913 S LATAH ST
BOISE ID 83705-2265

RE: Change in Ownership for Water Right No(s): **75-4373**

Dear Interested Parties:

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

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

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

The Department did not receive any supporting documentation with your Notice. The documentation may be in the form of a deed, court decree or other conveyance document. If you are submitting a quitclaim deed and the grantor's name does not match the water right holder of record, you will need to provide a chain of title that goes back to the water right holder/claimant of record. You may obtain this information from the assessor's office in the county where the property is located.

*Please note, Items that are **not** conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.*

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

Also, please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208)287-4800.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

Mansfield, Debra

From: Brian Sopatyk <brian@alpha913.com>
Sent: Thursday, March 20, 2025 11:21 AM
To: IDWR File
Cc: Beth Mangum
Subject: Water claim info 75-4373
Attachments: 14.1 Acres Warranty Deed - property description - Water Claim 75-4373.pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Deborah

Regarding water right 75-4373

Left you a phone message with no response, so I am emailing you what I think you need.

Attached is information I believe you need to transfer ownership of the water right from Keatings to Sopatyk

Call if you have any questions

Alpha Properties
Brian D. Sopatyk
913 South Latah
Boise, Idaho 83705
208-841-3045 Cell
208-342-6800 Office
208-331-3661 Fax

Hersley, Jean

From: Brian Sopatyk <brian@alpha913.com>
Sent: Monday, March 10, 2025 2:40 PM
To: IDWR File
Cc: Beth Mangum
Subject: Water right 75-4373 Warranty deed from Keating to Sopaty
Attachments: 14.1 acres Warranty Deed from Keating to Sopatyk 3-1-2017 ... 3-10-25.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Debra Mansfield

Per your request for a warranty deed for Water Right # 75-4373

Attached is the Warranty Deed you needed to change ownership from Keating to Sopatyk

Any questions please call my cell 208-841-3045

Alpha Properties
Brian D. Sopatyk
913 South Latah
Boise, Idaho 83705
208-841-3045 Cell
208-342-6800 Office
208-331-3661 Fax