

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

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DEPT. OF WATER RESOURCES

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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 73-109 OK             | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 73-40900 OK           | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: David R. Ellis or Jeanne Ellis  
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Stanley M. Downton or Patricia A. Downton  
New owner(s) as listed on the conveyance document Name connector ☐ and ☒ or

700 Burstedt Ln.  
Mailing address  
208-833-4222  
Telephone

Ellis ID 83235  
City State Zip  
downton3x ranch@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: 5-24-05

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):
    - ☒ \$25 per *undivided* water right. ☒ 2
    - ☐ \$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: Stanley Downton Title, if applicable \_\_\_\_\_ Date 3-9-25  
Signature of new owner/claimant  
Print name Stanley Downton
- Signature: Patricia Downton Title, if applicable \_\_\_\_\_ Date 3-9-25  
Signature of new owner/claimant  
Print name Patricia Downton

**For IDWR Office Use Only:**

Received by SK Date 3/15/2025 Receipt No. W052416 Receipt Amt. 50-

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 3/26/2025

IDWR  
2735 W. Airport Way  
Boise, ID 83705-5082

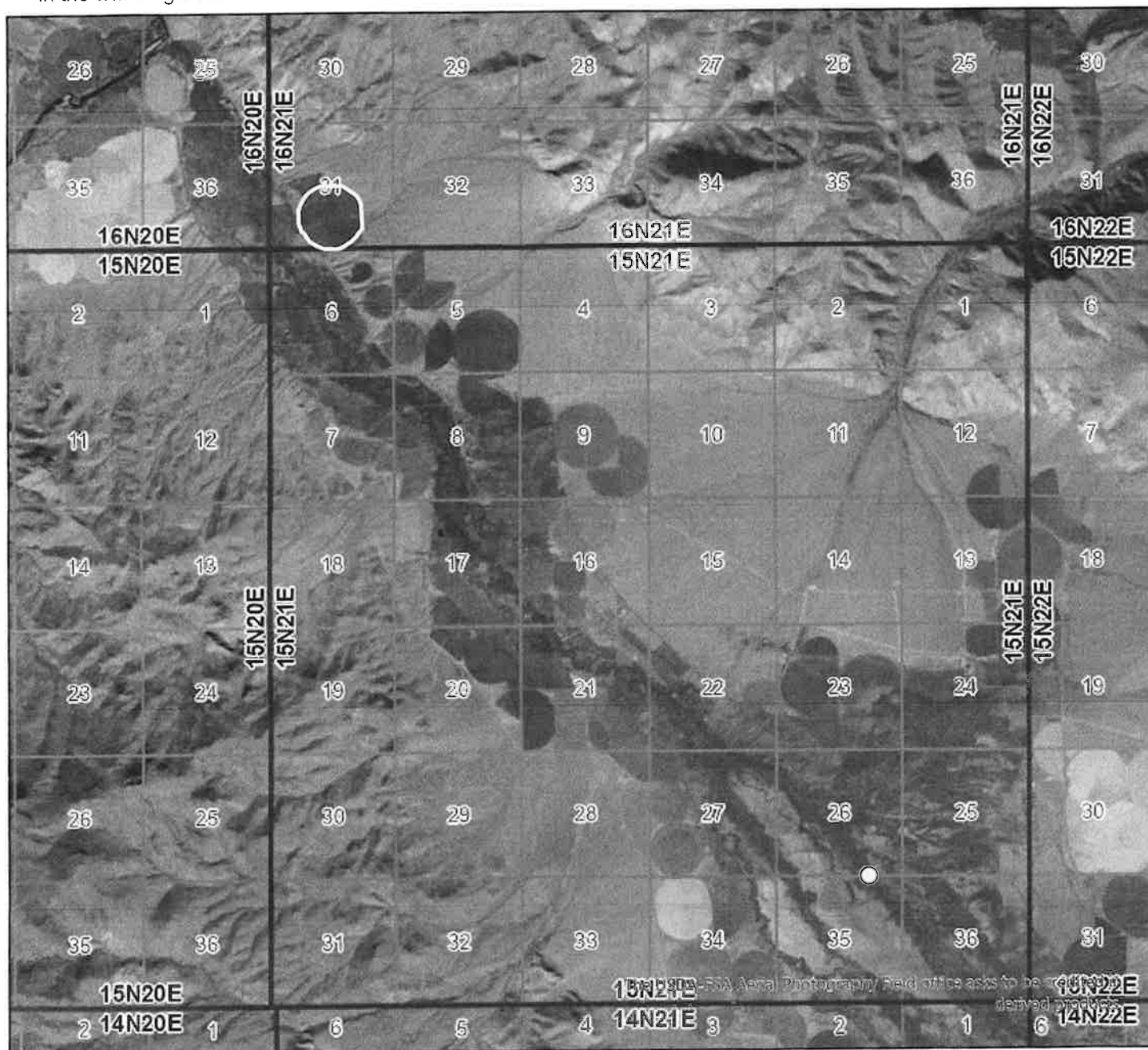
State of Idaho  
Department of Water Resources

# Water Right

73-109

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 2/26/2025



Legend

- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



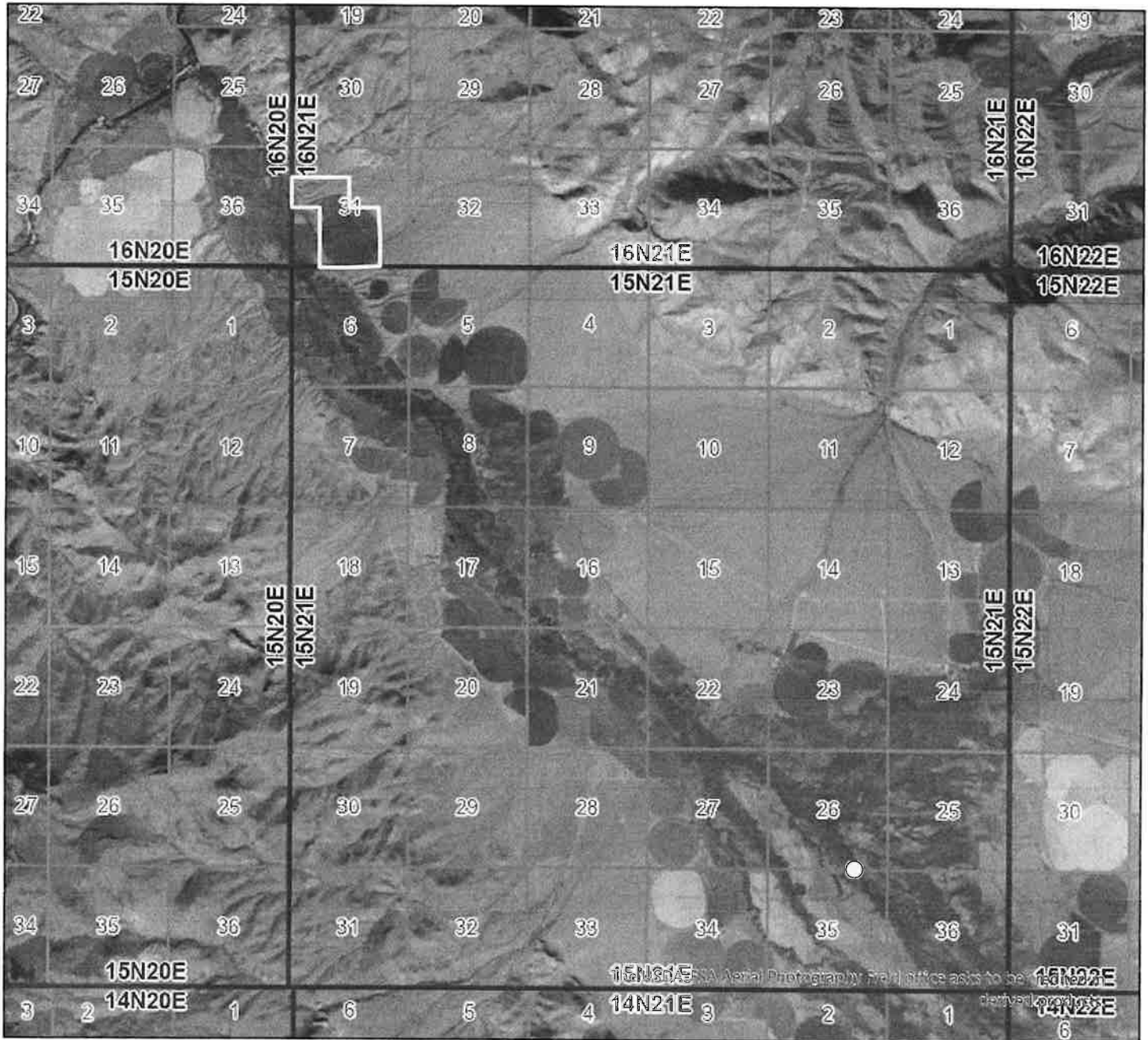
State of Idaho  
Department of Water Resources

# Water Right

73-4090

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 2/26/2025



Legend

- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



WARRANTY DEED

FOR VALUE RECEIVED, DAVID L. ELLIS and BETTY JEANNE ELLIS, in their individual capacities and as CO-TRUSTEES, OF THE DAVID L. & BETTY JEANNE ELLIS TRUST UNDER TRUST AGREEMENT DATED EFFECTIVE DECEMBER 1, 2003, Grantors, do Bargain, Sell and Convey unto STANLEY M. DOWTON and PATRICIA A. DOWTON, husband and wife, Grantees, whose current address is HC 62 Box 1180, Ellis, Idaho 83235, all of Grantors' interest, whatever, in the real property described below, in Lemhi County, Idaho, more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

Together with all fixtures, improvements and appurtenances.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantees, their successors, administrators and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners of said premises; that they are free from all encumbrances save and excepting therefrom all covenants, conditions, easements and restrictions of record, as recorded in the records of Lemhi County, Idaho, and that they will warrant and defend the same from all lawful claims whatsoever excepting those now of record.

Dated: 5-24-05

David L. Ellis  
David L. Ellis

Betty Jeanne Ellis  
Betty Jeanne Ellis

AND

David L. Ellis  
David L. Ellis, Co-Trustee of the David L.  
& Betty Jeanne Ellis Trust Under Trust  
Agreement Dated Effective December  
1, 2003

Betty Jeanne Ellis  
Betty Jeanne Ellis, Co-Trustee of the David L.  
& Betty Jeanne Ellis Trust Under Trust  
Agreement Dated Effective December  
1, 2003

STATE OF IDAHO )

County of Custer )  
:SS

On this 24 day of May, 2005, before me, a Notary Public in and for said State, personally appeared DAVID L. ELLIS and BETTY JEANNE ELLIS, in their individual capacities and as CO-TRUSTEES, OF THE DAVID L. & BETTY JEANNE ELLIS TRUST UNDER TRUST AGREEMENT DATED EFFECTIVE DECEMBER 1, 2003, known to me to be the persons whose name are subscribed to the foregoing instrument and 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.



Patsy Kindt  
Notary Public  
My Commission Expires: 3/24/10

EXHIBIT "A"

A parcel of land located in Section 31, T. 16 N., R. 21 E., Boise Meridian, Lemhi County, Idaho more particularly described as follows:

Commencing at the NW Corner of said Section 31, from which the N  $\frac{1}{4}$  Corner of Section 31 bears S  $89^{\circ}51'38''$  E, 2503.84 ft., the Basis of Bearing of this description, run thence South along the westerly boundary of said Section 31 a distance of 1324.93 ft. to the N  $\frac{1}{16}$  Corner of Sections 31 and 36;

Thence S  $89^{\circ}56'38''$  E along the northerly boundary of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 31 a distance of 1185.16 ft. to the NE Corner of said SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ;

Thence S  $00^{\circ}00'27''$  E along the easterly boundary of said SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  a distance of 661.60 ft. to the C-S-NW  $\frac{1}{64}$  Corner of said Section 31 said point being the POINT OF BEGINNING;

Continue thence S  $00^{\circ}00'27''$  E along the easterly boundary of said SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  a distance of 661.60 ft. to the C-W  $\frac{1}{16}$  Corner of said Section 31;

Thence N  $89^{\circ}58'23''$  E along the center of said Section 31 a distance of 1324.04 ft. to the C  $\frac{1}{4}$  Corner of Section 31;

Continue thence N  $89^{\circ}58'23''$  E along said center of section 31 a distance of 1321.17 ft. to the C-E  $\frac{1}{16}$  Corner of said Section 31;

Thence S  $00^{\circ}08'10''$  E along the easterly boundary of the W  $\frac{1}{2}$  SE  $\frac{1}{4}$  of said Section 31 a distance of 2645.85 ft. to the E  $\frac{1}{16}$  Corner of Sections 31 & 6;

Thence S  $89^{\circ}52'59''$  W along the southerly boundary of said section 31 a distance of 1321.90 ft. to the S  $\frac{1}{4}$  Corner of Section 31;

Thence S  $89^{\circ}55'45''$  W along said southerly boundary of Section 31 a distance of 891.25 ft. to a point on the westerly right-of-way of Pahsimeroi Road;

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

437.88 ft. along a curve to the right having a central angle of  $17^{\circ}07'10''$ , a radius of 1465.50 ft. and a chord bearing N  $28^{\circ}11'02''$  W for 436.25 ft.;

N  $19^{\circ}37'27''$  W, 691.04 ft. to a point on the westerly boundary of the SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said Section 31;

Thence leaving said right-of-way N  $00^{\circ}00'27''$  W along said westerly boundary a distance of 288.50 ft. to the SW  $\frac{1}{16}$  Corner of said Section 31;

Thence S  $89^{\circ}57'04''$  W along the southerly boundary of the NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said Section 31 a distance of 67.77 ft. to a point on the centerline of said Pahsimeroi Road;

Thence along said centerline the following courses:

N  $19^{\circ}37'27''$  W, 1555.19 ft.; 435.21 ft. along a curve to the left having a central angle of  $17^{\circ}17'50''$ . A radius of 1441.58 ft. and a chord bearing N  $28^{\circ}16'22''$  W for 433.56 ft.; N  $36^{\circ}55'17''$  W, 174.71 ft.;

Thence S  $89^{\circ}59'07''$  E leaving said centerline a distance of 900.13 ft. to the POINT OF BEGINNING.

PARCEL CONTAINS 176.12 ACRES

SUBJECT TO: An easement for Pahsimeroi Road.

AND ALSO

The S ½ SE ¼ NW ¼, Section 31, T. 16 N., R. 21 E., Boise Meridian, Lemhi County, Idaho.

**AND ALSO**

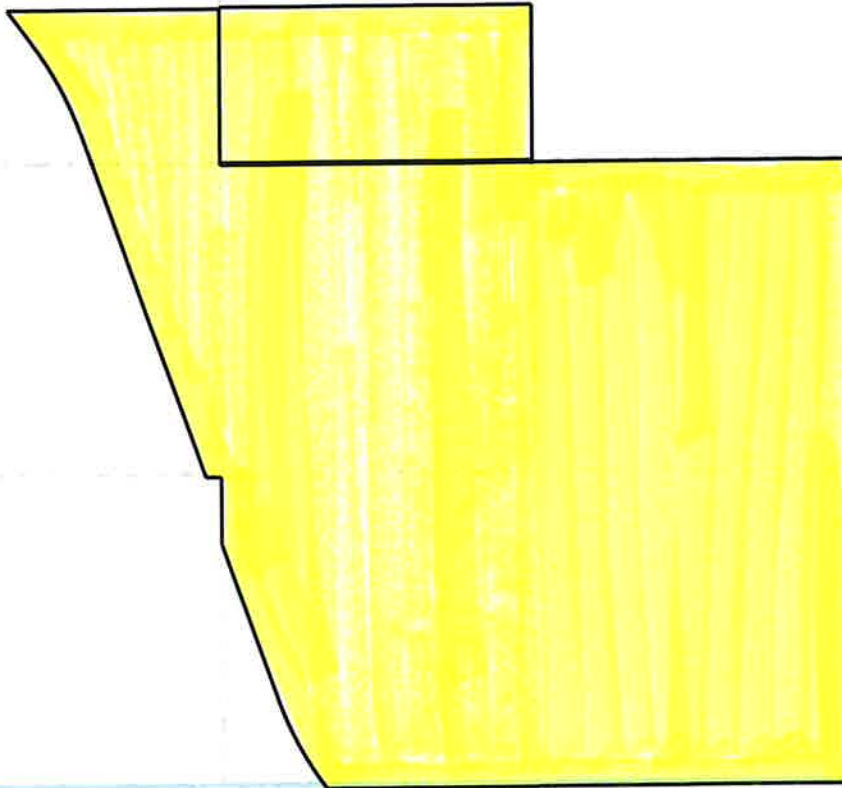
PARCEL CONTAINS 20.09 ACRES

Together with range rights as follows:

USDA-Forest Service Grazing Permit Number 20006 Cow Creek C & H, 115 head cattle, cow/calf from 6/01 to 10/10.

USDI-Bureau of Land Management Grazing Permit 14409 Allison Creek, 115 head cattle from 05/01 to 05/31 and 115 head cattle from 5/31 to 6/20 and 14 head cattle from 06/01 to 10/10 and 115 head cattle from 10/10 to 10/11.

And together with water rights as follows: 73-109 and 73-4090.



The David L & Betty Jeanne Ellis Trust TO Stanley M Downton  
& Patricia A Downton

3/20/2025

Scale: 1 inch= 813 feet

File:

Tract 1: 20.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3960 ft.

Tract 2: 176.1123 Acres, Closure: s64.3530w 0.01 ft. (1/999999), Perimeter=12716 ft.

01 /ne,s,se,nw,31,16n,21e  
02 s0w 660.00  
03 s90w 1320.00  
04 n0e 660.00  
05 n90e 1320.00  
06 @0  
07 /nw,31,16n,21e  
08 /s00e 1324.93  
09 /s89.5638e 1320  
10 /s00.0027e 661.60  
11 s00.0027e 661.60  
12 n89.5823e 1324.04  
13 n89.5823e 1321.17  
14 s00.0810e 2645.85  
15 s89.5259w 1321.90  
16 s89.5545w 891.25

17 Rt, r=1465.50, delta=017.0710, arc=437.88, chord=n28.1102w 436.25  
18 n19.3727w 691.04  
19 n00.0027w 288.50  
20 s89.5704w 67.77  
21 n19.3727w 1555.19  
22 Lt, r=1441.58, delta=017.1750, arc=435.21, chord=n28.1622w 433.55  
23 n36.5517w 174.71  
24 s89.5907e 900.13



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](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Mathew Weaver**

March 26, 2025

STANLEY M DOWTON  
PATRICIA DOWTON  
700 BURSTEDT LN  
ELLIS ID 83235-5000

Re: Change in Ownership for Water Right No(s): 73-109, 73-4090

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 73