

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 26 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES
EASTERN 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?
34-13779 OK	Yes ☐	Yes ☐	34-14579 OK	Yes ☐	Yes ☐
34-13813 OK	Yes ☐	Yes ☐	34-13817 OK	Yes ☐	Yes ☐
34-13815 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-14577 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
34-14578 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Lynn & Velma Metcalf Trust

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Kayden Beard

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or78 N Clark St.DecloId83323

Mailing address

City

State

Zip

208-705-3424Kayden Beard@Yahoo.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: 8-26-22

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: Kayden Beard 3-24-25

Signature of new owner/claimant

Title, if applicable

Date

Kayden Beard

Print name

- Signature:

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by JB Date 3/26/2025 Receipt No. E050749 Receipt Amt. \$175.-

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 4/3/2025

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
168 West Pacific Street/PO Box 868
Blackfoot, ID 83221

Instrument # 263216

CHALLIS, CUSTER, IDAHO
08-24-2022 09:09:16 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - BLACKFOOT
Lura H. Baker Fee: \$15.00
Ex-Officio Recorder Deputy: KW

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1061371-B (jcm)**

Date: **August 19, 2022**

For Value Received, **Anita Freeman and Theodore J. Christensen, Successor Co-Trustees of the Lynn and Velma Metcalf Trust**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Kaydon Beard, an unmarried man**, hereinafter called the Grantee, whose current address is **3811 Antelope Rd., Moore, ID 83255**, the following described premises, situated in **Custer County, Idaho**, to-wit:

TRACT 1:

A tract of land situated in the Northwest Quarter of Section 9, Township 6 North, Range 25 East, Boise Meridian, Custer County, Idaho; said tract being more particularly described as follows:

Beginning at a 5/8" rebar with no cap marking the North Quarter corner of said Section 9, Township 6 North, Range 25 East, Boise Meridian, Custer County, Idaho; from which a 5/8" rebar with no cap marking the Northwest corner of said Section 9 bears North 89°53'07" West 2674.51 feet; thence North 89°57'03" West 484.39 feet along the North line of the Northwest Quarter of said Section 9 to a point lying on or along the centerline of a county road, said point being the POINT OF BEGINNING; thence South 00°13'54" West 1625.41 feet to a set 5/8" x 30" rebar with plastic cap (P.L.S. #3577); thence North 89°47'15" West 50.00 feet to a found 5/8" rebar with plastic cap (P.L.S. #3577); thence North 00°14'00" East 326.67 FT. to a found 5/8" rebar with plastic cap (P.L.S. #3577); thence North 00°13'52" East 1298.66 feet to a point lying on or along the centerline of a county road, point also being on or along the North line of the Northwest Quarter of said Section 9; thence South 89°53'07" East 50.00 feet on or along said North line to the POINT OF BEGINNING.

TRACT 2:

A portion of the East Half of the Northwest Quarter of Section 9, Township 6 North, Range 25 East, Boise Meridian, Custer County, Idaho, described as:

Beginning at the Southeast corner of Lot 12 of Wendell Tew Subdivision and running thence North 87°27' East 200 feet; thence North 1°28' West 1323.39 feet to the TRUE POINT OF BEGINNING, said point of beginning also being the Northeast corner of T-83-53 as described in Warranty deed No. 210760, and on the South side of a county road; thence South, along the East line of Deed No. 210760 and its extension, 1625.04 feet; thence East, parallel to the county road, 200 feet; thence North, parallel to the East line of Deed No. 210760, 1625.04 feet, thence West along the county road 200 feet to the point of beginning.

Date: 08/19/2022

Warranty Deed
- continued

File No.: 1061371-B (Jcm)

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 08/19/2022

Warranty Deed
- continued

File No.: 1061371-B (jcm)

Lynn and Velma Metcalf Trust



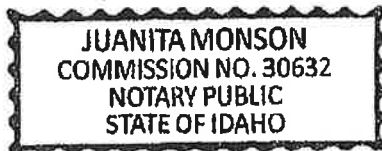
Anita Freeman, Co-Successor Trustee



Theodore J. Christensen, Co-Successor Trustee

STATE OF Idaho)
COUNTY OF Bingham)
SS.

On this ~~Twenty-fourth~~ ^{23rd} day of August, 2022, before me, a Notary Public in and for said State, personally appeared **Anita Freeman and Theodore J. Christensen**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument as Co-Successor Trustees of the **Lynn and Velma Metcalf Trust** Trust, and acknowledged to me that they executed the same as such Co-Successor Trustees.




Notary Public of Idaho
Residing at: Blackfoot, ID
Commission Expires: 01/14/2025



Order No.: 287952

Warranty Deed

250986

#

Custer County Req. of

TitleOne Corp

Time 1:44 pM Date 10/1, 2015

Lura H. Baker, Clerk

Cecily Cushman \$ 13.00
Deputy

For value received, Anna L. Johnson NKA Anna L. Johnson McGehee, a married woman,
the grantor, does hereby grant, bargain, sell, and convey unto Lynn and Velma Metcalf Trust
whose current address is 3981 W. 4100 N., Moore, ID 83255
the grantee, the following described premises, in Custer County, Idaho, to wit:

See attached EXHIBIT "A"

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: Sept. 29, 2015

Anna L. Johnson McGehee
Anna L. Johnson McGehee

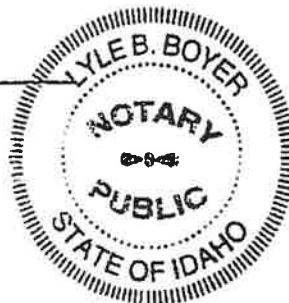
State of Idaho

ss.

County of Butte

On this 29 day of ^{September}~~October~~ in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Anna L. Johnson McGehee, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Lyle B. Boyer
Notary Public
Residing In: Arco, Idaho
My Commission Expires: 6-5-2021
(seal)



250986

EXHIBIT "A"

287952

TRACT 1:

A tract of land situated in the Northwest Quarter of Section 9, Township 6 North, Range 25 East, Boise Meridian, Custer County, Idaho; said tract being more particularly described as follows:

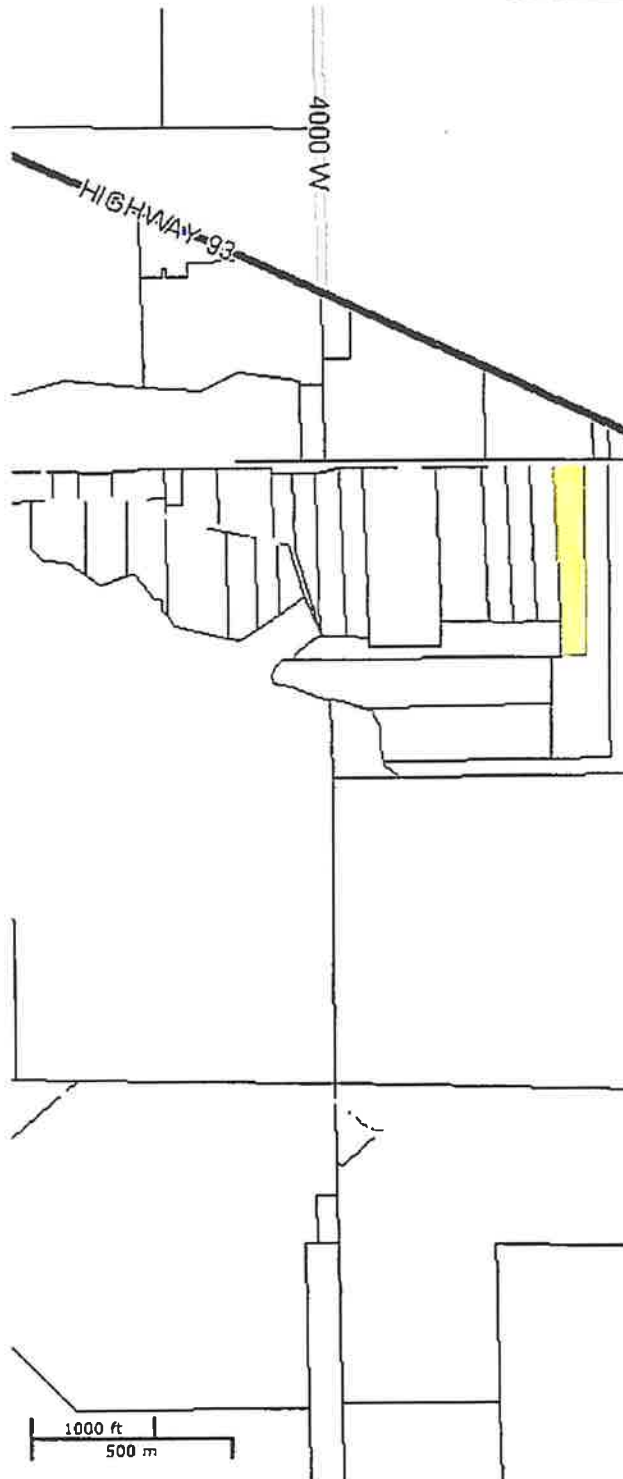
Beginning at a 5/8" rebar with no cap marking the North Quarter corner of said Section 9, Township 6 North, Range 25 East, Boise Meridian, Custer County, Idaho; from which a 5/8" rebar with no cap marking the Northwest corner of said Section 9 bears North 89°53'07" West 2674.51 feet; thence North 89°57'03" West 484.39 feet along the North line of the Northwest Quarter of said Section 9 to a point lying on or along the centerline of a county road, said point being the POINT OF BEGINNING; thence South 00°13'54" West 1625.41 feet to a set 5/8" x 30" rebar with plastic cap (P.L.S. #3577); thence North 89°47'15" West 50.00 feet to a found 5/8" rebar with plastic cap (P.L.S. #3577); thence North 00°14'00" East 326.67 FT. to a found 5/8" rebar with plastic cap (P.L.S. #3577); thence North 00°13'52" East 1298.66 feet to a point lying on or along the centerline of a county road, point also being on or along the North line of the Northwest Quarter of said Section 9; thence South 89°53'07" East 50.00 feet on or along said North line to the POINT OF BEGINNING

SUBJECT TO A county road easement along the North line of above described tract.

TRACT 2:

A portion of the East Half of the Northwest Quarter of Section 9, Township 6 North, Range 25 East, Boise Meridian, Custer County, Idaho, described as:

Beginning at the Southeast corner of Lot 12 of Wendell Tew Subdivision and running thence North 87° 27' East 200 feet; thence North 1°28' West 1323.39 feet to the TRUE POINT OF BEGINNING, said point of beginning also being the Northeast corner of T-83-53 as described in Warranty deed No. 210760, and on the South side of a county road; thence South, along the East line of Deed No. 210760 and its extension, 1625.04 feet; thence East, parallel to the county road, 200 feet; thence North, parallel to the East line of Deed No. 210760, 1625.04 feet, thence West along the county road 200 feet to the point of beginning.

[link](#) [help](#)

N: Long: -113° 27' 14.3" Lat: 43° 52' 54.9" NAD83
807813 Long: -113.454° Lat: 43.8819° UTM
E:

1 Parcel(s)

[Zoom to parcel\(s\)](#)

- Pidn: RP06N25E092420 [Property Detail](#)
- Owner: METCALF, LYNN & VELMA TRUST
- Mail Addr: 3780 W 4050 N
- Mail Addr: MOORE, ID 83255
- St Addr: 3981 W 4100 N
- Location: TRACT 00-48, 02-42 SEC 9 T6N R25E
- Tax Roll Acreage: 9.2650
- Tax Code Area: 90000

ORIGINAL

BORNEVILLE COUNTY
IDAHO

Swafford Law Office, Chartered

Ronald L. Swafford, Esq., Bar No. 1657

R. James Archibald, Esq., Bar No. 4445

Darren S. Robins, Esq., Bar No. 6839

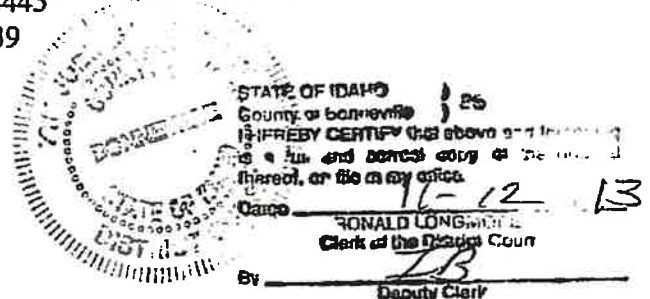
525 Ninth Street

Idaho Falls, Idaho 83404

Telephone: (208) 524-4002

Facsimile: (208) 524-4131

2006 APR -6 PM 5:07



Attorney for Plaintiff

DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT

IN AND FOR BORNEVILLE COUNTY, IDAHO

ANNA L. TAGGART,

Plaintiff,

vs.

SCOTT S. TAGGART,

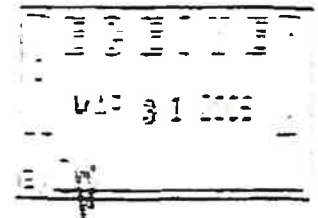
Defendant.

Case No.: CV-06-1350

Decree of Divorce

Anna and Scott have entered into a stipulation. Based on their stipulation, the court finds and orders:

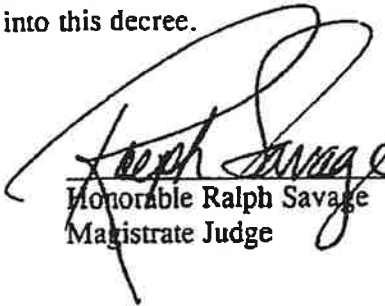
1. Anna and Scott were married on October 22, 1994.
2. Irreconcilable differences exist, making the continuation of the marriage impractical.
3. Anna and Scott are granted a divorce based on irreconcilable differences. The marital bonds are dissolved. Each is restored to the status of a single person.
4. Anna and Scott agree that Anna will have her maiden name of Johnson restored



to her and hereafter she will be known as Anna Johnson

5. The court approves the Stipulation marked as Exhibit 1, and the same is incorporated by reference and merged into this decree.

Dated: ~~March~~ April 6, 2006


Honorable Ralph Savage
Magistrate Judge

NOTICE OF SERVICE

I certify that on this day I served a true and correct copy of the foregoing document on the following by the method of delivery indicated:

R. James Archibald, Esq.
Swafford Law Office, Chartered
525 Ninth Street
Idaho Falls, Idaho

☐ US MAIL
☐ FAX
☒ HAND DELIVERY
Courthouse Box

COPIES NOT SERVED:

Scott S. Taggart
145 West Crowley Street
Idaho Falls, Idaho 83402

☐ Copies Not Provided ☐ US MAIL
☒ Pre-addressed, Stamped Envelope Not Provided ☐ FAX
☐ HAND DELIVERY

Returned to Swafford Office
Dated: ~~March~~ April 12, 2006


Clerk of the District Court

By: 
Deputy Clerk

QUITCLAIM DEED

For Value Received Scott S. Taggart

do hereby convey, release, remise and forever quit claim unto

Anna L. Taggart

P.O. Box 3660

3981 W. 4100 N

Mackay, ID 83251

the following described premises, to-wit:

A portion of the E $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 6 North, Range 25 E.B.M., Custer County, Idaho, described as: Beginning at the SE corner of Lot 12 of Wendell Tew Subdivision and running thence N. 87°27' E. 200 feet; thence N. 1°28' W. 1323.39 feet to the TRUE POINT OF BEGINNING, said point of beginning also being the NE corner of T-83-53 as described in Warranty Deed No. 210760, and on the S. side of a county road; thence S., along the E. line of Deed No. 210760 and its extension, 1625.04 feet, thence E., parallel to the county road, 200 feet, thence N., parallel to the E. line of Deed No. 210760, 1625.04 feet, thence W. along the county road 200 feet to the point of beginning.

together with their appurtenances.

Dated:

Scott S. Taggart 21 MARCH
Anna L. Taggart 3-21-06

STATE OF IDAHO, COUNTY OF

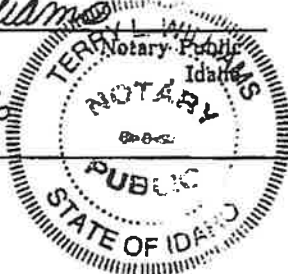
On this 21 day of MARCH 2006
before me, a notary public in and for said State, personally appeared

Scott S Taggart
Anna L Taggart

known to me to be the person who name
subscribed to the within instrument, and acknowl-
edged to me that executed
the same.

Terry L Williams
Notary Public
Idaho

Residing at Parco
Comm. Expires 1-26-2006



RECORDING DATA:

233627

Custer County Rec. of

ANNA L. TAGGART

Time 10:40 AM Date 3/20/06

Ethel M. Peck, Clerk

Ruth S. Williams
NOTARY

NOVEMBER 16, 1999

WE, ANDY BOPP, III AND MICHELL BOPP AUTHORIZE FIRST AMERICAN TITLE COMPANY TO HOLDBACK IN ESCROW \$12,000.00 FOR ANY CONCRETE WORK NEED TO SATISFY THE REQUIREMENTS UNDER THE STATEMENT OF INTENT TO DECLARE A MANUFACTURED HOME AS REAL PROPERTY.

ANDY BOPP, III AND MICHELLE BOPP HAS THE AUTHORITY TO MAKE ALL NEGOTIATIONS ON THE TYPE OF WORK PERFORMED AT THE PROPERTY LISTED BELOW:

A portion of the E~~W~~NW~~1~~4 of Section 9, Township 6 North, Range 25 E.B.M., Custer County, Idaho, described as: Beginning at the SE corner of Lot 12 of Wendell Tew Subdivision and running thence N. 87°27' E. 200 feet; thence N. 1°28' W. 1323.39 feet to the TRUE POINT OF BEGINNING, said point of beginning also being the NE corner of T-83-53 as described in Warranty Deed No. 210760, and on the S. side of a county road; thence S., along the E. line of Deed No. 210760 and its extension, 1625.04 feet, thence E., parallel to the county road, 200 feet, thence N., parallel to the E. line of Deed No. 210760, 1625.04 feet, thence W. along the county road 200 feet to the point of beginning.

ANDY BOPP, III

MICHELLE BOPP

Scott S. Taggart

SCOTT S. TAGGART

Anna L. Taggart

ANNA L. TAGGART

MICROFILM

NOV 15 2000

ATTACHMENT T 70249
7 OF 7



Tract 1

Tract 2

263216 Lynn + Velma Metcalf Trust TO Kaydon Beard

3/28/2025

Scale: 1 inch= 800 feet

File:

Tract 1: 7.4612 Acres (325008 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3650 ft.

Tract 2: 1.8655 Acres (81260 Sq. Feet), Closure: s30.4130e 0.01 ft. (1/539519), Perimeter=3351 ft.

Tract 3: 7.4612 Acres (325008 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3650 ft.

01 /nw,ne,nw,9,6n,25e

02 /n90e 600

03 s00e 1625.04

04 n90e 200

05 n00e 1625.04

06 n90w 200

07 @0

08 /ne,nw,9,6n,25e

09 /n89.5703w 484.39

10 s00.1354w 1625.41

11 n89.4715w 50

12 n00.1400e 326.67

13 n00.1352e 1298.66

14 s89.5307e 50.00

15 @0

16 /nw,ne,nw,9,6n,25e

17 /n90e 600

18 s00e 1625.04

19 n90e 200

20 n00e 1625.04

21 n90w 200

Legal description
from Nov. 16, 1999

document (Signed by
Jaggart) in transfer
70249. + Deed 233627.



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

April 03, 2025

KAYDON BEARD
78 N CLARK ST
DECLO ID 83323

Re: Change in Ownership for Water Right No(s): 34-13779, 34-13813, 34-13815, 34-13817, 34-14577, 34-14578, 34-14579

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 34
BIG LOST RIVER GROUND WATER DISTRICT

Memo to File

From: Jonie Bailly

Date: March 28, 2025

Water Right Nos. 34-13779, 34-13813, 34-13815, 34-13817, 34-14577, 34-14578, 34-14579

While reviewing this ownership change, I found that there were some discrepancies in the shapefiles and the property purchased, causing questions about whether or not Kaydon Beard was entitled to all the water rights.

34-13779, 34-13813, 34-13815, 34-13817 using old transfer information/ownership change information Taggart was the owner of these water rights (same legal description as Tract 2 on the current deed) and Anna Johnson NKA Anna McGehee sold to Metcalf who then sold to Beard. The shapefile for these water rights was a little confusing, causing confusion.

34-14577, 34-14578, 34-14579 was split to Metcalf using the deed from Anna Johnson NKA Anna McGehee, Using the Place of Use boundary of the water right. This gave Metcalf 3.9 acres of water right.

It appears the same legal description was used to update ownership on both groups of water rights so Kaydon Beards ownership change should be updated.

On another notes with both sets of water rights all combined the water rights together would be for 10.9 acres. The Beard property is approx. 9.4. (County parcel viewer showing 9.2, Arcmap parcel data showing 8.7). Moved the POU of 34-13779, 34-13813, 34-13815, 34-13817 slightly east, to hopefully help with confusion in the future.