

FEB 18 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
34-645 OK	Yes ☒		Yes ☐		Yes ☐
34-10738 OK	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name:

Dave + Brenda Wilcox

Name of current water right holder/claimant

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

B + L Farms by Loy Pehrson, Byron Pehrson, Lana Pehrson, Fern Pehrson

New owner(s) as listed on the conveyance document

Name connector

☒ and ☐ or ☐ and/or

3624 W 3700 N

Mailing address

Moore

City

ID

State

83251

ZIP

208-390-6166

Telephone

pehrson1k@aol.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: 1/21/25

6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:

- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
- If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
- New lessor(s) of record will receive payment after the following rental season.

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. $\times 2$
 - ☐ \$100 per split water right.
 - ☐ No fee is required for pending adjudication claims.

8. Signature:

Signature of new owner/claimant

Title, if applicable

Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by

Date

2/18/2025

Receipt No.

E050753

Receipt Amt.

\$75.-

Approved by

Processed by

2/18/2025

Date

4/8/2025

5. Indicate the date the water rights and/or adjudication claims were conveyed to you. This may be the date of closing in the case of a real estate transaction, the date a contract was signed, or the date of a court order.
6. If you are unsure about the status of your water right in the Water Supply Bank, go to:
www.idwr.idaho.gov/apps/ExtSearch/WSBSearch/WSBSearch.aspx, input your water right number and click "Search." If you find your water right is in the Water Supply Bank and you want to release it so you can use it, you can download the Request to Release form from the forms portion of our website: www.idwr.idaho.gov. Your water right may not be available for immediate release if rented by another water user.
7. **ATTACHMENTS:**

IDWR cannot process this change without **documentation of ownership**. 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. Items that are **not** conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.

Submit a **plat map, survey map, or aerial photograph** of the place of use for each water right or claim listed in item #1 (if necessary to clarify division of water rights or complex property descriptions). If your right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency or equivalent aerial photograph with the irrigated acres outlined and point(s) of diversion clearly marked. You also have the option of printing a map using the Create a Map tool on IDWR's website at: maps.idwr.idaho.gov/mapall. It is not necessary to obtain a new survey for purposes of this form before contacting IDWR.

The Idaho Legislature has waived the fee to file a Notice of Change in Water Right Ownership for any water right pending in a general water right adjudication such as the Snake River Basin Adjudication or the Northern Idaho Adjudication. This waiver ends when a partial decree is issued for the water right that has been claimed. For water rights not pending in a general adjudication, the **filing fee** is \$25 per water right, except for those water rights that will be divided as a result of the change in ownership. The filing fee for division of a water right is \$100 per water right.

8. One of the new owner(s) must sign the form in the space(s) provided. If someone other than the owner signs the notice, evidence of authority to sign for the owner must be attached. If the new owner is a corporation or other organization, the person signing the notice must be an officer of the corporation or otherwise have authority to sign for the organization and must include their title with the signature.

When you have completed the Notice of Change in Water Right Ownership, retain a copy and **file the original form, necessary attachments, and filing fee with the IDWR office nearest you.**

IDWR Northern Region
7600 N. Mineral Dr., Suite 100
Coeur d'Alene, ID 83815-7763
(208) 762-2800

IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082
(208) 334-2190

IDWR Eastern Region
900 N. Skyline Dr., Suite A
Idaho Falls, ID 83402-1718
(208) 525-7161

IDWR Southern Region
1341 Fillmore St., Suite 200
Twin Falls, ID 83301-3380
(208) 736-3033

~ OR ~

IDWR State Office
322 East Front St, 6th Floor
P.O. Box 83720
Boise, ID 83720-0098
(208) 287-4800

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
168 West Pacific Street/PO Box 868
Blackfoot, ID 83221

BUTTE COUNTY
Recorded for:
Flying S Title and Escrow - BI
09:15:59 AM 01-21-2025
0000-062426
No. Pages: 3 Fee: \$15.00
SHELLY BLACKNER
County Clerk
Deputy: KG

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1169984-B (jcm)**

Date: **January 15, 2025**

For Value Received, **David Morgan, Personal Representative of the Estate of James Ronald Snider, also shown of record as James R. Snider, deceased, Case No. CV12-21-113**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Loy G Pehrson and Lana Pehrson, husband and wife and Byron R Pehrson and Terri Pehrson, husband and wife, dba B & L Farms, a General Partnership**, hereinafter called the Grantee, whose current address is **3624 W 3700, Moore, ID 83255**, the following described premises, situated in **Butte County, Idaho**, to-wit:

TRACT A:

A FRACTION OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 26 E.B.M., BUTTE COUNTY, IDAHO, DESCRIBED AS: BEGINNING AT A POINT 25 FEET EAST FROM THE NW CORNER OF SAID SECTION 31; AND RUNNING THENCE SOUTH 410 FEET; THENCE EAST 150 FEET; THENCE SOUTH 140 FEET; THENCE WEST 150 FEET; THENCE SOUTH 225 FEET; THENCE EAST TO A POINT 148 FEET WEST OF THE WEST LINE OF STATE HIGHWAY RIGHT-OF-WAY; THENCE NORTHWESTERLY TO A POINT 240 FEET FROM THE NORTH BOUNDARY LINE OF SAID SECTION 31; THENCE NORTHEASTERLY AT RIGHT ANGLE TO HIGHWAY 100 FEET TO THE WEST LINE OF STATE HIGHWAY RIGHT-OF-WAY LINE; THENCE NORTHWESTERLY ALONG WEST LINE OF HIGHWAY RIGHT-OF-WAY TO THE NORTH BOUNDARY LINE OF SAID SECTION 31; THENCE WEST TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM: BEGINNING AT A POINT APPROXIMATELY 140 FEET EAST OF THE NW CORNER OF SAID SECTION 31, THENCE SOUTH 150 FEET; THENCE EAST 232 FEET TO THE WEST LINE OF STATE HIGHWAY RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID WEST LINE OF SAID HIGHWAY RIGHT-OF-WAY TO THE NORTH BOUNDARY LINE OF SAID SECTION 31; THENCE WEST 142 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, SAID POINT BEING MARKED BY A 5/8" IRON ROD-PLS 10786; THENCE S 00°15'00" E 398.37 FEET ALONG THE WEST LINE OF SAID SECTION 31 TO THE INTERSECTION OF SAID WEST LINE AND THE EXTENSION OF AN EXISTING BARBED WIRE FENCE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID BARBED WIRE FENCE THE FOLLOWING THREE (3) COURSES: (1) N 89°38'47" E 173.67 FEET; THENCE (2) S 00°09'22" E 139.84 FEET; THENCE (3) N 89°31'25" W 173.46 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE N 00°15'00" W 137.33 FEET ALONG SAID WEST LINE OF SECTION 31 TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: COMMENCING AT THE NORTHWEST CORNER OF SECTION 31

FROM WHICH THE WEST ¼ CORNER OF SECTION BEARS S 00°15'00" E 2671.75 FEET, THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE S 00°15'00" E 640.11 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE N 89°25'45" E 25.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°25'45" E 477.53 FEET; THENCE S 22°34'17" E 155.33 FEET; THENCE N 89°38'19" W 536.55 FEET; THENCE N 00°15'00" W 135.29 FEET, PARALLEL WITH AND 25.00 FEET EASTERLY OF THE SAID WEST LINE, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, SAID POINT BEING MARKED BY A 5/8" IRON ROD-PLS 10786; THENCE S 00°15'00" E 775.00 FEET ALONG THE WEST LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING; THENCE S 89°38'19" E 561.55 FEET; THENCE N 22°34'17" W 155.33 FEET TO AN EXISTING BARBED WIRE FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) N 89°26'26" E 46.11 FEET; THENCE (2) S 27°05'00" E 9.49 FEET; THENCE (3) S 11°16'12" E 12.13 FEET TO THE INTERSECTION OF SAID BARBED WIRE FENCE AND AN EXISTING WOOD FENCE; THENCE N 88°16'30" E 108.30 FEET ALONG SAID WOOD FENCE TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 93A-FEDERAL AID PROJECT NO. 118A; THENCE S 27°03'11" E 315.99 FEET ALONG SAID WESTERLY RIGHT OF WAY; THENCE S 89°54'31" W 805.99 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE N 00°15'00" W 159.44 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

TRACT B:

A PORTION OF THE NW¼NW¼ OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 26 E.B.M., BUTTE COUNTY, IDAHO DESCRIBED AS: BEGINNING AT A POINT 140 FEET EAST OF THE NW CORNER OF SAID SECTION 31, WHICH POINT IS THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 150 FEET; THENCE EAST 70 FEET; THENCE NORTH 150 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID SECTION; THENCE WEST 70 FEET TO THE REAL POINT OF BEGINNING.

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: 01/15/2025

Warranty Deed
- continued

File No.: 1169984-B (jcm)

David Morgan, Personal Representative of the
Estate of James Ronald Snider, also shown of
record as James R. Snider, deceased, Case No.
CV12-21-113

David Morgan Personal Representative
David Morgan, Personal Representative

STATE OF Idaho)
COUNTY OF Custer)
SS.



On this 17 day of **January, 2025**, before me, a Notary Public in and for said State, personally appeared **David Morgan**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Personal Representative of the Estate of **James Ronald Snider, also shown of record as James R. Snider**, and acknowledged to me that he executed the same as such Personal Representative.

Tori M. Wanner
Notary Public of Idaho
Residing at: More
Commission Expires: 12/3/2027

556525-Bulk

or, David -

LD:	+
STL:	+
SDN:	+

John P. Byrne
Clerks: ☐
Access: ☐

Ultima/Surveys: 41

1

Code



Remove Dave Wilkey
32300 from him

8

For 11

for 112

Redona 4608

CHAIN SHEET

Page

2

of

2

Order No.:

556533-Battle

GRANTOR	GRANTEE	DOG	REC.	INST. #	REMARKS	Code
P&H D	Wilcox	some	9/24/11	48934	2010	old
✓	✓	✓	9/24/11	49921	2011	
		Survey	3/20/09	46481	some home section wrong	get file
		Survey	9/19/13	51035	re-record 46481	
Wilcox	Richard & Hyman Cole	Dead	11/21/13	51225	Full record on OT	not
Peterson	David & Wilcox & Brenda h.c.	BCD	12/17/13	51291	new legal	
Wilcox	Byron & Jesse Peterson	BCD	12/17/13	51292	PTN is accompanied on OT	not
Wilcox	Richard L. Hyman & Cole	BCD	12/17/13	51293	PTN man encountered on OT	not
Cole	David & Brenda Wilcox	BCD	12/17/13	51294	new legal	
Gallagher & Muddock	✓	BCD	4/24/14	51644	new legal	

[illegible]





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 08, 2025

B & L FARMS
3624 W 3700 N
DARLINGTON ID 83255-8779

Re: Change in Water Right Ownership: 34-645 (Split into 34-645 and 34-14965), 34-10738 (no split)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above-mentioned 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 Bailly
Technical Records Specialist 1

Enclosure(s)

cc: DAVE WILCOX
BRENDA WILCOX
WATER DISTRICT 34



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

February 26, 2025

BL FARMS
3624 W 2700 N
MOORE ID 83251

RE: Change in Ownership Water Right No. 34-465, 34-10738

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership. The department has sufficient evidence to update 34-10738.

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

**** **Evidence of Ownership/Split Filing Fee:** According to the Deed received with your application you purchased approx. 4.6 acres from the Estate of James Ronald Snider. Water right number 34-645 is for 8 acres water right owned by Dave and Brenda Wilcox. With the information provided this water right ownership change would require a split. Please supply the additional \$75.00 filing in order for the department to update your ownership.

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

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Baily
Technical Records Specialist

SCANNED

FEB 26 2025

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

2/25/2025

Water Right 34-645

Owner Type **Name and Address**
Current Owner DAVE WILCOX
617 WESTERN HLS UNIT 2
SPRING CREEK, NV 89815-8733

Current Owner BRENDA WILCOX
617 WESTERN HLS UNIT 2
SPRING CREEK, NV 89815-8733

Priority Date: 6/1/1894

Basis: Decreed

Status: Active

Source
BIG LOST RIVER

Tributary
SINKS

Beneficial Use
IRRIGATION

From
5/01

To
10/15

Diversion Rate
0.220 CFS

Volume

Total Diversion 0.220 CFS

Source and Point(s) of Diversion:

BIG LOST RIVER SENWSE Sec. 14, Twp 06N, Rge 25E, BUTTE County

Place Of Use:

IRRIGATION within BUTTE 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	
06N	26E	31							8.0										8.0

L1

POU Total Acres: 8.0

Conditions of Approval:

1. S34 THE PERIOD OF USE FOR IRRIGATION DESCRIBED ABOVE MAY BE EXTENDED IN SEASONS OF UNUSUAL CHARACTERISTICS TO A BEGINNING DATE OF 04-20 AND AN ENDING DATE OF 10-31 AT THE DISCRETION OF THE DIRECTOR OF THE IDAHO DEPARTMENT OF WATER RESOURCES.
2. 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.
3. WATER DELIVERED THROUGH THE 3 IN 1 DITCH.