

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JAN 13 2025

DEPT. OF WATER RESOURCES
SOUTHERN 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?
37-10308	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: Paul and Winnie Jerome
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Phillip Cowart
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

2434 Benoit Pl. Twin Falls ID 83301
Mailing address City State Zip

801-726-0317
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: _____.
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: _____ Date: 12/30/2024

Signature of new owner/claimant Title, if applicable

Phillip Cowart

Print name

Signature: _____ Date: _____

Signature of new owner/claimant Title, if applicable

Print name

Received by SG Date 1-13-2025 For IDWR Office Use Only: Receipt No. 5040481 Receipt Amt. \$25

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 JW Date 1/30/2025



Order Number: 24531685

Warranty Deed

For value received,

Gary Jerome personal representative of The Estates of Paul Jerome and Winnie M. Jerome

the grantor, does hereby grant, bargain, sell, and convey unto

Philip Cowart, a single man

whose current address is 2436 Benoit pl Twin Falls, ID 83301

the grantee, the following described premises, in Lincoln County, Idaho, to wit:

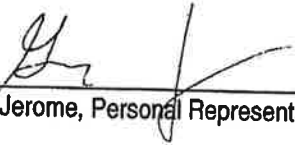
See Exhibit A, attached hereto and incorporated herein.

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.

Remainder of page intentionally left blank.

Dated: December 27, 2024

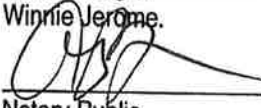
The Estates of Paul Jerome and Winnie M. Jerome



Gary Jerome, Personal Representative

State of ID, County of Twin Falls, ss.

On this 30 day of December in the year of 2024 before me, the undersigned, a notary public in and for said state, personally appeared Gary Jerome known or identified to me to be the person whose name is subscribed to the within instrument, as the personal representative of the estates of Paul Jerome and Winnie Jerome and acknowledged to me that he executed the same as such personal representative of the estates of Paul Jerome and Winnie Jerome.



Notary Public
Residing In: Jerome, ID
My Commission Expires: 2-5-30
(seal)

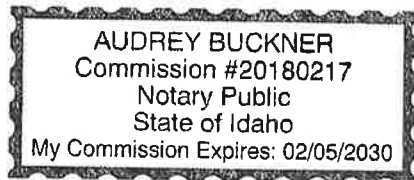


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1:
TOWNSHIP 5 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, STATE OF IDAHO

Section 11: Part of the SE¼, more particularly described as follows:

Commencing at the Southeast Corner of Section 11, said corner marked by a 5/8 inch iron rod with 3 inch aluminum cap; Thence South 89°44'05" West along the south line of Section 11 for a distance of 500.00 feet to the POINT OF BEGINNING;

Thence South 89°44'05" West along said section line for a distance of 2141.83 feet to a ½ inch rebar at the South ¼ Corner;

Thence North 00°30'13" West along the west line of the SE¼ for a distance of 2653.27 feet to a 5/8 inch rebar with 2 inch aluminum cap at the Center ¼ Corner;

Thence North 89°58'59" East along the north line of the SE¼ for a distance of 2626.26 feet to a ½ inch rebar on the west right-of-way of State Highway 75;

Thence South 00°01'29" West along said right-of-way for a distance of 1777.70 feet to a ½ inch rebar;

Thence North 89°58'31" West for a distance of 160.00 feet to a ½ inch rebar;

Thence South 00°01'29" West for a distance of 164.00 feet to a ½ inch rebar;

Thence South 89°58'31" East for a distance of 160.00 feet to a ½" rebar on the west right-of-way of State Highway 75;

Thence South 00°01'29" West along said right-of-way for a distance of 400.20 feet to a ½ inch rebar;

Thence South 89°44'05" West for a distance of 460.00 feet to a ½ inch rebar;

Thence South 00°01'29" West for a distance of 275.00 feet to a ½ inch rebar;

Thence South 00°01'29" West for a distance of 25.00 feet to the POINT OF BEGINNING.

PARCEL NO. 2:
TOWNSHIP 5 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, STATE OF IDAHO

Section 11: Part of the SE¼SE¼, more particularly described as follows:

Commencing at the Southeast Corner of Section 11, said corner marked by a 5/8 inch iron rod with 3 inch aluminum cap; Thence North 00°01'29" East (North rec.) for a distance of 700.00 feet; Thence North 89°58'31" West for a distance of 40.00 feet to a ½ inch rebar on the west right-of-way of State Highway 75, which shall be the POINT OF BEGINNING;

Thence North 89°58'31" West (West, rec.) for a distance of 160.00 feet (200 feet, rec.) to a ½ inch rebar;

Thence North 00°01'29" East for a distance of 164.00 feet (North, rec.) to a ½ inch rebar;

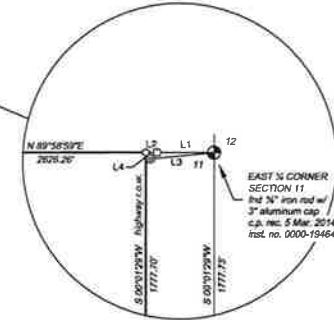
Thence South 89°58'31" East (East, rec.) for a distance of 160.00 feet (200 feet, rec.) to the west right-of-way of State Highway 75;

Thence South 00°01'29" West (South, rec.) along the west right-of-way of State Highway 75 for a distance of 164.00 feet to the TRUE POINT OF BEGINNING.

DETAIL A

NOT TO SCALE

DETAIL A



0 200 400
SCALE 1" = 200'

LEGEND

- - SET 1/2" x 24" REBAR W/ L.S. NO. ATTACHED.
- ⊙ - FOUND REFERENCE POINT U.S. BLM IRON PIPE WITH BRASS CAP.
- - FOUND CONCRETE HIGHWAY RIGHT OF WAY MARKER.
- - CALCULATED POINT; NO MONUMENT SET.
- ⊙ - SECTION, 1/4 SECTION OR PLSS SUBDIVISIONAL CORNER, CALCULATED POINT UNLESS OTHERWISE NOTED.
- - SURVEYED BOUNDARY / PARCEL LINES
- - - ROAD RIGHT OF WAY

SURVEYOR'S NARRATIVE

(A) THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARIES OF THAT PARCEL OF GROUND DESCRIBED ON DEED INSTRUMENT NO. 128067 AND PREPARE A NEW METES & BOUNDS DESCRIPTION OF SAID PARCEL AT THE REQUEST OF THE LINCOLN COUNTY ASSESSOR'S OFFICE.

(B) THIS SECTION IS A REGULAR SECTION AND WAS BROKEN DOWN ACCORDING TO THE GOVERNMENT MANUAL OF SURVEYING INSTRUCTIONS. SECTION & 1/4 SECTION CORNERS WERE SET PREVIOUSLY BY OTHER SURVEYORS, HAVE BEEN PERPETUATED AS INDIVIDUALLY NOTED HEREON, AND WERE FOUND TO BE IN HARMONY WITH THE GOVERNMENT SURVEY OF THIS SECTION. MONUMENTS ESTABLISHED WERE SET AT RECORD DISTANCES CONTAINED IN DEEDS OF RECORD. SURVEYS USED IN THE PROCESS OF THIS SURVEY ARE LISTED IN THE PREVIOUS RECORD OF SURVEYS NOTE. DEEDS USED IN THE PROCESS OF THIS SURVEY ARE LISTED ON THE FACE OF THIS MAP IN THEIR RESPECTIVE LOCATIONS.

SURVEYOR'S NOTE

THIS SURVEY WAS COMPLETED BY THE SURVEYOR WITHOUT THE BENEFIT OF A TITLE POLICY, TITLE COMMITMENT OR ANY OTHER FORM OF A TITLE SEARCH PROVIDED TO THE SURVEYOR. EASEMENTS, ENCUMBRANCES AND ANY OTHER SPECIAL EXCEPTIONS TO THE PROPERTY HAVE NOT BEEN PROVIDED TO OR SPECIFICALLY RESEARCHED BY THE SURVEYOR. THIS SURVEY WAS NOT COMPLETED TO THE ALTA SURVEY STANDARDS. SURVEYED PROPERTY IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES AND ANY OTHER SPECIAL EXCEPTIONS CURRENTLY EXISTING OR OF PUBLIC RECORD. THIS SURVEY IS SUBJECT TO LOCAL PROVISIONS SET FORTH BY CITY AND/OR COUNTY AGENCIES AND DOES NOT GUARANTEE COMPLIANCE WITH LOCAL ORDINANCES.

Course	Bearing	Distance
L1	S 89°58'59" W	37.24'
L2	S 89°58'59" W	2.76'
L3	S 89°49'32" W	39.73'
L4	S 68°18'25" E	0.29'
L5	N 89°58'51" W	40.00'
L6	N 89°58'51" W	40.00'
L7	N 89°44'05" E	40.00'
L8	S 00°01'29" W	25.00'
L9	S 89°44'05" W	40.00'

PREVIOUS RECORD OF SURVEYS

S-1 INST. NO. 15006
S-2 INST. NO. 163607
S-3 INST. NO. 164503
S-4 INST. NO. 159402

CERTIFICATE OF SURVEY

I, TREVOR RENO, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IDAHO LICENSE NO. 15351, AND THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO SURVEYS.

SECTION 11

T. 5 S., R. 17 E., B.M.

LINCOLN COUNTY, IDAHO

RECORD OF SURVEY for EXECUTORS OF THE JEROME ESTATE

GARY JEROME
CONNIE CLAYTON
SANDRA SAVARA
LEZAMIZ REAL ESTATE



DESERT WEST LAND SURVEYS, P.C.

2020 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112
JOB NO: 16094-24C1 DRAWN BY: B. Martin
DATE: DECEMBER 27, 2024 © Desert West Land Surveys, P.C.



CENTER 1/4 CORNER
SECTION 11
1/2" 1/2" rebar; removed &
set 1/2" rebar w/ 2"
aluminum cap
c.p. rec.
inst. no.

PARCEL 1
155.11 ACRES +/-
DEED INST. NO. 128067

DEED INST. NO. 179461

DEED INST. NO. 0000-194570

DEED INST. NO. 0000-194570

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DEED INST. NO. 0000-194570

SOUTH 1/4 CORNER
SECTION 11
1/2" 1/2" steel pin
c.p. rec. 13 Dec. 2016
inst. no. 0000-198063

SOUTHEAST CORNER
SECTION 11
1/2" 1/2" iron rod w/
3" aluminum cap
c.p. rec. 5 Mar. 2014
inst. no. 0000-194644

420 NORTH ROAD

Desert West Land Surveys

2020 Overland Ave.
Burley, Idaho 83318
JOB # 16694-24C1



PARCEL 1

L E G A L D E S C R I P T I O N

Part of the SE $\frac{1}{4}$ of Section 11 in Township 5 South, Range 17 East of the Boise Meridian, Lincoln County, State of Idaho.

Commencing at the Southeast Corner of Section 11 in T.5 S., R.17 E., B.M., said corner marked by a $\frac{5}{8}$ " iron rod with 3" aluminum cap; Thence South 89 degrees 44 minutes 05 seconds West along the south line of Section 11 for a distance of 500.00 feet to the Point of Beginning;

THENCE South 89 degrees 44 minutes 05 seconds West along said section line for a distance of 2141.83 feet to a $\frac{1}{2}$ " rebar at the South $\frac{1}{4}$ Corner;

THENCE North 00 degrees 30 minutes 13 seconds West along the west line of the SE $\frac{1}{4}$ for a distance of 2653.27 feet to a $\frac{5}{8}$ " rebar with 2" aluminum cap at the Center $\frac{1}{4}$ Corner;

THENCE North 89 degrees 58 minutes 59 seconds East along the north line of the SE $\frac{1}{4}$ for a distance of 2626.26 feet to a $\frac{1}{2}$ " rebar on the west right of way of State Highway 75;

THENCE South 00 degrees 01 minutes 29 seconds West along said right of way for a distance of 1777.70 feet to a $\frac{1}{2}$ " rebar;

THENCE North 89 degrees 58 minutes 31 seconds West for a distance of 160.00 feet to a $\frac{1}{2}$ " rebar;

THENCE South 00 degrees 01 minutes 29 seconds West for a distance of 164.00 feet to a $\frac{1}{2}$ " rebar;

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THENCE South 00 degrees 01 minutes 29 seconds West along said right of way for a distance of 400.20 feet to a $\frac{1}{2}$ " rebar;

THENCE South 89 degrees 44 minutes 05 seconds West for a distance of 460.00 feet to a $\frac{1}{2}$ " rebar;

THENCE South 00 degrees 01 minutes 29 seconds West for a distance of 275.00 feet to a $\frac{1}{2}$ " rebar;

THENCE South 00 degrees 01 minutes 29 seconds West for a distance of 25.00 feet to the Point of Beginning.

Said property contains 155.11 acres more or less and is subject to a county road right of way along the south side and is subject to any other easements or right of ways, existing or of record.



Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January 30, 2025

PHILIP COWART
2436 BENOIT PL
TWIN FALLS ID 83301-4090

Re: Change in Ownership for Water Right No(s): 37-10308

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) 293-9912.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Wallace", is written over a light blue horizontal line.

Tyler Wallace
Engineer Associate

Enclosure(s)

Cc:
TitleOne, Jerome File #24531685



237 N. Lincoln Ave.
Jerome, ID 83338
Ph. (208) 324-5613
Fx. (866) 310-3443
www.titleonecorp.com

January 2, 2025

IDWR
650 Addison Ave West
Ste 500
Twin Falls, ID 83301

RE: Water Right Transfer
File # 24531685
Seller: The Estates of Paul Jerome and Winnie M. Jerome
Buyer: Philip Cowart

Enclosed please find the following:

1. Cashier's Check # , in the amount of \$25.00
2. Water Right ownership change form for water right #37-10308
3. Copy of recorded Warranty Deed, Instrument # 0000210111
4. Plat Map

Thank you.


Kolbie Simmons

RECEIVED

JAN 13 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Received this ____ day of _____, 2019
By: _____