

RECEIVED
MAR 28 2025

DEPT. OF WATER RESOURCES
EASTERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
37-11784	Yes ☐	Yes ☐	37-732	Yes ☐	Yes ☐
37-11788	Yes ☐	Yes ☐	37-743B	Yes ☐	Yes ☐
37-22598	Yes ☐	Yes ☐	37-7620	Yes ☐	Yes ☐
37-2676	Yes ☐	Yes ☐	37-782	Yes ☐	Yes ☐
37-2777	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Huff Creek LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Verdegaal Living Trust
New owner(s) as listed on the conveyance document

340 Hunters Lane
Mailing address
831-902-5060
Telephone

Hollister
City
markvsheetmetal@gmail.com
Email

CA
State

95023
Zip

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: February 20, 2025

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.

SUPPORT DATA

IN FILE # 37-732

8. Signature: Mark Verdegaal Trustee 3/20/2025
Signature of new owner/claimant
Mark Verdegaal
Print name
- Signature: Elena Verdegaal Trustee 3/20/2025
Signature of new owner/claimant
Elena Verdegaal
Print name

For IDWR Office Use Only:

Received by OKP Date 3/28/25 Receipt No. E050756 Receipt Amt. \$225.00

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 TW Date 4/15/2025

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

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
1502 Locust Street North, Bldg. 300
Twin Falls, ID 83301

Instrument # 711020
Blaine County, Hailey, Idaho
02/27/2025 04:33:02 PM No. of Pages: 7
Recorded for: FLYING S TITLE AND ESCROW - JEROME
Stephen McDougall Graham Fee: \$15.00
Deputy jguerrero
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1169541-TF (sg)**

Date: **February 20, 2025**

For Value Received, **Huff Creek LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mark Verdegaal and Elena Verdegaal as Co-Trustees for the Verdegaal Living Trust, dated December 19, 2023**, hereinafter called the Grantee, whose current address is **340 Hunters Lane, Hollister, CA 95023**, the following described premises, situated in **Blaine County, Idaho**, to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

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: **02/20/2025**

Warranty Deed
- continued

File No.: **1169541-TF (sg)**

Huff Creek LLC , an Idaho limited liability company

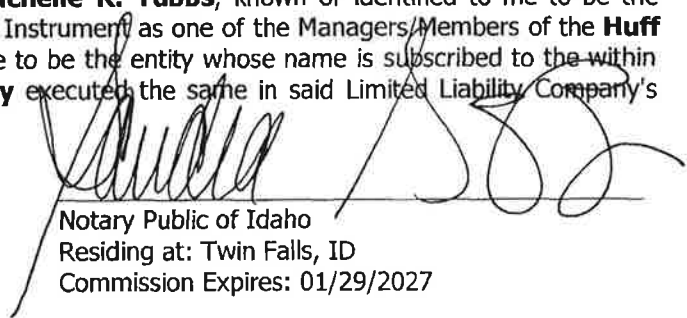
By: 
Name: Brian A. Tubbs
Title: Member

By: 
Name: Michelle R. Tubbs
Title: Member

STATE OF Idaho)
SS.
COUNTY OF Twin Falls)

On this **Twenty-seventh day of February, 2025**, before me, a Notary Public in and for said State, personally appeared **Brian A. Tubbs and Michelle R. Tubbs**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Huff Creek LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **they** executed the same in said Limited Liability Company's name.




Notary Public of Idaho
Residing at: Twin Falls, ID
Commission Expires: 01/29/2027

Date: **02/20/2025**

Warranty Deed
- continued

File No.: **1169541-TF (sg)**

Exhibit "A"

Real property in the County of Blaine, State of Idaho, described as follows:

TRACT I:

PARCEL 1:

Lots 1, 3 and 4 in Section 4, Township 1 North, Range 22 East, Boise Meridian;

PARCEL 2:

W $\frac{1}{2}$ SW $\frac{1}{4}$ in Section 27; S $\frac{1}{2}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ in Section 28; E $\frac{1}{2}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ in Section 32; Lots 1, 2, 3, 4 and N $\frac{1}{2}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ and NW $\frac{1}{4}$ in Section 33, Township 2 North, Range 22 East, Boise Meridian

TRACT II:

PARCEL 1:

Township 1 South, Range 22 East, Boise Meridian, Blaine County, Idaho

Section 2: SW $\frac{1}{4}$ SE $\frac{1}{4}$

AND

That property which is located within U.S. Government Lot 2, Section 2, Township 1 South, Range 22 East, Boise Meridian, Blaine County, Idaho, with reference to record of Survey recorded as Instrument No. 575827 more particularly described as follows:

**Beginning at the N $\frac{1}{4}$ corner of said Section 2, monumented by PELS 2098, which is the initial POINT OF BEGINNING;
Thence South 89°53'04" East, 864.767 feet along the Boise Base Line to the South $\frac{1}{4}$ corner of Section 35 monumented by the GLO;
Thence North 89°57'34" East, 464.507 feet to the N.E. Corner of said U.S. Government Lot 2 monumented by PE/LS 2098;
Thence South 0°36' 11" West, 765.378 feet along the East line of U.S. Government Lot 2 to a point on the Northerly R.O.W. line of U.S. 93 monumented by PE/LS 2098;
Thence along a non-tangent R.O.W. curve to the left with the following data: R=1960.000' T=288.359' L=572.610' L.Ch.=570.575' L.Ch. Bearing-S88°58'55" W Delta=16°44'20" to the P.C. monumented by PE/LS 2098;
Thence North 09°23' 15" West, 50.00 feet along said R.O.W. to a 100' R.O.W. monumented by PE/LS 2098;
Thence South 80°36'45" West, 758.572 feet along said R.O.W. to the West line of U.S. Government Lot 2,
Thence North 0°23 '35" East, 851.311 feet along the West line back to the initial point of beginning. (Tax Lot 8174)**

Date: 02/20/2025

Warranty Deed
- continued

File No.: 1169541-TF (sg)

AND

Beginning at the N $\frac{1}{4}$ corner of said Section 2, thence South 0°23'35" West, 1003.523 feet along the West line of U.S. Government Lot 2 to a point on the Southerly R.O.W. line of U.S. 93, which is the initial point of beginning;
Thence North 80°36'45" East 784.429 feet along said R.O.W. to the P.C. of a curve monumented by ITD;
Thence along a tangent R.O.W. curve to the right with the following data: R=1860.000' T=279.696' L=555.232' L.Ch.=553.172' L.Ch. Bearing=N89°09'51" E Delta=17°06'12" to a point on the East line of U.S. Government Lot 2 monumented by PE/LS 2098;
Thence South 0°36'11" West, 548.354 feet along said East line to the SE 1/16 corner monumented by PE/LS 2098;
Thence North 89°48'56" West 1324.071 feet along the South line of U.S. Government Lot 2 to the CS 1/16 corner monumented by PE/LS 2098;
Thence North 0°23'35" East 408.050 feet along the West line of U.S. Government Lot 2 back to the initial point of beginning. (Tax Lot 8175)

That property which is located within U.S. Government Lot 3, Section 2, Township 1 South, Range 22 East, Boise Meridian, Blaine County, Idaho, with reference to record of Survey recorded as Instrument No. 575827, more particularly described as follows:

Beginning at the N $\frac{1}{4}$ corner of Said Section 2 which is the initial point of beginning;
Thence South 0°23'35" West 851.311 feet along the center of section line to a point of the Northerly R.O.W. line of U.S. 93;
Thence South 80°36'45" West, 1040.628 feet along said R.O.W. line to a point monumented by PE/LS 2098;
Thence South 9°23' 15" East 50.000 feet along said R.O.W. line to a point monumented by PE/LS 2098;
Thence South 80°36'45" West 311.048 feet along said R.O.W. line to a point on the West line of U.S. Government Lot 3;
Thence North 0°06'05" East, 1123.874 feet along the West line of U.S. Government Lot 3 to the NW corner of U.S. Government Lot 3 monumented by PE/LS 2098;
Thence South 89°52'49" East, 1329.273 feet along the Boise Base Line back to the initial point of beginning. (Tax Lot 8176)

AND

Beginning at the said N $\frac{1}{4}$ corner of Section 2, thence South 0°23'35" West 1003.523 feet along the East line of U.S. Government Lot 3 to a point on the Southerly R.O.W. line of U.S. 93, which is the initial point of beginning;
Thence South 0°23'35" West, 408.050 feet to the CS1/16 corner monumented by PE/LS 2098;
Thence North 89°46'04" West, 1322.091 feet along the Southerly line of U.S. Government Lot 3 to the SW1/16 monumented by PE/LS 2098;
Thence North 0°06'05" East, 183.697 feet along the West line of U.S. Government Lot 3 to a point on the Southerly R.O.W. line of U.S. 93;
Thence North 80°36'45" East, 1342.534 feet along said R.O.W. line back to the initial point of beginning. (Tax Lot 8177)

Date: 02/20/2025

Warranty Deed
- continued

File No.: 1169541-TF (sg)

That property which is located within U.S. Government Lot 4, Section 2, Township 1 South, Range 22 East, Boise Meridian, Blaine County, Idaho, with reference to record of Survey recorded as Instrument No. 575827, more particularly described as follows:

**Beginning at the North Section Corner between Sections 2 and 3 monumented by PE/LS 2098 which is the initial point of beginning;
Thence North 89°45'30" East, 870.061 feet along the Boise Base Line to the Section Corner of Sections 34 and 35 monumented by the GLO,
Thence South 89°52'37" East 459.212 feet along the Boise Base Line to the NE corner of U.S. Government Lot 4 monumented by PE/LS 2098;
Thence South 0°06'05" West, 1123.874 feet along the East line of U.S. Government Lot 4 to a point on the Northerly R.O.W. line of U.S. 93;
Thence South 80°36'45" West, 1340.753 feet along said R.O.W. to a point on the West line of Section 2 monumented by PE/LS 2098;
Thence North 0°11' 29" West 1339.889 feet along the West line of Section 2 back to the initial point of beginning. (Tax Lot 8178)**

AND

**Beginning at the said North Section Corner between Sections 2 and 3, thence South 0°11' 29" East, 1400.919 feet along the Section Line to the S1/16 Corner between Sections 2 and 3, thence South 89°46'04" East, 237.892 feet along the South line of U.S. Government Lot 4 to the point of intersection with the Southerly R.O.W. line of U.S. 93, which is the initial point of beginning;
Thence North 80°36'45" East, 1099.245 feet along said R.O.W. line to a point on the East line of U.S. Government Lot 4;
Thence South 0°06'05" West 183.697 feet along the said East line to the SW1/16 Corner monumented by PE/LS 2098;
Thence North 89°46'04" West, 1084.208 feet along the South line of U.S. Government Lot 4 back to the initial point of beginning. (Tax Lot 8179)**

That property which is located within the SE¼ of the SE¼ and the SW¼ of the SE¼ of Section 3, Township 1 South, Range 22 East, Boise Meridian, Blaine County, Idaho, with reference to record of Survey recorded as Instrument No. 575827, more particularly described as follows:

**Beginning at the SE corner of said Section 3 monumented by PLS 4489, which is the initial point of beginning;
Thence South 89°43'33" West, 1320.343 feet along the south line of Section 3 to the E1/16 corner between Sections 3 and 10 monumented by PE/LS 2098;
Thence North 0°10'43" West, 1060.851 feet along the 1/16 line to a point on the Southerly R.O.W. line of U.S. Highway 93 monumented by PE/LS 2098;
Thence North 80°36'45" East, 1337.287 feet along said Southerly R.O.W. to a point on the East line of Section 3 monumented by PE/LS 2098;
Thence South 0°11'29" East, 1272.663 feet along the East line of Section 3, back to the initial point of beginning. (Tax Lot 8180)**

AND

Beginning at the said S¼ Corner of Section 3, which is the initial point of beginning;

Date: 02/20/2025

Warranty Deed
- continued

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Thence North 0°09' 55" West, 844.545 feet along the center of section line to the intersection of a curve on the southern R.O.W. of U.S. 93;
Thence along a non-tangent R.O.W. curve to the right with the following data: R=1860.000' T=64.145' L=18.239' L.Ch.=128.214' L.Ch. Bearing=N78°38'14"E Delta=3°57'01" to the P.T. monumented by PE/LS 2098;

Thence North 80°36'45" East, 1209.964 feet along said southerly R.O.W. to the intersection of the East line of SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ monumented by PE/LS 2098;
Thence South 0°10'43" East, 1060.851 feet along said East line to the E1/16 corner between Sections 3 and 10 monumented by PE/LS 2098;
Thence South 89°43'33" West, 1320.343' along the Southerly line of Section 3 back to the initial point of beginning. (Tax Lot 8182)

That property which is located within Section 10, Township 1 South, Range 22 East, Boise Meridian, Blaine County, Idaho, with reference to record of Survey recorded as Instrument No. 575827, more particularly described as follows:

Section 10: NE $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; and the following described tract:

Beginning at the W $\frac{1}{4}$ corner of said Section 10 monumented by PLS 3623, thence North 89°52'01" East, 1990.599' along the center of section line to the C-E-W 1/64 corner monumented by PE/LS 2098, which is the initial point of beginning;
Thence North 44°46'50" West, 929.529 feet to the C-S-NW1/64 corner monumented by PE/LS 2098;
Thence North 89°49'55" East, 662.692 feet to the SE-NW1/64 corner monumented by PE/LS 2098;
Thence South 0°41' 14" West, 661.783 feet back to the initial point of beginning. (Tax Lot 8183)

That property which is located within Section 15, Township 1 South, Range 22 East, Boise Meridian, Blaine County, Idaho, with reference to record of Survey recorded as Instrument No. 575827, more particularly described as follows:

Section 15: NW $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 2:

Township 1 South, Range 22 East, Boise Meridian, Blaine County, Idaho

Section 3: A parcel of land located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

BEGINNING at the Northwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, a 5/8-inch bar;
THENCE South 89°58'39" East a distance of 1320.04 feet to the Northeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, a 5/8-inch bar;
THENCE South 0°03'27" West along the East boundary of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 215.74 feet to a point on the North right-of-way line of Highway 20;
THENCE following said right of way line:
Along a curve to the left a distance of 1011.89 feet with a radius of 2110.00 feet and central

Date: **02/20/2025**

Warranty Deed
- continued

File No.: **1169541-TF (sg)**

**angle of 27°28'38" the chord bears South 64°43'29" West a distance of 1002.22 feet;
THENCE South 50°59'10" West a distance of 533.79 feet to a point on the West boundary of
said SE $\frac{1}{4}$ SW $\frac{1}{4}$;
THENCE North 0°04'14" East a distance of 980.20 feet to the POINT OF BEGINNING.**

PARCEL 3:

Township 1 South, Range 22 East, Boise Meridian, Blaine County, Idaho

Section 3: A parcel of land located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

**BEGINNING at the Southeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, an aluminum cap;
THENCE South 89°56'01" West a distance of 1320.34 feet to the Southwest corner of said
SE $\frac{1}{4}$ SW $\frac{1}{4}$, a 5/8-inch bar;
THENCE North 0°04'14" East along the West boundary of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 16.71
feet to a point on the South right of way line of Highway 20;
THENCE following said right of way line:
North 50°59'10" East a distance of 736.85 feet;
THENCE along a curve to the right a distance of 840.55 feet with a central angle of
25°53'33" radius of 1860.00 feet the long chord bears North 63°55'57" East a distance of
833.42 feet to a point on the East boundary of said SE $\frac{1}{4}$ SW $\frac{1}{4}$;
THENCE South 0°03'27" West a distance of 845.27 feet to the POINT OF BEGINNING.**

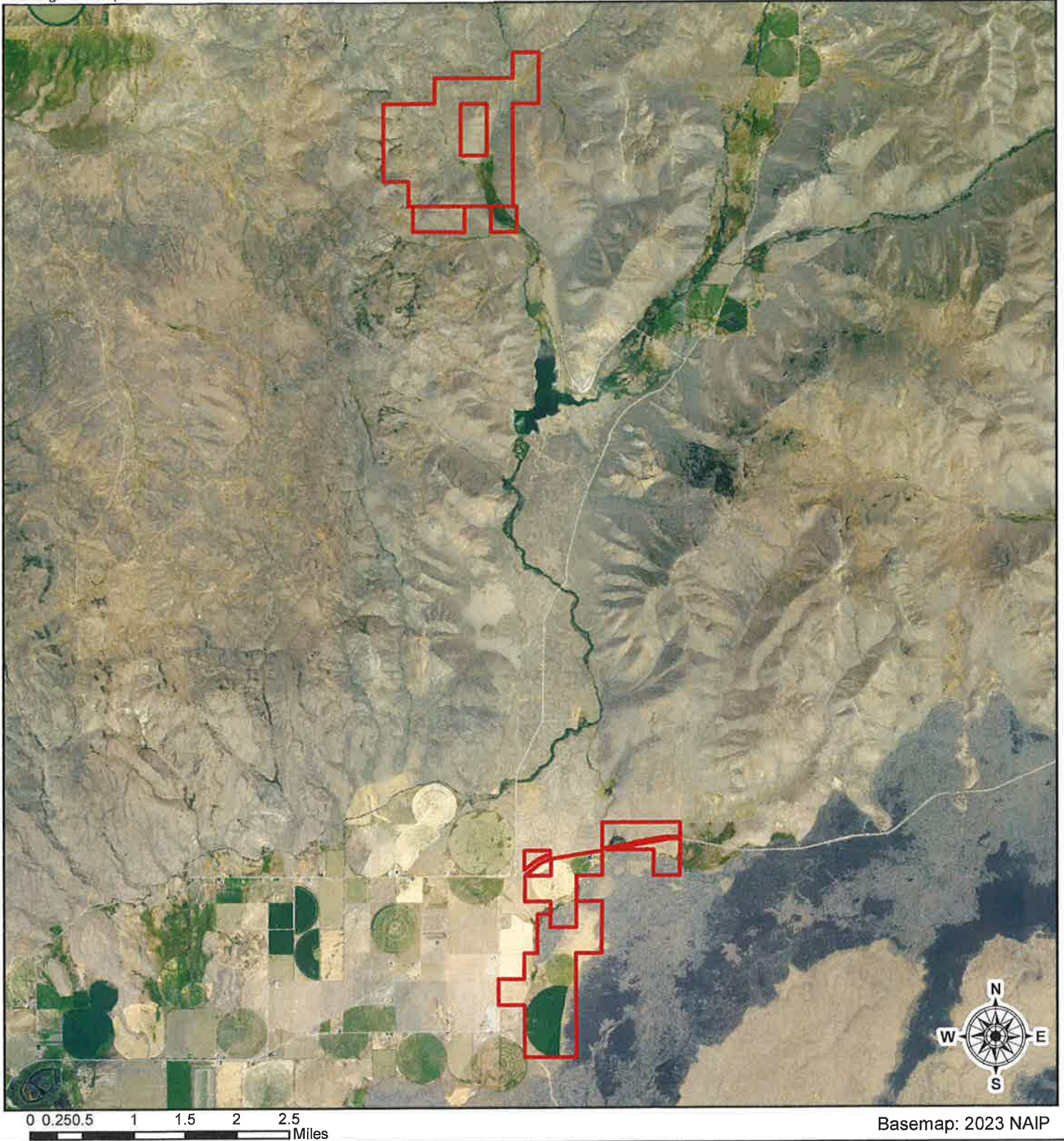


Figure 1 Purchased Parcels

Legend

 Purchased Parcels

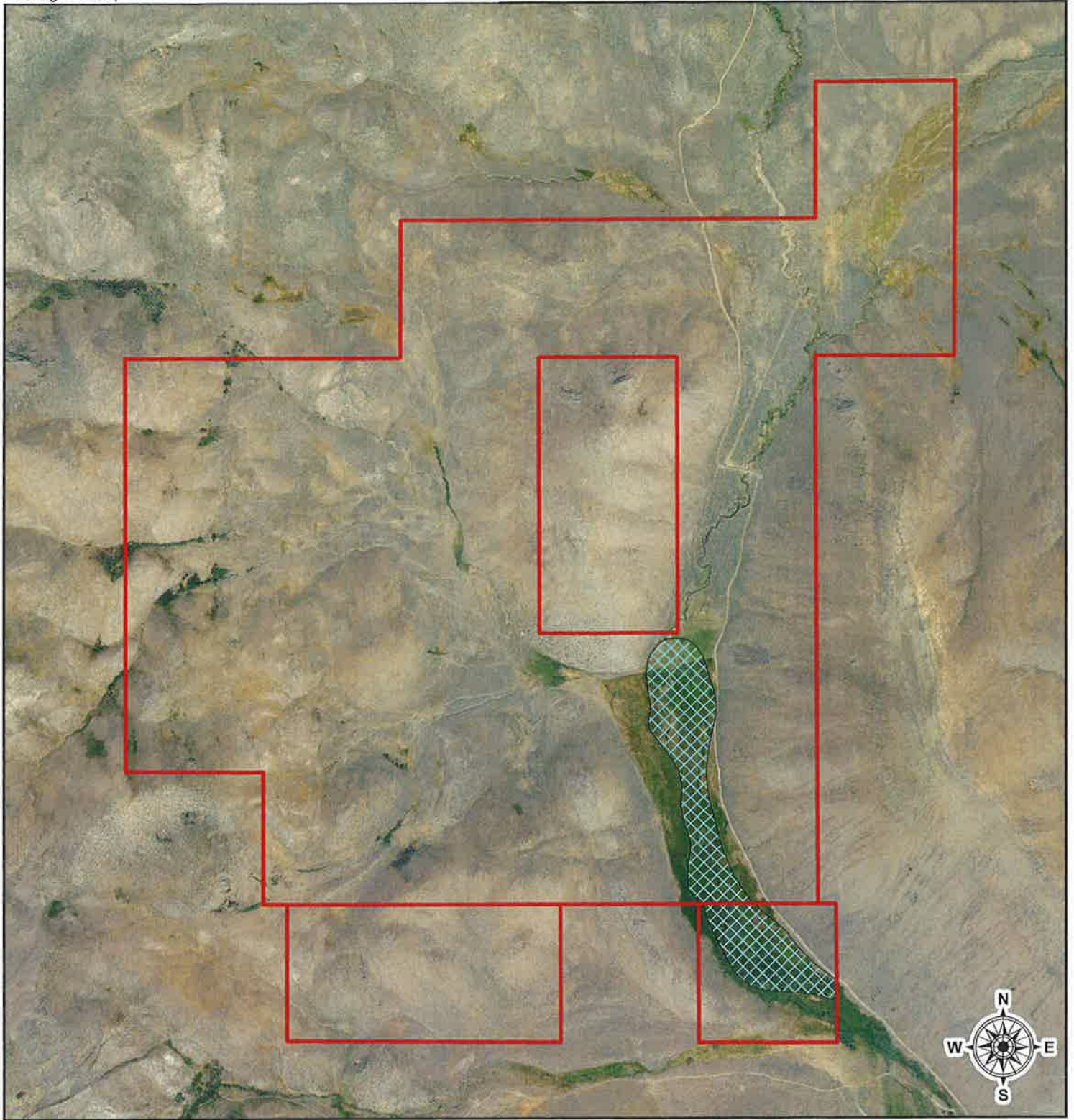
**Verdegaal Living Trust
Notice of Change in
Water Right Ownership**

Date: 3/19/2025

RMEA #: 22-0124

Drafted by: HP





Basemap: 2023 NAIP

Figure 2 Northern Purchased Parcels POU

Legend

 Purchased Parcels

Water Right POU

 37-782

**Verdegaal Living Trust
Notice of Change in
Water Right Ownership**

Date: 3/19/2025

RMEA #: 22-0124

Drafted by: HP



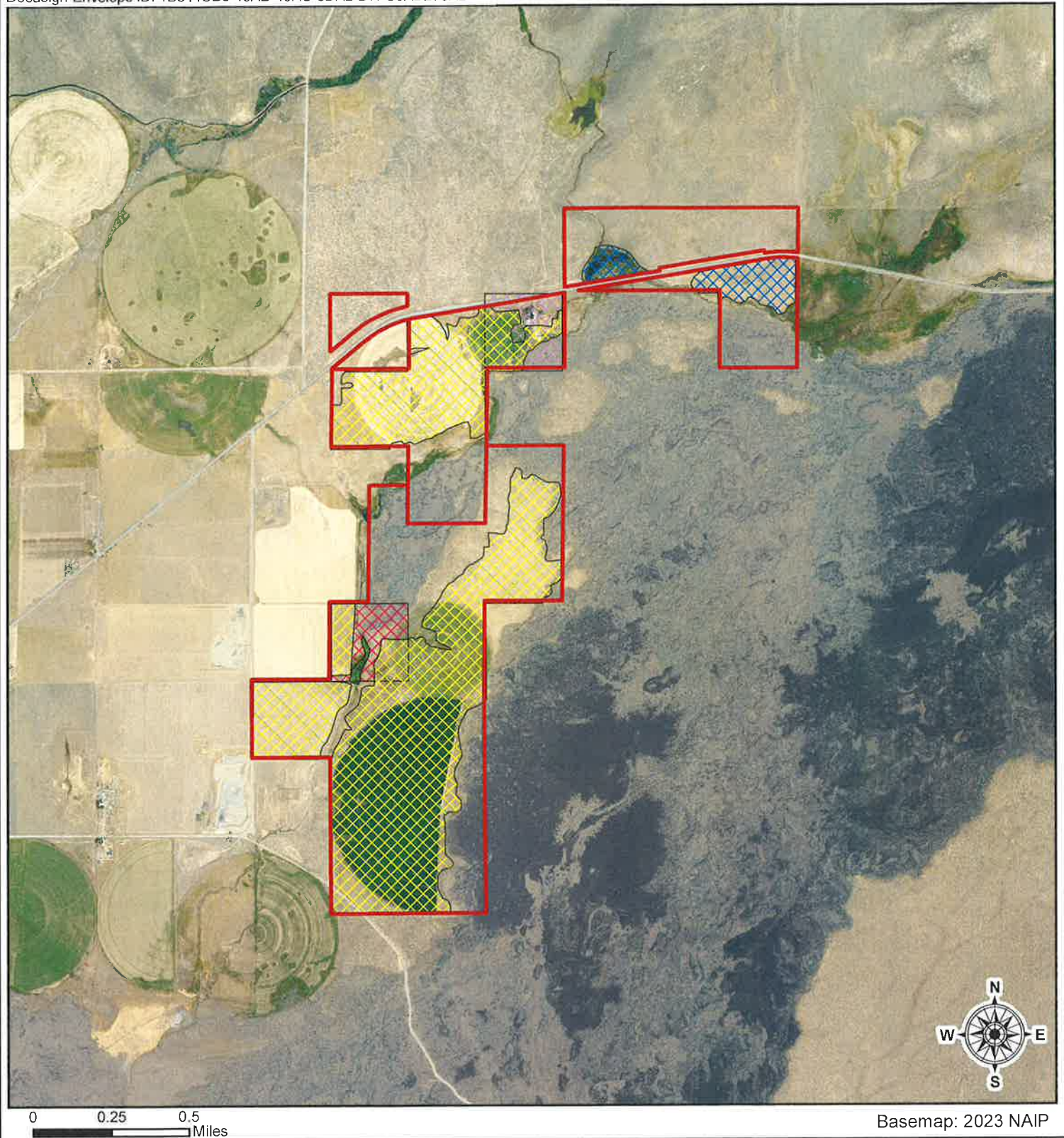


Figure 3 Southern Purchased Parcels POU

Legend

- Purchased Parcels
- Water Right POU**
- 37-11784
- 37-11788
- 37-2676, 37-732, 37-7620, 37-743B, 37-2777, 37-22598
- 37-2777, 37-7620
- 37-732

**Verdegaal Living Trust
Notice of Change in
Water Right Ownership**

Date: 3/19/2025

RMEA #: 22-0124

Drafted by: HP





IDAHO DEPARTMENT OF
WATER RESOURCES

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

April 15, 2025

VERDEGAAL LIVING TRUST
340 HUNTER LN
HOLLISTER CA 95023-9748

RE: Change in Ownership Water Right No(s): 37-2777, 37-782, 37-11784, 37-2676, 37-7620, 37-732, 37-743 B, 37-22598, and 37-11788*

Dear Water Right Holder:

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.

Note, the Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on Mar 4, 2025 paid for by Flying S Title and Escrow of Idaho, Twin Falls (file # 1169541-TF) for the above referenced water rights (*note that 37-11788 was not listed on this form). An additional Notice was submitted for the same referenced water rights on March 28, 2025 from Rocky Mountain Environmental.

Because the notice submitted on March 28 had more information attached to the notice, and also had a more complete form containing all 9 water rights, the notice submitted by Rocky Mountain Environmental was used for processing.

The Department is returning the Notice of Change in Water Right Ownership submitted by Flying S Title and Escrow of Idaho, Twin Falls and the attachments. A refund of \$225 has been requested and will be mailed to Flying S Title and Escrow of Idaho, under separate cover from the Idaho State Controller's Office.

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 regarding this matter, please contact me at (208) 293-9912.

Sincerely,

A handwritten signature in cursive script, reading "Tyler Wallace". The ink is dark and the signature is fluid.

Tyler Wallace
Engineer Associate

Enclosure(s)

Cc:

Flying S Title and Escrow of Idaho, Twin Falls File # 1169541-TF

Rocky Mountain Environmental

Water District 37U

Water District 130 (37-2676, 37-7620)