

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED ✓
MAR 22 2024
DEPT. OF WATER RESOURCES
SOUTHERN 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
47-13191	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-13177	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Gary & Pamela J. Burkett, Wayne L. Elean A Crown
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Douglas & Desiree Kippes
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 4151 N 2000 E Filer ID 83328
Mailing address City State ZIP
- 303-241-7099 _____
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: 3/1/2024
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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: [Signature] _____ 3/1/2024
Signature of new owner/claimant Title, if applicable Date

Signature: [Signature] _____ 3/1/24
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by SG Date 3/22/2023 Receipt No. 50401389 Receipt Amt. \$50.00

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 DM Date 5-19-2025

RETURNED

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - BURLEY
09:42:12 AM 03-04-2024
2024002296
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: SB
Electronically Recorded by Simplifile



Order Number: 24492382

Warranty Deed

For Value Received,

Pamela J. Burkett, an unmarried woman, the Grantor, does hereby grant, bargain sell and convey unto, Douglas Michael Kippes and Desiree D. Stutzman Kippes, husband and wife, as community property with right of survivorship, whose current address is 4151 North 2000 East, Filer, ID 83328, the Grantee, the following described premises, in Twin Falls 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 this page intentionally left blank.

Dated: March 1st, 2024

Pamela J. Burkett
Pamela J. Burkett

State of Idaho, County of Twin Falls, ss.

On this 1st day of March in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Pamela J. Burkett known or identified to me to be the person whose name are subscribed to the within instrument and acknowledged to me that she executed the same.

Laury Lamb
Notary Public
Residing In: *Jerome, ID*
My Commission Expires: *4/2/2028*
(seal)

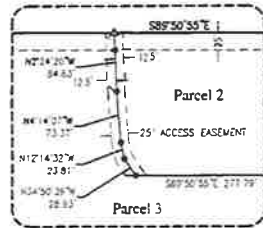


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

**TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 36: Part of the E½NW¼, more particularly described as follows:

Commencing at the North ¼ corner of said Section 36, said corner bears South 89°50'55" East 2672.35 feet from the Northwest corner of said Section 36; Thence, along the East Boundary of the NW¼ of said Section 36, South 00°10' 17" West 551.76 feet and being the REAL POINT OF BEGINNING;
Thence, continuing along said East Boundary, South 00°10'17" West 2092.38 feet to the Southeast corner of said E½NW¼ of Section 36;
Thence, along the South Boundary of said E½NW¼ of Section 36, North 89°46'11" West 1334.10 feet to the Southwest corner thereof;
Thence, along the West Boundary of said E½NW¼ of Section 36, North 00°07'23" East 2642.31 feet to the Northwest corner thereof;
Thence, along the North Boundary of said E½NW¼ of Section 36, South 89°50'55" East 359.40 feet;
Thence, leaving said North Boundary, South 02°24'20" East 84.63 feet;
Thence, South 05°04' 16" East 25.90 feet;
Thence, South 03°46'45" East 47.47 feet;
Thence, South 12°14'32" East 23.81 feet;
Thence, South 34°50'39" East 28.93 feet;
Thence, South 89°50'55" East 277.79 feet along a line parallel with said North Boundary;
Thence, South 00°09'05" West 347.12 feet;
Thence, South 89°50'55" East 667.87 feet along a line parallel with said North Boundary to said REAL POINT OF BEGINNING.



Located In
A Portion of
E² NW⁴, Section 36
Township 9 South, Range 15 East
Boise Meridian
Twin Falls County, Idaho
2021



0 150 300 600
SCALE IN FEET

Legend

SURVEY BOUNDARY LINE	—
SECTION LINE	- - -
QUARTER SECTION LINE	- - - - -
NEW EASEMENT LINE	- - - - -
COUNTY ROADWAY EASEMENT LINE	- - - - -
NEW PARCEL LINE	- - - - -
CALCULATED POINT (NOT SET)	△
FOUND 5/8" REBAR (AS NOTED)	○
FOUND ALUMINUM CAP	■
SET 1/2" x 24" REBAR & CAP - LS 15110	●

Survey References

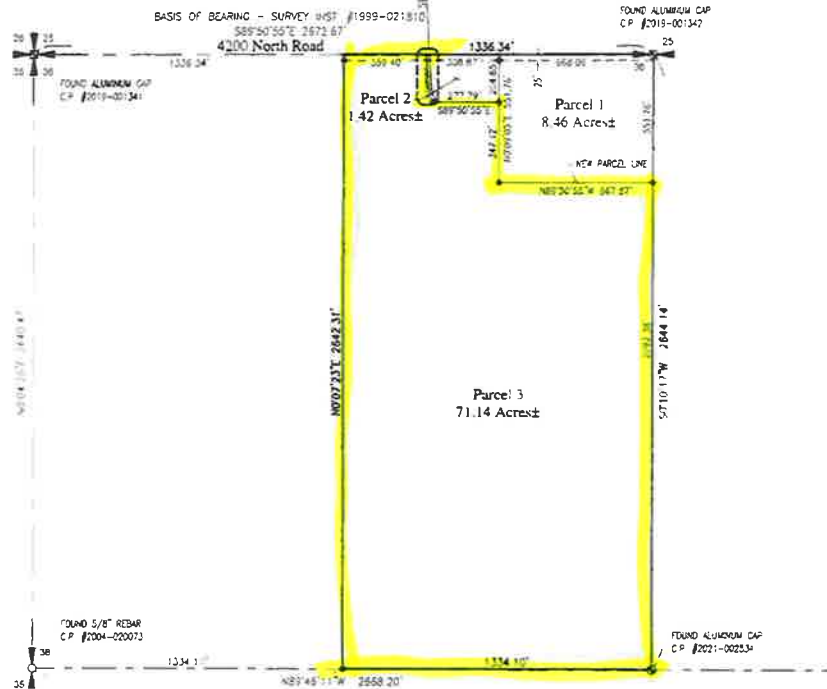
#1590-021810
#2000-004602
#2013-011809
#2018-015250
#2020-008154
#2020-011818
#2021 002844

Deed References

#2018-000944

Surveyor's Narrative

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THE PARCEL OF LAND DESCRIBED IN DEED RECORDED AS INSTRUMENT NO. 2018-000944 FOR A LAND DIVISION APPROVED BY THE TWIN FALLS COUNTY PLANNING AND ZONING DEPARTMENT ON NOVEMBER 10, 2021, AT THE REQUEST OF THE OWNER. MONUMENTS WERE FOUND AT THE SECTION AND QUARTER CORNERS SHOWN HEREON. THESE MONUMENTS ARE OF RECORD PER PREVIOUS RECORD OF SURVEYS AND OR CORNER PERPETUATION AND PLUMB RECORDS.



CERTIFICATE OF SURVEYOR

I, CHRISTOPHER S. HARRISON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO AND THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS AN A.C. RATE REPRESENTATION OF SAID SURVEY. IT IS IN CONFORMITY WITH THE CORNER PERPETUATION AND PLUMB ACT, STATE OF IDAHO CODE SS-1601 THROUGH SS-1612 AND TO THE IDAHO CODE RELATING TO SURVEYS.

TWIN FALLS COUNTY
2021-027323
Nov 18, 2021 2:45:07 pm Fee: 3.500
For EHM ENGINEERS
KRISTINA GLASCOCK, County Clerk
Dawn J. Brock

EHM Engineers, Inc.
a subsidiary of the EHM Group of Companies

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
P (208) 734-4888 Fax (208) 734-4849 web: ehm-inc.com

Record of Survey / Land Division Survey
for
PAMELA J. BURKETT

JOB NO.	2021-027323
APPROVED	
REVISION	
DRAWN	CSH
DATE	NOVEMBER 2021
SCALE	As Shown
FILE NO.	V 121-21 C7E

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA

Case No. 39576

PARTIAL DECREE PURSUANT TO
I.R.C.P. 54(b) FOR

Water Right 47-13191

DISTRICT COURT-SRBA
Fifth Judicial District
County of Twin Falls - State of Idaho

OCT 30 2009

By

Clerk
Deputy Clerk

NAME AND ADDRESS:

GARY BURKETT
PAMELA J BURKETT
PO BOX 5899
TWIN FALLS, ID 83303

SOURCE:

UNNAMED STREAM TRIBUTARY: CEDAR DRAW

QUANTITY:

0.15 CFS

PRIORITY DATE:

03/15/1969

POINT OF DIVERSION:

T09S R15E S36 NWNENW Within Twin Falls County

PURPOSE AND

PERIOD OF USE:

PURPOSE OF USE
Irrigation

PERIOD OF USE
03-15 TO 11-15

QUANTITY
0.15 CFS

PLACE OF USE:

Irrigation

Within Twin Falls County

T09S R15E S36

NENW 4.9

4.9 Acres Total

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

The source of this right includes wastewater. The wasting of water may be discontinued at any time.

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. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.

John M. Melanson
Presiding Judge of the
Snake River Basin Adjudication



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

May 19, 2025

DOUGLAS KIPPES
DESIREE STUTZMAN KIPPES
4151 N 2000 E
FILER ID 83328-5037

Re: Change in Ownership for Water Right No(s): 47-13177 & 47-13191

Dear Mr. & Mrs. Kippes:

The Department received a Notice of Change in Water Right Ownership (Notice) on March 22, 2024 for the above referenced water rights. This Notice was submitted on your behalf by TitleOne in Jerome, Idaho, along with a Notice of Security Interest in the name of USDA Farm Service Agency for these water rights.

The department is unable to process the Change in Water Right Ownership and Notice of Security Interest at this time. Water Right No. 47-13191 needs to be split because only a portion of the property covered under this water right was conveyed to you. Water Right No. 47-13177 is not appurtenant to the property conveyed to you, per Warranty Deed No. 2024002296. A letter was sent to you on February 25, 2025 requesting additional information and filing fees. To date, no response has been received, and the Notices are being returned.

Because neither of these Notices can be processed, a refund request in the amount of \$100.00 has been submitted for processing and will be sent to TitleOne in Jerome, Idaho under separate cover. You may re-submit your request with the necessary documents and fees if you wish to do so.

If you have any questions regarding this matter, please contact our office at (208) 736-3033.

Sincerely,


Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Jerome, Idaho (File #24492382)
USDA Farm Service Agency, Jerome, Idaho

Maline, Denise

From: Maline, Denise
Sent: Monday, May 19, 2025 10:04 AM
To: IdwrPayable
Subject: Refund Request - TitleOne in Jerome
Attachments: Refund Request - TitleOne Jerome.pdf

Good morning,

Attached please 2 refund requests being submitted for processing. There are 2 separate receipts but they both go to TitleOne in Jerome.

Please let me know if there are any questions.

Thank you,

Denise



Denise Maline, Administrative Assistant I
Idaho Dept. of Water Resources, Southern Region
650 Addison Ave W Ste 500
Twin Falls ID 83301-5858
(208) 293-9908
denise.maline@idwr.idaho.gov

Idaho Department of Water Resources Receipt

Receipt ID: S040139

Payment Amount	\$50.00	Date Received	3/22/2024	Region	SOUTHERN
Payment Type	Check	Check Number	50811		
Payer	TITLEONE				
Comments	✓ NOTICE OF SECURITY INTEREST FROM: USA ACTING THROUGH THE FARM SERVICE AGENCY FOR: DOUGLAS & DESIREE KIPPES. (2) WR#S, 47-13191, 47-13177.				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$50.00	OWNERSHIP CHANGES/SECURITY INTERESTS	64140	0229	21		1155

Signature Line (Department Representative)

Change in Ownership & Notice of Security Interest: 47-13177 & 47-13191

Change in Ownership & Security Interest were not processed for these water rights.

47-13177 is not appurtenant to the property conveyed to Kippes.

47-13191 needs to be split and fees / additional information was never received by the department.

Please issue a \$50.00 refund to:

TitleOne

237 N Lincoln Ave

Jerome ID 83338-2324

(208) 324-3357

DM 5/19/2025



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

February 25, 2025

DOUGLAS KIPPES
DESIREE KIPPES
4151 N 2000 E
FILER ID 83328

Re: Change in Water Right Ownership for Water Right No(s): 47-13191 & 47-13177

Dear Mr. & Mrs. Kippes:

The department has received your Notice of Change of Water Right Ownership (Notice) submitted to our office last spring by TitleOne. After further review, it was determined that water right 47-13177 is not appurtenant to the property you purchased, as it is appurtenant to a parcel to the East. It was also determined that water right 47-13191 needs to be split.

- Water right 47-13191 contains 4.9 acres of irrigation in the NE ¼ NW ¼, Township 9 South, Range 15 East, Section 36 (blue outlined area on attached map). Per the Warranty Deed submitted, only 3.5 acres of this water right were conveyed to you. The ground that is *not* conveyed consists of a 1.4 acre piece, which lies within 2 parcels to the East of the ground conveyed to you on the deed. This area is shown in the red outlined area on the attached map.

In order to complete the process of splitting water right 47-13191, additional fees are required. The fees for splitting a water right are \$100.00 per water right. We have already received \$50.00 total for updating 47-13191 & 47-13177; therefore we will need an additional \$50.00. *The fees paid for unchanged water right 47-13177 will be applied to the split fees for 47-13191.*

Please submit the additional fees at your earliest convenience and we can move forward with processing this Notice. If you believe this water right should not be split, please contact our office and we can look into this further.

Thank you in advance for your patience and cooperation, as we have had numerous transactions of this type to work through with limited staff. Please feel free to contact this office if you have questions concerning this information.

Sincerely,

Denise Maline
Administrative Assistant

Enclosures

c: TitleOne, Burley, ID (File #2449382)



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

RECEIVED

MAR 22 2024

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: 03/20/2024

Escrow No. 24492382

Douglas Michael Kippes and Desiree D. Stutzman Kippes

IDWR

650 Addison Ave W STE 500

Twin Falls ID 83301

Please see the attached documents to change the ownership in the below water rights.

Check: 50816 \$50.00 and 50811 \$50.00

Plat Map

Warranty Deed: 2024002296

Notice of Change in Water Right Ownership

- 47-13191
- 47-13177

Notice of Security Interest in a Water Right

- 47-13191
- 47-13177

Return a copy of notice of change to our below address.

Thanks

Dylan Osterhout

TitleOne
237 N. Lincoln Ave.
Jerome, ID 83338

SWSW

SESW

25

SW

Water right 47-13191 covers both
blue outlined areas

Red outlined parcels were
not conveyed to Kippes

09 S15E

NWNW

NENW

36

NW

Ground associated with
47-13177

SWNW

SENW

SW

Kippes

9S 15E S-36



NWNW

NENW

SWNW

SENW

5/15/2024

Scale: 1 inch= 550 feet

File:

Tract 1: 71.1430 Acres, Closure: n71.3226w 0.01 ft. (1/569844), Perimeter=7932 ft.

01 /ne,nw,36,09s,15e
02 /s00.1017w 551.76
03 s00.1017w 2092.38
04 n89.4611w 1334.10
05 n00.0723e 2642.31
06 s89.5055e 359.40
07 s02.2420e 84.63
08 s05.0416e 25.9
09 s03.4645e 47.47
10 s12.1432e 23.81

11 s34.5039e 28.93
12 s89.5055e 277.79
13 s00.0905w 347.12
14 s89.5055e 667.87