

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 03 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-22077	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-22078	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Lava Lake Land & Livestock LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Catherine Yorell Langston and John William Langston

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or

249 Sunset Dr.

Mailing address

Islamorada FL 33036

City

State

Zip

206-390-4394

Telephone

jltharl@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: 20 August 2024

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: [Signature] Trustee 3-31-25

Signature of new owner/claimant

Title, if applicable

Date

John W. Langston

Print name

SUPPORT DATA

IN FILE # 37-22077

Signature: _____ Title, if applicable: _____ Date: _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

Received by SG Date 4-3-2025 For IDWR Office Use Only: Receipt No. 5040588 Receipt Amt. \$50 -

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 4-18-2025

Electronically Recorded
Do not remove the county stamped
first page as it is now incorporated as
part of the original document.



WARRANTY DEED

FOR VALUE RECEIVED

Lava Lake Land & Livestock, L.L.C., an Idaho Limited Liability Company,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Catherine Youell Langston and John William Langston, as Trustees of the Catherine Youell Langston and John William Langston Community Property Revocable Trust, u/t/a dated April 24, 2020

the Grantee, whose current address is: 249 Sunset Dr., Islamorada, FL 33036

the following described premises, to-wit:

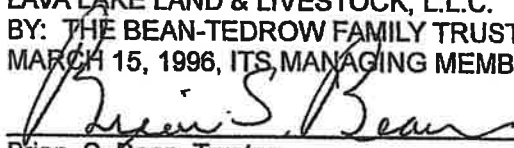
SEE EXHIBIT "A" ATTACHED HERETO

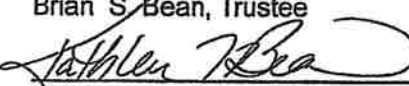
Together with all appurtenant water and water rights, expressly including Idaho Department of Water Rights water right numbers 37-22077 and 37-22078.

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 to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; 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 this 20 day of AUG., 2024.

LAVA LAKE LAND & LIVESTOCK, L.L.C.
BY: THE BEAN-TEDROW FAMILY TRUST DATED
MARCH 15, 1996, ITS MANAGING MEMBER


Brian S. Bean, Trustee


Kathleen T. Bean, Trustee

State of ID
County of BLAINE

This record was acknowledged before me on 20 day of AUG, 2024, by Brian S. Bean and Kathleen T. Bean, as Trustees of THE BEAN-TEDROW FAMILY TRUST DATED MARCH 15, 1996, as Managing Member of Lava Lake Land & Livestock, L.L.C..


Notary Public HALEY, ID
My Commission Expires: 5-18-28

(STAMP)



EXHIBIT "A"
LEGAL DESCRIPTION

TOWNSHIP 2 NORTH, RANGE 21 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 3: N $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 4: Lots 2 and 3: SW $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$

Section 5: Lot 2; S $\frac{1}{2}$ NE $\frac{1}{4}$

TOWNSHIP 3 NORTH, RANGE 21 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 33: W $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$



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 18, 2025

CATHERINE YUELL LANGSTON & JOHN WILLIAM LANGSTON
COMMUNITY PROPERTY REVOCABLE TRUST
CATHERINE YUELL LANGSTON & JOHN WILLIAM LANGSTON, TRUSTEES
249 SUNSET DR
ISLAMORADA FL 33036-4229

Re: Change in Ownership for Water Right No(s): 37-22077 & 37-22078

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) 293-9908.

Sincerely,


Denise Maline
Administrative Assistant 1

c: Water District 37O