

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

JUN 16 2025

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?
61-12155	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:

Paige & McCombs + Nathaniel G. McCombs
Name of current water right holder/claimant

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

Timothy M. Sessions + Jahsenem Sessions
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

4770 NE Lott Road
Mailing address

Mtn. Home Id 83047
City State Zip

(208) 696-6391
Telephone

timothy.m.sessions@gmail.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: 6-10-2025

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.

8. Signature:

[Signature]
Signature of new owner/claimant
Timothy Sessions
Print name

Title, if applicable

6/16/2025
Date

Signature:

[Signature]
Signature of new owner/claimant
Jahsenem Sessions
Print name

Title, if applicable

6/16/2025
Date

For IDWR Office Use Only:

Received by BNT Date 6-16-25

Receipt No. C121659

Receipt Amt. \$25.00

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 6-18-25

Instrument # 0000515961
ELMORE COUNTY, ID
03:57:09 PM Jun 02, 2025
For TITLEONE BOISE
No. of Pages: 5 Fee: \$15.00
SHELLEY ESSL, Recorder
CG, Deputy
Electronically Recorded by Simplifile



Order Number: 25550798

Warranty Deed

For value received,

Paige L. McCombs and Nathaniel J. McCombs, wife and husband

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

Timothy Michael Sessions and Sahsenem Sessions, husband and wife, as community property with right of survivorship

whose current address is 4770 NE Lott Rd Mountain Home, ID 83647

the grantee, the following described premises, in Elmore 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: May 28, 2025

Paige L. McCombs
Paige L. McCombs

Nathaniel J. McCombs
Nathaniel J. McCombs

State of Idaho, County of Ada, ss.

On this 29 day of May 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Paige L. McCombs and Nathaniel J. McCombs, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Derek Cook
Notary Public
Residing In: Ada
My Commission Expires: 7/10/26
(seal)

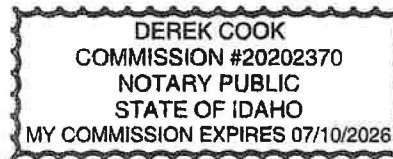


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel I

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho

Section 12: A parcel of land lying in the Southwest Quarter Northwest Quarter of said section, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the North Quarter corner of said Section 12, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho; thence
South 89°34'42" West 2650.28 feet along the North boundary of the said Northwest Quarter of Section 12 to a found brass cap marking the section corner common to Section 1, 2, 11 and 12; thence
South 00°00'00" East 1322.49 feet along the West boundary of the said Northwest Quarter of Section 12 to a set 5/8" iron pin marking the North 1/16 corner common to said Sections 11 and 12, said pin also marking the REAL POINT OF BEGINNING; thence
North 89°35'12" East 881.74 feet along the North boundary of the said Southwest Quarter Northwest Quarter of Section 12 to a set 1/2" iron pin lying on the centerline of the Miller Canal; thence along the said centerline of the Miller Canal the following courses and distances:
South 12°54'35" East 280.61 feet to a set 1/2" iron pin; thence
South 18°29'41" East 346.94 feet to a set 1/2" iron pin; thence
South 24°37'14" East 41.65 feet to a set 1/2" iron pin; thence leaving the said centerline of the Miller Canal,
South 89°32'06" West 1071.85 feet to a set 1/2" iron pin lying on the West boundary of the said Southwest Quarter Northwest Quarter of Section 12; thence
North 00°00'00" West 642.37 feet along the West boundary of the Southwest Quarter Northwest Quarter of Section 12 to the POINT OF BEGINNING.

Parcel II

A non-exclusive perpetual easement for the benefit of Parcel I as created by that Boundary and Easement Agreement recorded June 10, 2005 as Instrument No. 366741, granted for the purpose of allowing full use and enjoyment of the Easement property described as follows:

(Exhibit C of said Agreement)

A parcel of land lying in the Southeast Quarter Northeast Quarter of Section 11, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section corner common to Sections 1, 2, 11, and 12, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho; said Brass Cap bears
South 89°34'42" West 2650.28 feet from a found Brass Cap marking the North Quarter corner of said Section 12; thence
South 00°00'00" East 1965.22 feet along the East boundary of the said Northeast Quarter of Section 11 to a set 1/2" iron pin, said pin marking the REAL POINT OF BEGINNING; thence continuing
South 00°00'00" East 349.15 feet along the said East boundary of the Northeast Quarter of Section 11 to a set 1/2" iron pin; thence
South 89°35'13" West 30.00 feet to a point; thence
North 00°00'00" West 349.13 feet to a point; thence
North 89°32'06" East 30.00 feet to the POINT OF BEGINNING.

Parcel III

A non-exclusive perpetual easement for the benefit of Parcel I as created by that Boundary and Easement Agreement recorded June 10, 2005 as Instrument No. 366741, granted for the purpose of allowing full use and enjoyment of the Easement property described as follows:

(Exhibit E of said Agreement)

A parcel of land lying in the Southeast Quarter Northeast Quarter of Section 11, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section corner common to Sections 1, 2, 11, and 12, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said Brass Cap bears South 89°34'42" West 2650.28 feet from a found Brass Cap marking the North Quarter corner of said Section 12; thence South 00°00'00" East 2645.00 feet along the East boundary of the said Northeast Quarter of Section 11 to a found Brass Cap marking the East Quarter corner of said Section 11, said Brass Cap also marking the REAL POINT OF BEGINNING; thence South 89°24'08" West 30.00 feet along the south boundary of the said Southeast Quarter Northeast Quarter of Section 11 to a point; thence North 00°00'00" West 330.73 feet to a point; thence North 89°35'13" East 30.00 feet to a set 1/2" iron pin lying on the East boundary of the said Southeast Quarter Northeast Quarter of Section 11; thence South 00°00'00" East 330.63 feet along the said East boundary of the Southeast Quarter Northeast Quarter of Section 11 to the POINT OF BEGINNING.

Parcel IV

An exclusive perpetual easement, to include, but not limited to, agricultural use and the right to profits and rents therefrom, for the benefit of Parcel I as created by that Boundary and Easement

Agreement recorded June 10, 2005 as Instrument No. 366741, granted for the purpose of allowing full use and enjoyment of the Easement property described as follows:

(Exhibit D of said Agreement)

A parcel of land lying in the Southeast Quarter Northeast Quarter of Section 11, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the Section corner common to Sections 1, 2, 11, and 12, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said Brass Cap bears South 89°34'42" West 2650.28 feet from a found Brass Cap marking the North Quarter corner of said Section 12; thence South 00°00'00" East 1322.49 feet along the East boundary of the said Northeast Quarter of Section 11 to a set 5/8" iron pin marking the North 1/16 corner common to said Sections 11 and 12, said pin also marking the REAL POINT OF BEGINNING; thence continuing South 00°00'00" East 642.73 feet along the East boundary of the said Southeast Quarter Northeast Quarter of Section 11 to a set 1/2" iron pin; thence South 89°32'06" West 30.00 feet to a point; thence

North 00°00'00" West 642.64 feet to a point lying on the North boundary of the said Southeast Quarter Northeast Quarter of Section 11; thence
North 89°21'13" East 30.00 feet along the said North boundary of the Southeast Quarter Northeast Quarter of Section 11 to the POINT OF BEGINNING.

Parcel V

A non-exclusive easement for the benefit of Parcel I as created by that Easement/Right of Way

Agreement recorded June 20, 2005 as Instrument No. 366976, for ingress and egress, on, over, across and through the land described as follows:

A parcel of land lying in the Northeast Quarter Southeast Quarter of Section 11, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a found Brass Cap marking the section corner common to Sections 1, 2, 11, and 12, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said Brass Cap bears
South 89°34'42" West 2650.28 feet from a found Brass Cap marking the North Quarter corner of said Section 12;
thence
South 00°00'00" East 2645.00 feet along the East boundary of the Northeast Quarter of said Section 11 to a found Brass Cap marking the East Quarter corner of said Section 11, said Brass Cap also marking the REAL POINT OF BEGINNING; thence continuing
South 00°00'00" East 436.00 feet along the East boundary of the said Northeast Quarter Southeast Quarter of Section 11 to a point lying on the Northerly right of way of E. 45th North Street; thence
South 89°24'08" West 27.00 feet along said Northerly right of way of E. 45th North Street to a found ½" iron pin;
thence
North 00°00'00" West 436.00 feet to a point lying on the North boundary of the said Northeast Quarter Southeast Quarter of Section 11; thence
North 89°24'08" East 27.00 feet along the said North boundary of the Northeast Quarter Southeast Quarter of Section 11 to the POINT OF BEGINNING.



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 19, 2025

TIMOTHY MICHAEL SESSIONS
SAHSENE SESSIONS
4770 NE LOTT RD
MOUNTAIN HOME ID 83647-5293

Re: Change in Ownership for Water Right No(s): 61-12155

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 208-287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES

6/18/2025

Proof Report

Water Right 61-12155

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	TIMOTHY MICHAEL SESSIONS 4770 NE LOTT RD MOUNTAIN HOME, ID 83647-5293 (208) 696-6391
Current Owner	SAHSENE SESSIONS 4770 NE LOTT RD MOUNTAIN HOME, ID 83647-5293 (208) 696-6391
Original Owner	FERREL FEDDY RT 1 BOX 654 MOUNTAIN HOME, ID 83647
Original Owner	JACK A LOTT RT 1 BOX 654 MOUNTAIN HOME, ID
Original Owner	HAROLD LOTT RT 3 BOX 654 MOUNTAIN HOME, ID 83647 (208) 587-8374
Previous Owner	PAIGE MCCOMBS 4770 NE LOTT RD MOUNTAIN HOME, ID 83647-5293 (208) 590-4121
Previous Owner	NATHANIEL J MC COMBS 4770 NE LOTT RD MOUNTAIN HOME, ID 83647-5293 (208) 590-4121

Priority Date: 5/19/1961

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
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IDAHO DEPARTMENT OF WATER RESOURCES

6/18/2025

Proof Report

IRRIGATION	04/01	10/31	0.220 CFS	46.4 AF
	Total Diversion		0.220 CFS	46.4 AF

Source and Point(s) of Diversion:

GROUND WATER SWNW Sec. 12, Twp 03S, Rge 06E, ELMORE County

Place Of Use:

IRRIGATION within ELMORE 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	
03S	06E	12							11.6										11.6

POU Total Acres: 11.6

Conditions of Approval:

1. X63 All water rights within Basin 61 are from connected sources of water in the Snake River Basin and shall be administered conjunctively.
2. X61 The period of use for the irrigation described in this approval may be extended to a beginning date of 3/15 and an ending date of 11/15 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 4/1 and after 10/31 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than April 12, 2001.
3. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Dates and Other Information:

Decreed Date: 4/12/2001
 Civil Case Number: 39576
 Judicial District: FIFTH
 State or Federal: S
 Owner Name Connector: AND
 Water District Number: 161
 Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A