

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 19 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?
37-2386B	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-4159	Yes ☐	Yes ☐		Yes ☐	Yes ☐
37-20629	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kirsten T Ritzau

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Shelli Schroeder FWNWST IRA FBO Lee Ritzau IRA

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or

17926 Hwy 20
Mailing address

Bellevue
City

ID
State

83313
Zip

208.720.1619
Telephone

LRitzau@LWFRlaw.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: 02/12/2025

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. \$75-
- ☐ \$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: Shelli Schroeder Title, if applicable: _____ Date: 5.14.2025

Signature of new owner/claimant

Shelli Schroeder
Print name

Signature: Lee P. Ritzau Title, if applicable: _____ Date: 5-14-2025

Signature of new owner/claimant

Lee P. Ritzau
Print name

For IDWR Office Use Only:

Received by: SG Date: 5-19-2025 Receipt No.: 5040641 Receipt Amt.: \$75-

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: 6/20/2025

Electronically Recorded

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

Instrument # 710768

Blaine County, Halley, Idaho

02/12/2025 12:38:12 PM No. of Pages: 2

Recorded for: BLAINE COUNTY TITLE

Stephen McDougall Graham Fee: \$15.00

Deputy Jguerrero

Electronically Recorded



WARRANTY DEED

FOR VALUE RECEIVED

Kirsten T. Ritzau, an unmarried woman

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

Shelli Schroeder, an unmarried woman, as to an undivided 40% interest and Mountain West IRA, Inc, FBO Lee Ritzau IRA, as to an undivided 60% interest

GRANTEE(S) whose current address is: Please send correspondence as follows:

17926 Highway 20, Bellevue, ID 83313 (S. Schroeder)

13905 W. Wainright Dr., Boise, ID 83713 (L. Ritzau)

the following described premises, to-wit:

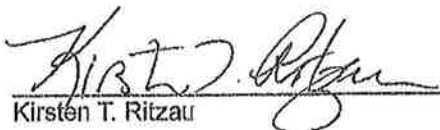
Township 1 South, Range 18 East, Boise Meridian, Blaine County, Idaho.

Section 13: SE $\frac{1}{4}$ NE $\frac{1}{4}$

And as replacement property in an I.R.C. 1031 Tax Deferred Exchange (Shelli Schroeder)

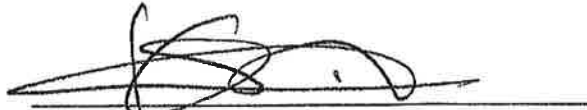
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those 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 11th day of February, 2025.


Kirsten T. Ritzau

State of Idaho
County of Blaine

This record was acknowledged before me on 11 day of February, 2025, by Kirsten T. Ritzau.



Notary Public Kathy Seal
My Commission Expires:

7.26.2029

(STAMP)





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

June 20, 2025

SHELLI SCHROEDER
17926 HIGHWAY 20
BELLEVUE ID 83313-5106

MOUNTAIN WEST IRA INC
FBO LEE RITZAU IRA
17926 HIGHWAY 20
BELLEVUE ID 83313-5106

Re: Change in Ownership for Water Right No(s): 37-2386B, 37-4159 & 37-20629

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

Enclosure(s)

c: Water District 37



IDAHO DEPARTMENT OF
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Governor Brad Little

Director Mathew Weaver

April 29, 2025

SHELLI SCHROEDER
17926 HIGHWAY 20
BELLEVUE ID 83313

MOUNTAIN WEST IRA INC
FBO LEE RITZAU IRA
13905 W WAINWRIGHT DR
BOISE ID 83713

Re: Current Ownership for Water Right No(s). 37-2386B, 37-4159 & 37-20629

Dear Property Owner(s):

The Department of Water Resources was recently notified by Water District 37 that the ownership on the above-referenced water rights needs to be updated. These water rights are currently in the name of Kirsten Ritzau. She recently sent information to Water District 37, letting them know that the property has changed hands. Enclosed is additional information for your review.

In order to update our records to reflect your ownership of this water right, you will need to file the enclosed Notice of Change in Water Right Ownership. Please complete the form and return to this office with the appropriate filing fee of \$75.00, within sixty (60) days of the date of this letter. *Please note, Ms. Ritzau already submitted a copy of the Warranty Deed which was executed in February, 2025; therefore, we only need the signed form and filing fees.*

Thank you in advance for your cooperation. If you have any questions regarding this letter, please feel free to contact our office.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant

Enclosures

Water District 37
107 West 1st St.
Shoshone, ID 83352

Invoice

Date	Invoice #
2/1/2025	2539

Bill To
KIRSTEN RITZAU
PO BOX 1129
KETCHUM, ID 83340

Due Date	Account #
4/1/2025	10447

Item	Diversion No.	Amount
GROUND WATER	884	100.00
GROUND WATER	1170	154.49
<i>Please send future bills to 17926 Highway 20 Bellevue, ID 83313. see attached deed.</i>		
PAYMENT IS DUE BY APRIL 1ST, UNPAID ACCOUNTS WILL BE REFERRED TO A CREDIT REPORTING AGENCY ON MAY 1.		Payments/Credits -\$0.26
Please visit our website at www.waterdistrict37.com . Email watermstr@wd37.org with any questions.		Customer Total Balance \$254.23

*Copy from WD37. O/c solicitation letter
sent 4/29/2025.*