

JUL 22 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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JUL 21 2025

DEPT. OF WATER RESOURCES

WATER RESOURCES
WESTERN 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?
61-7370	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:

Henry J and Gwen E. Redford

Name of current water right holder/claimant

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

Wyatt V. Selbach and Lynda C. Sarazua

New owner(s) as listed on the conveyance document

Name connector

☐ and ☐ or

4308 NE Rancho Way

Mountain Home

ID

83647

Mailing address

City

State

Zip

208-599-0076

775-217-0217

wyattselbach21@gmail.com lyndasarazua@gmail.com

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.

- X 5. Date you acquired the water rights and/or claims listed above: July 17, 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):

☒ \$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.

- X 8. Signature:

Wyatt V. Selbach

Signature of new owner/claimant

Title, if applicable

07-17-2025

Date

Wyatt V. Selbach

Print name

Signature:

Lynda C. Sarazua

Signature of new owner/claimant

Title, if applicable

07-17-2025

Date

LYNDA C. SARAZUA

Print name

Received by

CC

Date

7-21-25

For IDWR Office Use Only:

Receipt No.

W052647

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

Date

7-22-25



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 688618

FOR VALUE RECEIVED

Gwen E. Redford, as Trustee of The Redford Family Trust, dated April 2, 2009

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Wyatt V. Selbach, an unmarried man, and Lynda C. Sarazua, an unmarried woman

whose current address is

**4308 NE Rancho Way
Mountain Home, ID 83647**

the grantee(s), the following described premises, in Elmore County, Idaho, TO WIT:

**The South Half of Lot 14 in El Rancho Subdivision, Elmore County, Idaho,
according to the official plat thereof on file and of record in the office of the
County Recorder of Elmore County, Idaho.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: July 16, 2025

The Redford Family Trust, dated April 2, 2009

Gwen E. Redford
Gwen E. Redford, Trustee

State of Oregon ss.
County of Douglas

On this 16th day of July, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Gwen E. Redford known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Redford Family Trust, dated April 2, 2009 and acknowledged that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tricia Leann Evans
Notary Public for the State of Oregon
Residing at: Douglas County, Oregon
Commission Expires: Dec 3, 2028



Close

Water Right Report : 61-7370(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	REDFORD, GWEN E	4308 NE RANCHO WAY	MOUNTAIN HOME	ID	83647
Current Owner	REDFORD, HENRY J	4308 NE RANCHO WAY	MOUNTAIN HOME	ID	83647

Water Right Status

Priority Date : 5/24/1978
 Basis : Decreed
 Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	03S	07E	7	0				NE SW	ELMORE

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/01	10/31	0.08 CFS	18.00 AFA
DOMESTIC	1/01	12/31	0.04 CFS	0.60 AFA
TOTAL			0.12 CFS	18.60 AFA

Places of Use

[Printable View](#)
[Paged View](#)

Place of Use Legal Description : IRRIGATION (ELMORE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03S	07E	7			NE	SW	4.0

Place of Use Legal Description : DOMESTIC (ELMORE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03S	07E	7			NE	SW	

Irrigation Totals

Total Acres Acre Limit
 4.00

Conditions

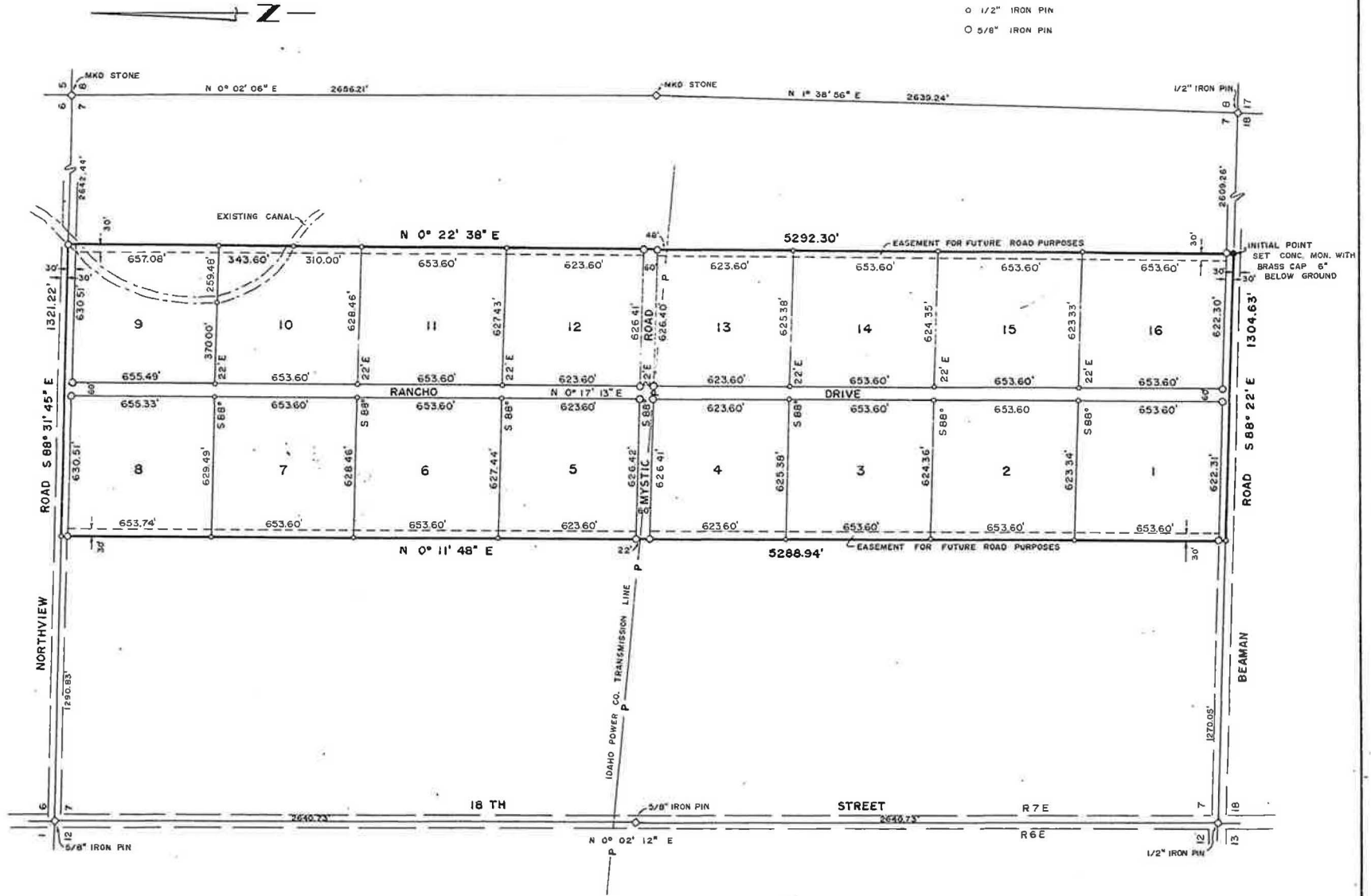
Code Conditions

- C18** 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. SECTION 42-1412(6), IDAHO CODE.
- N12** THE QUANTITY OF WATER UNDER THIS RIGHT FOR DOMESTIC USE SHALL NOT EXCEED 13,000 GALLONS PER DAY.
 THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 15 AND MAY CONTINUE TO AS LATE AS NOVEMBER 15, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE APRIL 1 AND AFTER OCTOBER 31 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY OR LATE IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT.
- C15** THE FOLLOWING WATER RIGHTS FROM THE FOLLOWING SOURCES OF WATER IN BASIN 61 SHALL BE ADMINISTERED SEPARATELY FROM ALL OTHER WATER RIGHTS IN BASIN 61: WATER RIGHT NO. SOURCE NONE NONE THE FOLLOWING WATER RIGHTS FROM THE FOLLOWING SOURCES OF WATER IN BASIN 61 SHALL BE ADMINISTERED SEPARATELY FROM ALL OTHER WATER RIGHTS IN THE SNAKE RIVER BASIN: WATER RIGHT NO. SOURCE NONE NONE ALL WATER RIGHTS WITHIN BASIN 61 ARE FROM CONNECTED SOURCES OF WATER IN THE SNAKE RIVER BASIN AND SHALL BE ADMINISTERED CONJUNCTIVELY.

EL RANCHO SUBDIVISION

OF THE E1/2 OF THE W1/2 OF SECTION 7, T3S, R7E, OF THE BOISE MERIDIAN
ELMORE COUNTY, IDAHO

SCALE 1" = 300'



SHEET 1 OF 2

EX 4 P. 1.5

EL RANCHO SUBDIVISION

BEING A SUBDIVISION OF THE E1/2 OF THE W1/2 OF SECTION 7 OF
TOWNSHIP 3 SOUTH, RANGE 7 EAST, OF THE BOISE MERIDIAN, IN
ELMORE COUNTY, IDAHO

OWNER'S CERTIFICATE

WE, EARL R. SWEARINGEN AND JOAN L. SWEARINGEN,
HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS
OF THE LAND SHOWN HEREON AND DESCRIBED AS THE
EAST 1/2 OF THE WEST 1/2 OF SECTION 7, TOWNSHIP
3 SOUTH, RANGE 7 EAST, BOISE MERIDIAN, AND
THAT IT IS OUR INTENTION TO INCLUDE THE HEREIN
DESCRIBED LAND IN THIS PLAT AND WE DO HEREBY
DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER,
THE ROADS AND EASEMENTS SHOWN HEREON.


EARL R. SWEARINGEN

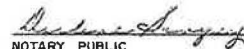

JOAN L. SWEARINGEN

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF ELMORE)ss

ON THIS 11th DAY OF April, 1973,
EARL R. SWEARINGEN AND JOAN L. SWEARINGEN
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO,
AND ACKNOWLEDGED TO ME THAT THEY EXECUTED
THE ABOVE INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
AND AFFIXED MY OFFICIAL SEAL THIS DAY.


NOTARY PUBLIC

MY COMMISSION EXPIRES 3-25-75

COUNTY COMMISSIONER'S ACCEPTANCE

THIS PLAT WAS DULY ACCEPTED AND APPROVED BY
THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY
OF ELMORE, IDAHO, AND THAT THE DEDICATION OF THE
ROADS AND EASEMENTS SHOWN HEREON WAS ACCEPTED
BY SAID COUNTY COMMISSIONERS ON THIS 14th
DAY OF April, 1973.

CLERK

CHAIRMAN

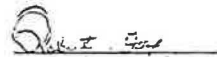


COUNTY ENGINEER'S CERTIFICATE

I, Gilbert C. Walker III, COUNTY ENGINEER FOR ELMORE,
COUNTY, IDAHO, HAVE EXAMINED THIS PLAT AND I AM
SATISFIED THAT IT MEETS THE REQUIREMENTS OF ALL
APPLICABLE STATE LAWS AND LOCAL ORDINANCES.



HEALTH DEPARTMENT APPROVAL



CENTRAL DISTRICT HEALTH DEPT.
ELMORE COUNTY OFFICE 867-8387
430 EAST 2ND SOUTH
MOUNTAIN HOME, IDAHO 83647

SURVEYOR'S CERTIFICATE

I, J. E. BURCHAM, JR., A DULY LICENSED LAND SURVEYOR,
HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS
A SURVEY MADE BY ME OF THE LANDS SHOWN HEREON.



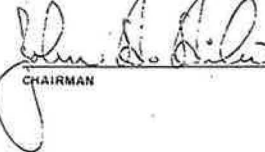
COUNTY RECORDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR
RECORD IN THE OFFICE OF THE RECORDER OF THE
COUNTY OF ELMORE, IDAHO, THIS _____
DAY OF _____, 1973, AT _____ M.,
AT THE REQUEST OF _____
AND DULY RECORDED IN THE RECORD OF PLATS, IN
BOOK _____ AT PAGE _____.

COUNTY RECORDER

RECEPTION NUMBER _____

ELMORE COUNTY PLANNING COMMISSION


CHAIRMAN

April 19, 73
DATE



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

July 22, 2025

WYATT V SELBACH
LYNDA C SARAZUA
4308 NE RANCHO WAY
MOUNTAIN HOME ID 83647-4027

Re: Change in Ownership for Water Right No(s): 61-7370

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 208-287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Water District No. 161