

RECEIVED

AUG 04 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESNOTICE OF CHANGE IN WATER RIGHT OWNERSHIP DEPT. OF WATER RESOURCES

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?
~~78-7260~~	Yes ☐	Yes ☐		Yes ☐	Yes ☐
Done ~~78-12227~~ ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
~~78-12220~~	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

DEW

2. Previous Owner's Name: Dan Coonce
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Austin and Shayla Wagner
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 27328 Middleton Road Middleton ID 83644
Mailing address City State Zip
(208) 880-7677 wagneraustin@outlook.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.
5. Date you acquired the water rights and/or claims listed above: 7-29-2025
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] 7-28-25
Signature of new owner/claimant Title, if applicable Date
Austin Wagner
Print name
- Signature: [Signature] 7-28-25
Signature of new owner/claimant Title, if applicable Date
Shayla Wagner
Print name

For IDWR Office Use Only:
Received by BM Date 8-4-25 Receipt No. 122401 Receipt Amt. \$ 75.00
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 8-7-25

Instrument # 550022

IDAHO COUNTY, IDAHO

07-29-2025 01:36:10 PM No. of Pages: 3

Recorded for: TIMBERLINE TITLE & ESCROW, INC.

Kathy M Ackerman Fee: \$15.00

Ex-Officio Recorder Deputy: Js

Prepared By

Name: Timberline Title & Escrow

Address: 104 Industrial Avenue, PO BOX 6, Council, ID
83612

Escrow #: 25-1100

Space Above This Line for Recorder's Use

WARRANTY DEED

STATE OF IDAHO

IDAHO COUNTY

FOR VALUE RECEIVED**Dan Coonce and Teri Coonce, husband and wife**

GRANTOR(S), does (do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

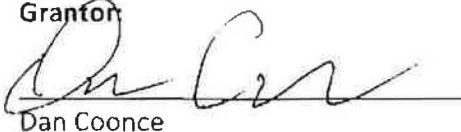
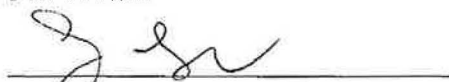
Shayla Wagner and Austin Wagner, wife and husband as community property with right of survivorship

GRANTEE(S), whose current address is: 27328 Middleton Road, Middleton, ID 83644

the following described real property in Idaho County, Idaho, more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Executed this 25 day of July, 2025**Grantor**
Dan Coonce
Teri Coonce

STATE OF IDAHO
COUNTY OF Adams

On this 25 day of July, 2025, before me, a notary public, personally appeared Dan Coonce and Teri Coonce, personally known 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.

Sandra K Jones

Notary Public

My Commission Expires on 03/23/2026



Exhibit 'A'

Township 22 North, Range 1 East, Boise Meridian, Idaho County, Idaho

Section 9: A parcel of property located between the westerly Right of Way line of U.S. Highway 95, FAP F-4113(12), 1964, and the easterly meander line of the Little Salmon River all within the SW¼NE¼, more particularly described from a survey as follows:

Beginning at the Northeast corner of Section 9;

thence N 89°32'22" W, 2664.090 feet to the North ¼ corner;

thence S 10°14'41" E, 2283.369 feet to a re-established Right of Way monument at Sta. 563+50, 112 feet LT of

center line, which point is the Initial Point of Beginning;

thence N 02°08'30" W, 114.000 feet along said Right of Way;

thence S 82°18'44" W, 161.569 feet to a point on the mean high water line of the Little Salmon River;

thence S 15°08'07" E, 121.300 feet along said high water line;

thence N 79°25'14" E, 135.000 feet back to the Initial Point of Beginning.

Sometimes known as Assessor's Tax No. 103.

State of Idaho
Department of Water Resources

Water Right

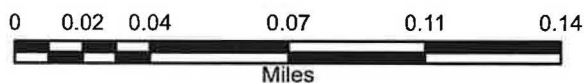
78-12227

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 7/30/2025



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion





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

August 08, 2025

AUSTIN WAGNER
SHAYLA WAGNER
27328 MIDDLETON RD
MIDDLETON ID 83644-5028

Re: Change in Ownership for Water Right No(s): **78-12227**

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.

Regarding Water Rights 78-7260 and 78-12220:

Water rights 78-7620 and 78-12220 are appurtenances of Parcel PIN RP22N01E098056, this parcel is under the current ownership of Dan Coonce. Because these rights are not appurtenances of your property a refund of \$50 has been requested and will be mailed to TIMBERLINE TITLE AND ESCROW under separate cover from the Idaho State Controller's Office.

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
Proof Report

8/7/2025

Water Right 78-12227

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	AUSTIN WAGNER 27328 MIDDLETON RD MIDDLETON, ID 83644-5028 (208) 880-7677
Current Owner	SHAYLA WAGNER 27328 MIDDLETON RD MIDDLETON, ID 83644-5028 (208) 880-7677
Original Owner	JO ANN ROCHELEAU HC 75 BOX 3760 NEW MEADOWS, ID 83654
Previous Owner	ROB ELLIS BOX 44302 BOISE, ID 83711 (208) 859-5551
Previous Owner	DAN COONCE 3896 S RIVA RIDGE WAY BOISE, ID 83709-4444 (208) 870-8949
Previous Owner	TERI COONCE 3896 S RIVA RIDGE WAY BOISE, ID 83709-4444 (208) 870-8949
Previous Owner	GERALD C KILIAN HC 75 BOX 3760 NEW MEADOWS, ID 83654 (208) 628-3764
Previous Owner	TODD ELLIS 3291 N GAWAINE BOISE, ID 83704 (208) 859-5551

Priority Date: 1/1/1946

Basis: Decreed

Status: Active

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/7/2025

Source

LITTLE SALMON RIVER

Tributary

SALMON RIVER

Beneficial Use

IRRIGATION

From

03/15

To

11/15

Diversion Rate

0.015 CFS

Volume

Total Diversion

0.015 CFS

Source and Point(s) of Diversion:

LITTLE SALMON RIVER

SWSWNE

Sec. 9, Twp 22N, Rge 01E, IDAHO County

Place Of Use:

IRRIGATION within IDAHO 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	
22N	01E	9			0.5														0.5

POU Total Acres: 0.5

Conditions of Approval:

1. 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.

Comments:

Dates and Other Information:

Decreed Date: 11/6/2007

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Owner Name Connector: OR

Water District Number: NWD

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

Mansfield, Debra

From: Mansfield, Debra
Sent: Thursday, August 7, 2025 3:10 PM
To: IdwrPayable
Subject: REFUND: TIMBERLINE TITLE & ESCROW

TO: Sascha Marston, Susan Steed

FROM: Debra Mansfield

DATE: August 7, 2025

RE: Refund: Notice Of Change In Water Right Ownership

AUSTIN & SHAYLA WAGNER submitted a Notice Of Change In Water Right Ownership for water rights 78-7260, 78-12220 & 78-12227, but rights 78-7260 & 78-12220 are not appurtenances of their property.

Please issue a refund of \$50.00 to:

TIMBERLINE TITLE & ESCROW
104 INDUSTRIAL AVE
COUNCIL ID 83612

RECEIPT #

C122401

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov