

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 14 2025

**NOTICE 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 36-113-B              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 36-7565               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: STEPHEN & LINDA SMITH FAMILY TRUST

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Jefrie Brown & Kirstin Kozlowski

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

931 Justice Grade \*Per deed & envelope Hagerman ID 83320  
 Mailing address PO Box 6125 City  State  Zip   
208-720-2333 Ketchum ID 83340 kkozski@aol.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: 4/1/2025
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.

SUPPORT DATA

IN FILE # 36-113B

8. Signature: Jefrie Brown  4/8/2025  
 Signature of new owner/claimant Title, if applicable Date  
Jefrie Brown  
 Print name
- Signature: Kirstin Kozlowski  4/8/2025  
 Signature of new owner/claimant Title, if applicable Date  
Kirstin Kozlowski  
 Print name

Received by SC Date 4-14-2025 For IDWR Office Use Only: Receipt No. 5040609 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 TW Date 6/11/2025

**Sun Valley Title**  
Ⓟ A TitleOne Company

Order Number: 25538832

286178<sup>9</sup><sub>16</sub>

STATE OF IDAHO COUNTY OF GOODING  
Filed for record at the request of Title One  
54 min. past 4 o'clock P m. this 1st  
of April, 2025  
by [Signature] Deputy

4 pgs

### Warranty Deed

For value received,

**Stephen Leroy Smith and Linda Marie Smith, Trustees of the Stephen and Linda Smith Family Living Trust dated September 12, 2007, and any amendments thereto, who acquired title as Stephen LeRoy Smith and Linda Marie Smith, Trustees, or their successors in trust, under the of The Stephen and Linda Smith Family Living Trust dated September 12, 2007**

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

**Jefrie Brown and Kirstin Kozlowski, husband and wife, as community property with right of survivorship**

whose current address is PO Box 6125 Ketchum, ID 83340 KK JB

the grantee, the following described premises, in Gooding 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.

Order Number: 25538832

Warranty Deed - Page 1 of 3

State of Idaho, County of Jerome, ss.

On this 27 day of March in the year of 2025, before me, the undersigned, a notary public in and for said state personally appeared Stephen Leroy Smith and Linda Marie Smith known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of The Stephen and Linda Smith Family Living Trust Dated September 12, 2007 and acknowledged to me that he/she executed the same as trustee.

Kolbie Simmons

Notary Public

Residing In: Jerome

My Commission Expires: 06/22/28

(seal)



Dated: March 19, 2025

Stephen and Linda Smith Family Living Trust dated September 12, 2007, and any amendments thereto

Stephen Leroy Smith  
By: Stephen Leroy Smith, Trustee

Linda Marie Smith  
By: Linda Marie Smith, Trustee

State of Idaho, County of Jerome, ss.

On this 27 day of <sup>March</sup> ~~April~~ in the year of 2025, before me, the undersigned, a notary public in and for said state personally appeared Stephen Leroy Smith and Linda Marie Smith known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of The Stephen and Linda Smith Family Living Trust Dated September 12, 2007 and acknowledged to me that he/she executed the same as trustee.

Kolbie Simmons  
Notary Public  
Residing In: Jerome  
My Commission Expires: 06/22/28  
(seal)



**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

A tract of land in Parcel "A" of the Robert L. Justice Ranch, situate in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 11, Township 7 South, Range 13 East, Boise Meridian, Gooding County, Idaho more particularly described as follows:

Beginning at the Northeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 11;

Thence S89°29'W along the North boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance of 333.8 feet to the TRUE POINT OF BEGINNING;

Thence S 0°31' E for a distance of 381.64 feet to the center line of Billingsley Creek;

Thence N 80°40' W along the center line of Billingsley Creek for a distance of 112.75 feet;

Thence N 0°31' W for a distance of 362.4 feet to the North boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ ;

Thence N 89°29' E along the North boundary for a distance of 111.0 feet to the TRUE POINT OF BEGINNING.

# ROBERT L. JUSTICE RANCH

## 11-7-13

## GOODING CO.

931 Justice (Grade Nagarmall)

83332

S. 89° 59' 36" W.  
1314.98'  
(1314.96')

"This plat is made solely for the purpose of assisting in locating the land, and the company assumes no liability for variations, if any, with an actual survey"

pt of diversion  
place of well

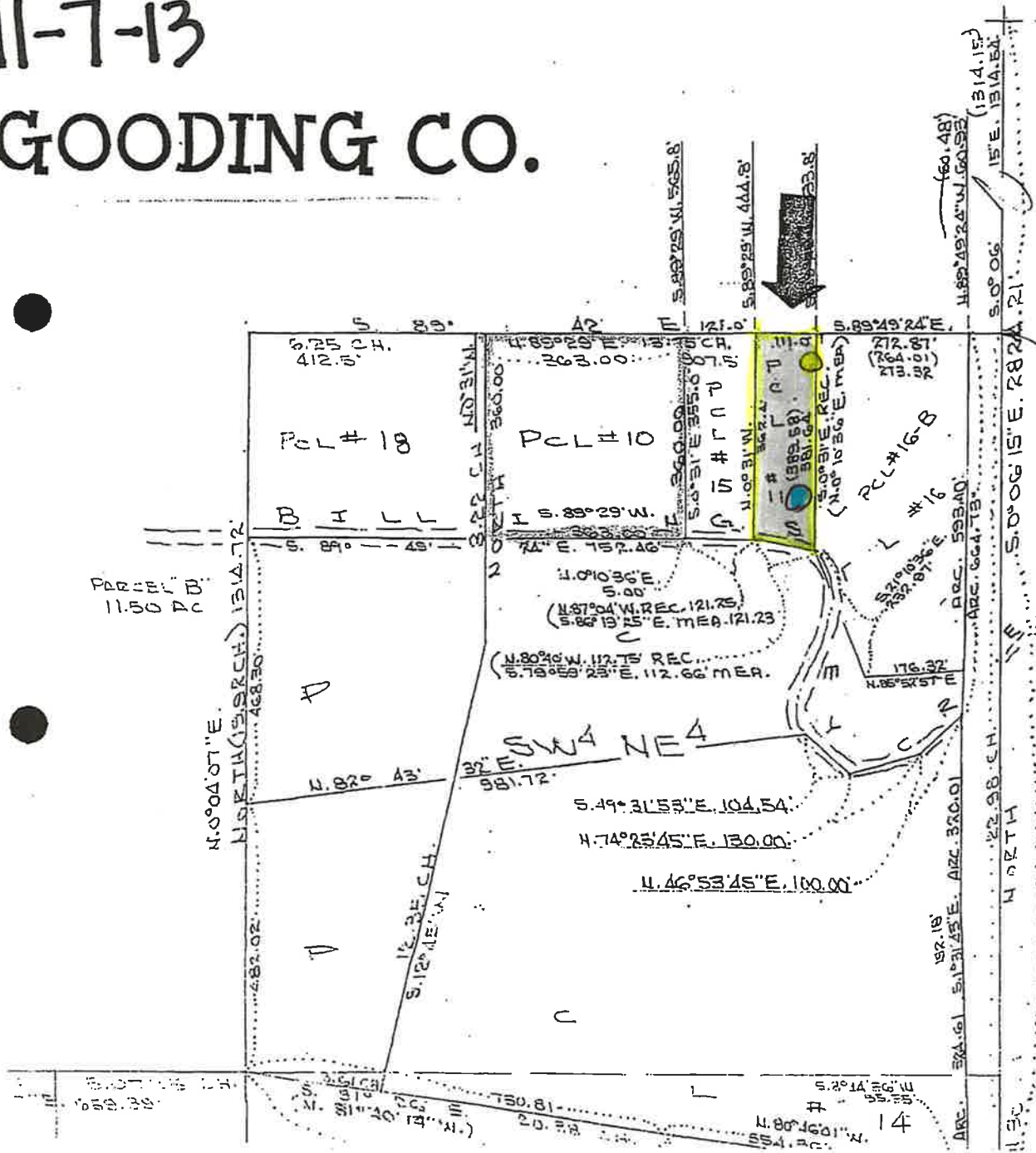
36-1173  
surface

36-7565  
ground

NE corner  
of SW 4 NE 4

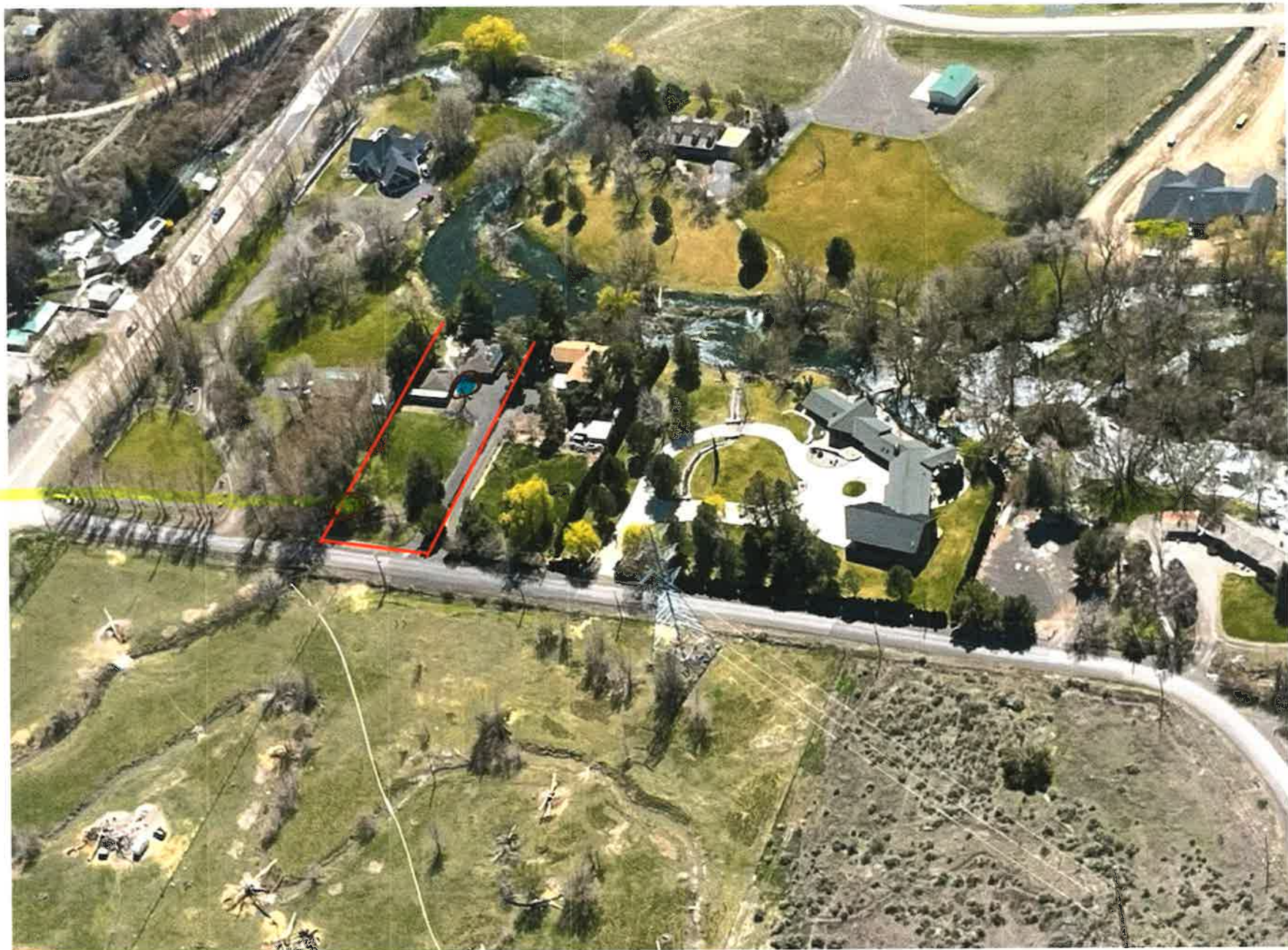
PARCEL "A"  
31.075 AC.

PARCEL "C"  
37.063 AC.



931 Justice Grade  
Hagman 11 83320

36-113 B surface  
36-7565 ground.





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](mailto:southerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

June 11, 2025

JEFRIE BROWN  
KIRSTIN KOZLOWSKI  
PO BOX 6125  
KETCHUM ID 83340-6125

Re: Change in Ownership for Water Right No(s): 36-7565

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 208-293-9912.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Wallace", is written over a light blue horizontal line.

Tyler Wallace  
Engineer Associate

Enclosure(s)

Cc:  
Water District 36A

Bour Konlawski  
PO Box 4125  
Ketchum ID  
83340

Retail



83301

U.S. POSTAGE PAID  
FCM LETTER  
KETCHUM, ID 83340  
APR 09, 2025

\$0.00

R2304Y122843-8



83340

RECEIVED  
APR 14 2025  
DEPT. OF WATER RESOURCES  
SOUTHERN REGION

RDC 99

IDWR Southern Region  
650 Addison Ave W, Ste 500  
Twin Falls ID 83301-5858

833015858 0027

