

RECEIVED

COPY

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

OE

APR 23 2025

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, of the instructions.

| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 65-4049               | Yes <input type="checkbox"/> |                              |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 6517972               | 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: The Larry Gallagher Family Trust  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Timothy Gallagher and Magdalena Wankowicz-Gallagher Revokable Trust  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3814 Divisadero Street San Francisco CA 94123  
Mailing address City State Zip
- Tim Gallagher - 216-262-1594 tim.gallagher.74@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.
5. Date you acquired the water rights and/or claims listed above: April 3, 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.  
☐ \$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:  Trustee 4/18/25  
Signature of new owner/claimant Title, if applicable Date  
Timothy Gallagher  
Print name

Signature: \_\_\_\_\_ SUPPORT DATA  
Signature of new owner/claimant Title, if applicable Date 65-4049  
IN FILE  
Print name

Received by CC Date 4-23-25 For IDWR Office Use Only: Receipt No. W052492 Receipt Amt. \$50.00  
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 MB Date 4/2/2025

Instrument # 2025-001704  
Valley County, Cascade, Idaho  
04/14/2025 12:59:37 PM No. of Pages: 4  
Recorded for: SAWTOOTH LAW OFFICES  
Douglas Miller Fee: \$15.00  
Deputy Relliott  
Electronically Recorded

RECORDING REQUESTS BY:  
S. BRYCE FARRIS

AND WHEN RECORDED  
RETURN TO:  
SAWTOOTH LAW OFFICES, PLLC  
1101 W. River St., #110  
BOISE, IDAHO 83702

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QUITCLAIM DEED

---

KNOWN TO ALL MEN BY THESE PRESENTS THAT:

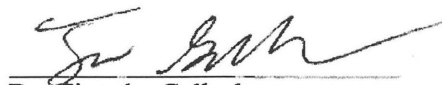
THE GALLAGHER FAMILY LIVING TRUST, originally dated 9/24/2003 and restated on April 4, 2016 who took title as Lawrence W. Gallagher and Joy E. Gallagher Trustees of the Larry Gallagher Family Trust dated June 22, 2003, hereinafter "Grantor" hereby conveys, releases, transfers, remises and forever Quit-Claims all its right, title and interest in certain real property located in Valley County, Idaho, unto, **TIMOTHY GALLAGHER, a married man as his sole and separate property**, whose current address is 3814 Divisadero Street, San Francisco, CA 94123, hereinafter "Grantee", in and to said real property legally described within the attached **Exhibit A**.

To have an to hold the said premises, together with Grantor's right, title and interest in the improvements and appurtenances unto the said Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, I have set my hand hereto this 3rd day of April, 2025.

GRANTOR:

THE GALLAGHER FAMILY LIVING TRUST,  
originally dated 9/24/2003 and restated on April 4,  
2016 who took title as Lawrence W. Gallagher and  
Joy E. Gallagher Trustees of the Larry Gallagher  
Family Trust dated June 22, 2003



By: Timothy Gallagher  
Its: Trustee

STATE OF \_\_\_\_\_ )  
: ss.  
County of \_\_\_\_\_ )

This record was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_.

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

SEE ATTACHED  
CALIFORNIA CERTIFICATE

Notary Public for \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Exhibit A to Quitclaim Deed

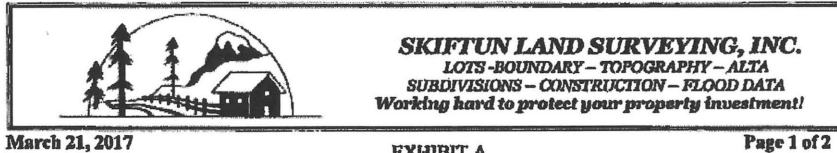
Common Address:

1279 Elo Road, McCall, ID 83638

County Tax Assessor Parcel Nos.:

RP18N03E235415 (Valley County, ID) consisting of approximately 14.435 acres

Legal Description:



**LARRY GALLAGHER FAMILY TRUST - PARCEL 1**  
Situate in the NW1/4 of the SW1/4, Section 23,  
T. 18 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO  
14.435 ACRES

A parcel of land situate in the NW1/4 of the SW1/4, of Section 23, T. 18 N., R. 3 E., B.M., Valley County, Idaho, being that property formerly described in those particular Warranty Deeds recorded as Instrument Nos. 72647 and 310634, in the Office of the Recorder of Valley County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the Quarter Corner common to Sections 22 and 23, T. 18 N., R. 3 E., B.M., Valley County, Idaho, thence, S. 89°39'17" E., 700.00 feet along the northerly boundary of said NW1/4 of the SW1/4; thence, S. 0°29'06" W., 18.68 feet to a 5/8" rebar on the southerly right-of-way of Elo Road, as shown on that particular Record of Survey, recorded as Instrument No. 404657, In Book 13, on Page 79 of Surveys, in the Office of the Recorder of Valley County, Idaho, the REAL POINT OF BEGINNING:

Thence, N. 89°50'50" E., 317.26 feet along said southerly right-of-way to a concrete right-of-way monument with brass cap marked PT Sta. 592+28.4, as shown on Sheet No. 7 of the right-of-way plans for Federal Aid Project No. S-3900,

Thence, S. 0°09'10" E., 5.00 feet along said southerly right-of-way to a concrete right-of-way monument with brass cap marked PT Sta. 592+28.4,

Thence, 454.94 feet along said southwesterly right-of-way of Elo Road on a non-tangent curve to the right, whose radius is 288.13 feet, delta angle is 90°27'58", and whose long chord bears S. 44°55'11" E., 409.13 feet, to a concrete right-of-way monument with brass cap marked PC Sta. 587+25.8,

Thence, S. 0°17'50" W., 585.86 feet along the westerly right-of-way of Elo Road, to a 5/8" rebar on the northerly boundary of the Stokes property described in that particular Warranty Deed, recorded as Instrument No. 63257, in the Office of the Recorder of Valley County, Idaho,

Thence, N. 89°39'16" W., 347.11 feet along said northerly boundary to a 5/8" rebar,

Thence, S. 0°28'46" W., 430.00 feet to a 5/8" rebar on the southerly boundary of said NW1/4 of the SW1/4,

Thence, N. 89°39'16" W., 263.28 feet along said southerly boundary to a 1/2" rebar marking the Southeast Corner of that particular parcel shown as Parcel B on Record of Survey, Instrument No. 234936, on file in Book 6, on Page 580 of Surveys and described as Lord Parcel 1 in Warranty Deed, Instrument No. 244757, both recorded in the Office of the Recorder of Valley County, Idaho,

Thence, N. 0°28'33" E., 578.06 feet along the easterly boundary of said Lord Parcel 1, to a 1/2" rebar, marking the Southwest Corner of that particular parcel described in Warranty Deed, recorded as Instrument No. 153916, in the Office of the Recorder of Valley County, Idaho,

Rod M. Skiftun - P.L.S. 9585  
13784 Highway 55 McCall, ID 83638  
208-634-3696/Fax 208-634-8475  
E-mail: rskiftun@frontiernet.net



Gallagher Trust, Parcel 1, cont'd.

EXHIBIT A

Page 1 of 2

Thence, continuing N. 0°28'33E" E., 728.00 feet, to the Point of Beginning, containing 14.435 acres, more or less.

Bearings based on GPS derived State Plane Azimuth, Idaho West Zone.

Rod M. Skiftun - P.L.S. 9585  
13784 Highway 55 McCall, ID 83638  
208-634-3696/Fax 208-634-8475  
E-mail: [rskiftun@frontiernet.net](mailto:rskiftun@frontiernet.net)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

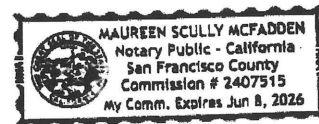
State of California }

County of San Francisco }

On the 3rd day of April, 2025, before me, Maureen Scully McFadden, Notary Public, personally appeared Timothy Gallagher, who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Maureen Scully McFadden (SEAL)  
Maureen Scully McFadden

Instrument # 2025-001708  
Valley County, Cascade, Idaho  
04/14/2025 01:53:01 PM No. of Pages: 4  
Recorded for: SAWTOOTH LAW OFFICES  
Douglas Miller Fee: \$15.00  
Deputy Relliott  
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RECORDING REQUESTS BY:  
S. BRYCE FARRIS

AND WHEN RECORDED  
RETURN TO:  
SAWTOOTH LAW OFFICES, PLLC  
1101 W. River St., #110  
BOISE, IDAHO 83702

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**QUITCLAIM DEED**

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**KNOWN TO ALL MEN BY THESE PRESENTS THAT:**

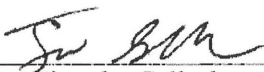
**TIMOTHY GALLAGHER, a married man as his sole and separate property**, whose current address is 3814 Divisadero Street, San Francisco, CA 94123, hereinafter "Grantor" hereby conveys, releases, transfers, remises and forever Quit-Claims all its right, title and interest in certain real property located in Valley County, Idaho, unto, **Timothy Gallagher, trustee of the TIMOTHY GALLAGHER AND MAGDALENA WANKOWICZ-GALLAGHER REVOKABLE TRUST**, whose current address is 3814 Divisadero Street, San Francisco, CA 94123, hereinafter "Grantee", in and to said real property legally described within the attached **Exhibit A**.

To have an to hold the said premises, together with Grantor's right, title and interest in the improvements and appurtenances unto the said Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, I have set my hand hereto this 3rd day of April, 2025.

GRANTOR:

**TIMOTHY GALLAGHER, a married man as his  
sole and separate property,**

  
By: Timothy Gallagher

STATE OF \_\_\_\_\_ )  
                                          : ss.  
County of \_\_\_\_\_ )

This record was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_.

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

**SEE ATTACHED  
CALIFORNIA CERTIFICATE**

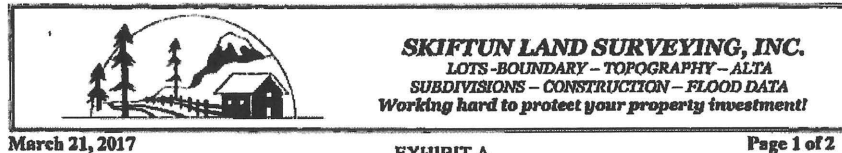
Notary Public for \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Exhibit A to Quitclaim Deed

**Common Address:** 1279 Elo Road, McCall, ID 83638

**County Tax Assessor Parcel Nos.:** RP18N03E235415 (Valley County, ID) consisting of approximately 14.435 acres

**Legal Description:**



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Gallagher Trust, Parcel 1, cont'd.

EXHIBIT A

Page 1 of 2

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Bearings based on GPS derived State Plane Azimuth, Idaho West Zone.

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E-mail: [rskiftun@frontiernet.net](mailto:rskiftun@frontiernet.net)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Francisco }

On the 3rd day of April, 2025, before me, Maureen Scully McFadden, Notary Public, personally appeared Timothy Gallagher, who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Maureen Scully McFadden (SEAL)  
Maureen Scully McFadden

**Boise Office**  
1101 W. River St.  
Suite 110  
Boise, Idaho 83702  
Tel. (208) 629-7447

**Challis Office**  
1301 E. Main Ave.  
P.O. Box 36  
Challis, Idaho 83226  
Tel. (208) 879-4488

**Twin Falls Office**  
213 Canyon Crest Drive  
Suite 200  
Twin Falls, Idaho 83301  
Tel. (208) 969-9585

Fax (all offices)  
(208) 629-7559



# SAWTOOTH LAW OFFICES, PLLC

Monday, April 21, 2025

David P. Claiborne

S. Bryce Farris

Evan T. Roth

Daniel V. Steenson

Andrew J. Waldera

Kelsea E. Donahue

Brian A. Faria

Thomas M. Larsen

Patxi Larrocea-Phillips

Katie L. Vandenberg-Van Vliet

James R. Bennetts (retired)

Nick Miller  
IDWR Western Region  
2735 Airport Way  
Boise, ID 83705-5082

RECEIVED

APR 23 2025

WATER RESOURCES  
WESTERN REGION

RE: Notice of Change in Water Right Ownership  
Water Right Nos. 65-4049 and 65-17972.

Dear Nick:

Enclosed please find the *Notice of Change in Water Right Ownership* for the above-referenced water rights for filing with the Department. Please note that there are two deeds attached which provide the title going from the Gallagher Family Living Trust to Timothy Gallagher and then from Timothy Gallagher to the Timothy Gallagher and Magdalena Wankowicz-Gallagher Revokable Trust.

A check for the \$50.00 filing fee for these two water rights is also enclosed. Please return an IDWR date-stamped copy of the form to me in the envelope provided.

Please contact me with any questions.

Very truly yours,

S. Bryce Farris

**www.sawtoothlaw.com**

Attorneys licensed in Idaho, Montana, Oregon and Washington



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: [westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

September 02, 2025

TIMOTHY GALLAGHER AND MAGDALENA WANKOWICZ-GALLAGHER REVOKABLE TRUST  
3814 DIVISADERO ST  
SAN FRANCISCO CA 94123-1013

Re: Confirmation of Change in Ownership for Water Right No(s): 65-4049 and 65-17972

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 208-605-4633.

Sincerely,

Marina Bozdog  
Technical Records Specialist 1

Enclosure(s)

## IDAHO DEPARTMENT OF WATER RESOURCES

9/2/2025

## Proof Report

## Water Right 65-4049

| <u>Owner Type</u> | <u>Name and Address</u>                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Current Owner     | TIMOTHY GALLAGHER AND<br>MAGDALENA WANKOWICZ-<br>GALLAGHER REVOKABLE TRUST<br>3814 DIVISADERO ST<br>SAN FRANCISCO, CA 94123-1013<br>(216) 262-1594 |
| Original Owner    | FRANK GALLAGHER<br>7632 SE FLAVEL ST<br>PORTLAND, OR 97206                                                                                         |
| Previous Owner    | THE LARRY GALLAGHER FAMILY<br>TRUST<br>2232 NOBILI AVE<br>SANTA CLARA, CA 95051-1410<br>(408) 248-3578                                             |
| Trustee           | TIMOTHY GALLAGHER<br>3814 DIVISADERO ST<br>SAN FRANCISCO, CA 94123-1013<br>(216) 262-1594                                                          |

**Priority Date:** 4/1/1930**Basis:** Decreed**Status:** Active**Source**

LAKE FORK

**Tributary**

NORTH FORK PAYETTE RIVER

**Beneficial Use**

IRRIGATION

**From**

4/15

**To**

10/15

**Diversion Rate**

0.160 CFS

**Volume****Total Diversion**

0.160 CFS

**Source and Point(s) of Diversion:**

LAKE FORK

NWSW

Sec. 13, Twp 18N, Rge 03E, VALLEY County

**Place Of Use:**

IRRIGATION within VALLEY 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 |        |

**9/2/2025**

POU Total Acres: 8.0

IDAHO DEPARTMENT OF WATER RESOURCES  
Proof Report

9/2/2025

Water Right 65-17972

| <u>Owner Type</u> | <u>Name and Address</u>                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Current Owner     | TIMOTHY GALLAGHER AND<br>MAGDALENA WANKOWICZ-<br>GALLAGHER REVOKABLE TRUST<br>3814 DIVISADERO ST<br>SAN FRANCISCO, CA 94123-1013<br>(216) 262-1594 |
| Original Owner    | BETTY GALLAGHER<br>3631 KETCH AVE<br>OXNARD, CA 93035<br>(805) 985-4896                                                                            |
| Previous Owner    | THE LARRY GALLAGHER FAMILY<br>TRUST<br>2232 NOBILI AVE<br>SANTA CLARA, CA 95051-1410<br>(408) 248-3578                                             |
| Trustee           | TIMOTHY GALLAGHER<br>3814 DIVISADERO ST<br>SAN FRANCISCO, CA 94123-1013<br>(216) 262-1594                                                          |

**Priority Date:** 10/19/1977

**Basis:** Decreed

**Status:** Active

| <u>Source</u> | <u>Tributary</u> |
|---------------|------------------|
| GROUND WATER  |                  |

| <u>Beneficial Use</u> | <u>From</u>            | <u>To</u> | <u>Diversion Rate</u> | <u>Volume</u> |
|-----------------------|------------------------|-----------|-----------------------|---------------|
| DOMESTIC              | 1/01                   | 12/31     | 0.040 CFS             |               |
|                       | <u>Total Diversion</u> |           | 0.040 CFS             |               |

**Source and Point(s) of Diversion:**

|              |      |                                          |
|--------------|------|------------------------------------------|
| GROUND WATER | NWSW | Sec. 23, Twp 18N, Rge 03E, VALLEY County |
|--------------|------|------------------------------------------|

**Place Of Use:**

DOMESTIC within VALLEY 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 |        |

**9/2/2025**

[illegible]

**Conditions of Approval:**

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
3. PARCEL NO. RP18N03E235410A

**Dates and Other Information:**

Decreed Date: 11/27/1998  
Civil Case Number: 39576  
Judicial District: FIFTH  
State or Federal: S  
Water District Number: EXC  
Mitigation Plan: False

**Combined Use Limits:**

N/A

**SubCase:**

N/A

**Water Supply Bank:**

N/A



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: [westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

July 23, 2025

TIMOTHY GALLAGHER AND MAGDALENA WANKOWICZ-GALLAGHER REVOKABLE TRUST  
3814 DIVISADERO ST  
SAN FRANCISCO CA 94123-1013

RE: Change in Ownership for Water Right No(s): 65-4049; 65-17972

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Filing Fee of \$100 per water right for changes resulting from division of a water right – From looking at the Place of Use for these two water rights (65-4049 & 65-17972), the water rights' Places of Use are not entirely located within the boundaries of the parcel described in the legal description. I've attached a map showing the place of use for both water rights (outlined in dark blue), against the parcel boundaries (light blue outline). There are bits of the water right place of use that are outside of Parcel # RP18N03E235415 boundaries. As such, both water rights will have to be split and only the place of use portions that are within the parcel boundaries will be transferred into the ownership of Timothy Gallagher and Magdalena Wankowicz-Gallagher Revokable Trust. Since these water rights require a split, you will have to check the "Split" Checkbox in Item #1 on the Change of Ownership form. The filing fee is \$100.00 for each water right being split. **You've only paid the \$50.00 when you originally submitted your notice and will need to submit an additional payment of \$150.00 for the two water right splits for a total of \$200.00.**

Enclosed is the Original Notice form. Please check the "Split" checkboxes for both water rights written in Item #1 and mail the original form back to the IDWR Western Region Office together with the check for the additional \$150 filing fee made out to IDWR. Because the Department cannot process the Notice without the proper filing fee payment, we will hold any action on your notice pending receipt of the necessary fee. If we do not receive the necessary information within 30 days, we will refund your \$50.00 filing fee for the notice, and your notice will not be processed.

Also, please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at 208-605-4633.

Sincerely,

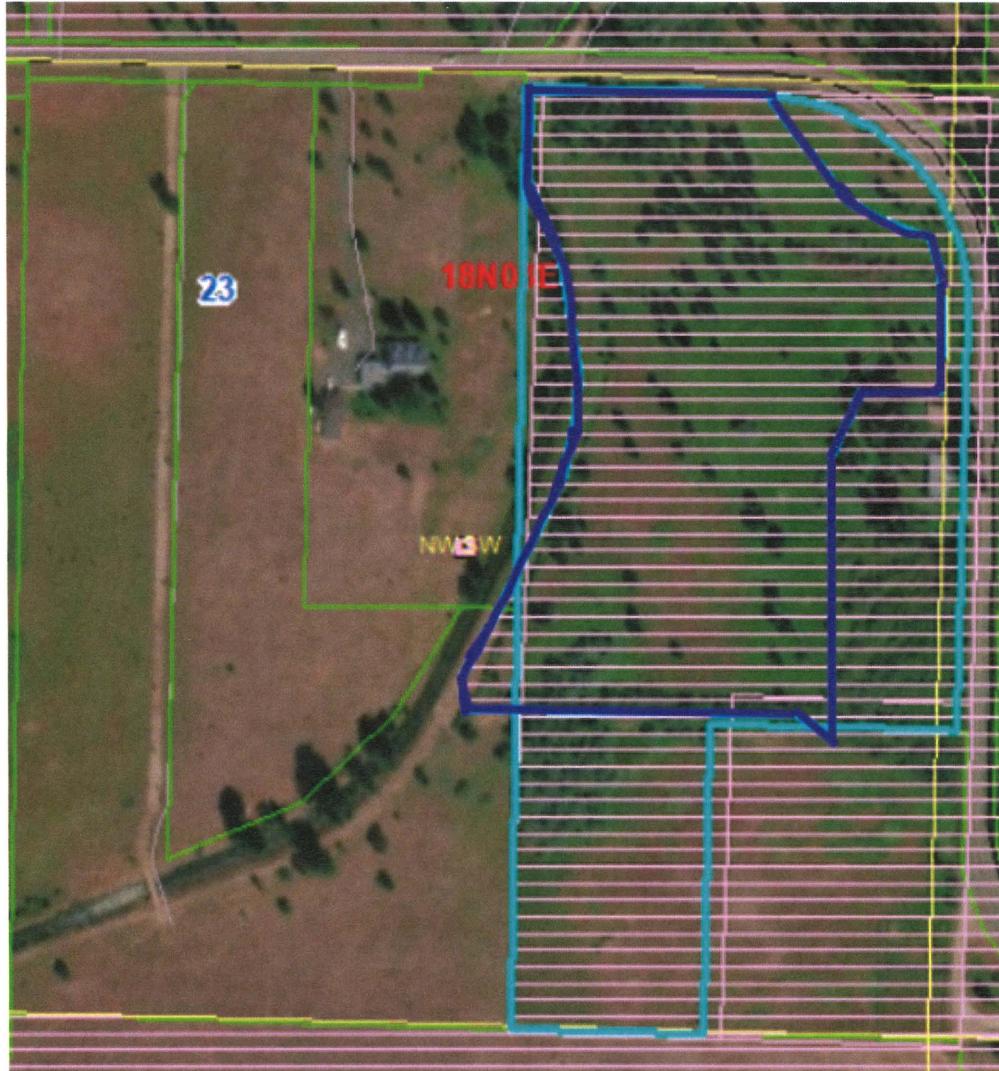
Marina Bozdog  
Technical Records Specialist 1

Enclosure(s)



WR# 65-17972

- ☐ POU boundaries
- ☐ Parcel boundaries



- WR 65-4049
- ☐ POU boundaries
  - ☐ Parcel Boundaries



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: [westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

June 12, 2025

TIMOTHY GALLAGHER AND MAGDALENA WANKOWICZ-GALLAGHER REVOKABLE TRUST  
3814 DIVISADERO ST  
SAN FRANCISCO CA 94123-1013

RE: Change in Ownership for Water Right No(s): 65-4049; 65-17972

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- **Quitclaim Deed Grantor Signature Verification** – On your submitted Quitclaim Deed from The Gallagher Family Living Trust (renamed to Lawrence W Gallagher and Joy E Gallagher Trustees of the Larry Gallagher Family Trust) to Timothy Gallagher, the Deed was signed by the trustee (Timothy Gallagher) for the Grantor (The Larry Gallagher Family Trust). The Department needs to verify that Timothy Gallagher is a trustee of The Larry Gallagher Family Trust and has the authority to sign for this Trust. *Please submit a copy of the "Certification of Trust" as evidence of all of the trustees and their authority to act on behalf of The Larry Gallagher Family Trust.* The Department needs to confirm that Timothy Gallagher is also a trustee of the Larry Gallagher Family Trust and is authorized to sign for the Grantor on the Quitclaim Deed.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of a copy of the necessary trust certification documents to confirm the signing authority of Timothy Gallagher as a trustee. If we do not receive the necessary information within 30 days, we will return your notice and all attachments, and your notice will not be processed.

If you have any questions regarding this matter, please contact me at 208-605-4633.

Sincerely,

Marina Bozdog  
Technical Records Specialist 1

**Caruso, Cody**

**From:** Bryce Farris <bryce@sawtoothlaw.com>  
**Sent:** Tuesday, June 24, 2025 9:44 AM  
**To:** IDWR File  
**Cc:** Bozdog, Marina  
**Subject:** FW: Notice of Change of Ownership  
**Attachments:** Document\_2025-06-16\_203537.pdf; Document\_2025-06-23\_182310.pdf

RECEIVED

JUN 24 2025

WATER RESOURCES  
WESTERN REGION

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

See attached. Attn: Marina Bozdog.  
Thanks,

**S. Bryce Farris**

*Attorney at Law*

SAWTOOTH LAW OFFICES, PLLC

1101 W. River St., Ste. 110

Boise, ID 83702

Tel: (208) 629-7447

Fax: (208) 629-7559

[bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com)



---

**From:** Bryce Farris  
**Sent:** Tuesday, June 24, 2025 9:08 AM  
**To:** Bozdog, Marina <Marina.Bozdog@idwr.idaho.gov>  
**Subject:** RE: Notice of Change of Ownership

Marina:

My client received the attached letter from you. Attached is the Certificate of Trust.

Please contact me should you have any questions.  
Thanks,

**S. Bryce Farris**

*Attorney at Law*

SAWTOOTH LAW OFFICES, PLLC

1101 W. River St., Ste. 110

Boise, ID 83702

Tel: (208) 629-7447

Fax: (208) 629-7559

[bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com)



---

**From:** Bryce Farris  
**Sent:** Monday, May 19, 2025 4:23 PM  
**To:** Bozdog, Marina <[Marina.Bozdog@idwr.idaho.gov](mailto:Marina.Bozdog@idwr.idaho.gov)>; Hobson, Susy <[stu.hobson@osbe.idaho.gov](mailto:stu.hobson@osbe.idaho.gov)>; Miller, Nick <[Nick.Miller@idwr.idaho.gov](mailto:Nick.Miller@idwr.idaho.gov)>  
**Subject:** RE: Notice of Change of Ownership

Thank you for the update.

**S. Bryce Farris**  
*Attorney at Law*  
SAWTOOTH LAW OFFICES, PLLC  
1101 W. River St., Ste. 110  
Boise, ID 83702  
Tel: (208) 629-7447  
Fax: (208) 629-7559  
[bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com)



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**From:** Bozdog, Marina <[Marina.Bozdog@idwr.idaho.gov](mailto:Marina.Bozdog@idwr.idaho.gov)>  
**Sent:** Monday, May 19, 2025 4:09 PM  
**To:** Hobson, Susy <[stu.hobson@osbe.idaho.gov](mailto:stu.hobson@osbe.idaho.gov)>; Miller, Nick <[Nick.Miller@idwr.idaho.gov](mailto:Nick.Miller@idwr.idaho.gov)>; Bryce Farris <[bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com)>  
**Subject:** RE: Notice of Change of Ownership

I have the Notice of O/C for WR # 65-4049 and 65-17972 for *Timothy Gallagher and Magdalena Wankowicz-Gallagher Revokable Trust*. Stamped as Received on 4/23/2025. Thank you, working on it.

Thank you,



**Marina Bozdog**  
**Technical Records Specialist I**  
*IDWR Western Region*  
2735 W Airport Way, Boise, ID 83705  
Front Desk: (208) 334-2190  
Direct Office: (208) 605-4633

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**From:** Hobson, Susy <[stu.hobson@osbe.idaho.gov](mailto:stu.hobson@osbe.idaho.gov)>  
**Sent:** Monday, May 19, 2025 3:37 PM  
**To:** Bozdog, Marina <[Marina.Bozdog@idwr.idaho.gov](mailto:Marina.Bozdog@idwr.idaho.gov)>; Miller, Nick <[Nick.Miller@idwr.idaho.gov](mailto:Nick.Miller@idwr.idaho.gov)>  
**Subject:** FW: Notice of Change of Ownership

Marina,

I meant to send to you as well.

Susy

---

**From:** Hobson, Susy  
**Sent:** Monday, May 19, 2025 3:36 PM  
**To:** Miller, Nick <[Nick.Miller@idwr.idaho.gov](mailto:Nick.Miller@idwr.idaho.gov)>  
**Subject:** RE: Notice of Change of Ownership

Nick and Marina,

I do not have this on my desk. Marina?

Susy

**Susy Hobson**  
Technical Records Specialist



Western Region  
2735 W. Airport Way, Boise ID 83705  
(208) 605-4631 [susy.hobson@idwr.idaho.gov](mailto:susy.hobson@idwr.idaho.gov)

---

**From:** Bryce Farris <[bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com)>  
**Sent:** Monday, May 19, 2025 11:53 AM  
**To:** Hobson, Susy <[stu.hobson@osbe.idaho.gov](mailto:stu.hobson@osbe.idaho.gov)>; Miller, Nick <[Nick.Miller@idwr.idaho.gov](mailto:Nick.Miller@idwr.idaho.gov)>  
**Subject:** RE: Notice of Change of Ownership

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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Susy and Nick:

I am sending you the Notice of Change that we filed about a month ago. I don't see that we received a date stamped copy or that it was in the water right files? I just want to make sure it has been received and is being processed?

Thanks,

**S. Bryce Farris**

*Attorney at Law*

SAWTOOTH LAW OFFICES, PLLC

1101 W. River St., Ste. 110

Boise, ID 83702

Tel: (208) 629-7447

Fax: (208) 629-7559

[bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com)



SAWTOOTH LAW  
OFFICES, PLLC

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**From:** Hobson, Susy <[susy.hobson@idwr.idaho.gov](mailto:susy.hobson@idwr.idaho.gov)>

**Sent:** Wednesday, May 7, 2025 3:39 PM

**To:** Bryce Farris <[bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com)>

**Subject:** RE: Transfer

Bryce,

Thank you very much for your assistance. From this document I was able to determine how the NENW quarter was split.

Sincerely,

Susy

Susy Hobson

Technical Records Specialist



IDAHO DEPARTMENT OF  
WATER RESOURCES

Western Region

2735 W. Airport Way, Boise ID 83705

(208) 605-4631 [susy.hobson@idwr.idaho.gov](mailto:susy.hobson@idwr.idaho.gov)

---

**From:** Bryce Farris <[bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com)>

**Sent:** Wednesday, May 7, 2025 3:09 PM

**To:** Hobson, Susy <[susy.hobson@idwr.idaho.gov](mailto:susy.hobson@idwr.idaho.gov)>

**Subject:** Transfer

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

**S. Bryce Farris**

*Attorney at Law*

SAWTOOTH LAW OFFICES, PLLC

1101 W. River St., Ste. 110

Boise, ID 83702

Tel: (208) 629-7447

Fax: (208) 629-7559

[bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com)



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WESTERN REGION

RECEIVED

Jun 24, 2025

DEPARTMENT OF  
WATER RESOURCES

**CERTIFICATE OF TRUST**

The undersigned certifies the following:

1. The "Larry Gallagher Family Trust" was created on September 24, 2003 by settlors and trustees Lawrence William Gallagher and Joy Elaine Gallagher. On April 4, 2016, settlors and trustees Lawrence William Gallagher and Joy Elaine Gallagher amended and restated the trust, renaming it the "Gallagher Living Trust".

2. After the death of Joy Elaine Gallagher on February 5, 2018, Lawrence William Gallagher became the sole trustee, serving until his death on September 18, 2024, at which point Timothy Gallagher, in accordance with the terms of the trust, assumed the role of successor trustee.

3. The trustee is now holding, as trustee of the trust, one or more items of property that constitute the trust property.

4. The trustee is authorized by the trust to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert, or allot the trust property, including real and personal property, such as securities of all kinds. The trustee is also authorized to sell upon deferred payments, except as limited by the following (if none, so indicate): NONE

5. The trust is irrevocable.

6. The trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification of trust to be incorrect.

7. If there is more than one trustee, all of the trustees are required to sign in order to exercise the powers of the trustee under the trust, except that any cotrustee may, from time to time, delegate to the other cotrustee routine acts of trust administration and may establish bank or other accounts for the trust that will honor the signature of one or of either cotrustee.

8. Title to property held in the trust shall be taken as follows: **"Timothy Gallagher, Trustee of the Gallagher Living Trust, formerly known as the Larry Gallagher Family Trust"**.

9. The federal taxpayer identification number for the trust is 33-6479465

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 23rd day of June, 2025, at <sup>T.G.</sup>~~San Francisco~~, California.  
<sub>Vallejo</sub>

  
Timothy Gallagher

**CALIFORNIA ACKNOWLEDGEMENT**

**CALIFORNIA GOVERNMENT CODE SECTION § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

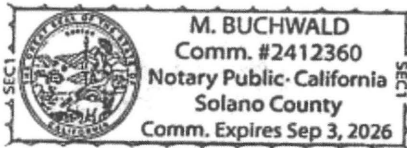
County of Solano

On 6.23.2025, before me, M Buchwald, Notary Public, personally appeared **Timothy Gallagher**, who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Title or Type of Document: Certificate of Trust

Document Date: 6.23.2025

Number of Pages: 1