

JUL 07 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
EASTERN 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. **DEV**

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
75-14781 ✓	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: Joy Annette LeMaster

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Shawn Wells and Nicole Mae Perry

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

33 Wagon Wheel Rd
Mailing address
208-351-2145
Telephone

Salmon ID 83467
City State Zip
niskinner8901@gmail.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: December 23, 2024
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: Shawn Wells 06/27/2025
 Signature of new owner/claimant Title, if applicable Date

Signature: Nicole Perry 01/03/2025
 Signature of new owner/claimant Title, if applicable Date
 Print name

Received by M. Jett Date 7-7-25 For IDWR Office Use Only: Receipt No. E050973 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 JK Processed by JK Date 8/11/2025

Personal Representative's Deed

677424

THIS Personal Representative's Deed, is made and entered into December 23, 2024,
by Michael Shane LeMaster, Personal Representative of the Estate of
Joy Annette LeMaster, deceased,
Grantor, to:

Shawn Walter Wells, an unmarried man and Nicole Mae Perry, an unmarried
woman

Grantee, whose address is: 33 Wagon Wheel Rd Salmon, ID 83467

WHEREAS, Grantor is the qualified Personal Representative of the Estate of Joy Annette
LeMaster, deceased, filed as Case No. CV30-24-0294 in the Seventh Judicial District, State of
ID, County of Lemhi.

NOW THEREFORE, for valuable consideration received, Grantor does hereby grant, bargain,
sell and convey unto Grantee the following described real property located in the State of ID,
County of Lemhi:

Lot 5 of Block 1, Wagon Wheel Ranchettes Subdivision, Lemhi County, Idaho, according to the
official plat, thereof filed for record in Book 4 of Plats at Page 32.

TO HAVE AND TO HOLD, all and singular, the Premises, together with all improvements
thereon and appurtenances thereto, unto the said Grantee and Grantee's successors and
assigns forever, subject to real property taxes and assessments for the current year and to all
encumbrances of record or appearing on the land.

IN WITNESS WHEREOF, Grantor has hereunto caused this Deed to be executed as of the
Effective Date.

Dated: December 23, 2024

The Estate of Joy A LeMaster

Michael Shane LeMaster

Michael Shane LeMaster as Personal Representative



Personal Representative's Deed

677424

THIS Personal Representative's Deed, is made and entered into December 23, 2024,

by **Michael Shane LeMaster, Personal Representative of the Estate of**

Joy Annette LeMaster, deceased,

Grantor, to:

Shawn Walter Wells, an unmarried man and Nicole Mae Perry, an unmarried woman

Grantee, whose address is: 33 Wagon Wheel Rd Salmon, ID 83467

WHEREAS, Grantor is the qualified Personal Representative of the Estate of Joy Annette LeMaster, deceased, filed as Case No. **CV30-24-0294** in the **Seventh** Judicial District, State of ID, County of **Lemhi**.

NOW THEREFORE, for valuable consideration received, Grantor does hereby grant, bargain, sell and convey unto Grantee the following described real property located in the State of ID, County of Lemhi:

Lot 5 of Block 1, Wagon Wheel Ranchettes Subdivision, Lemhi County, Idaho, according to the official plat, thereof filed for record in Book 4 of Plats at Page 32.

TO HAVE AND TO HOLD, all and singular, the Premises, together with all improvements thereon and appurtenances thereto, unto the said Grantee and Grantee's successors and assigns forever, subject to real property taxes and assessments for the current year and to all encumbrances of record or appearing on the land.

IN WITNESS WHEREOF, Grantor has hereunto caused this Deed to be executed as of the Effective Date.

Dated: December 23, 2024

The Estate of Joy A LeMaster

Michael Shane LeMaster

Michael Shane LeMaster as Personal Representative

State of Idaho

County of Lemhi

On this 23rd day of December, 2024, before me, the undersigned, A Notary Public in and for said State, personally appeared Michael Shane LeMaster, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the Estate of Joy Annette LeMaster and executed the same as Personal Representative.

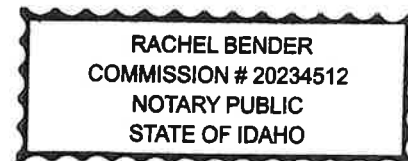
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rachel Bender

Notary Public for the State of: Idaho

Residing at: Salmon, ID

Commission Expires: 11-2-2029





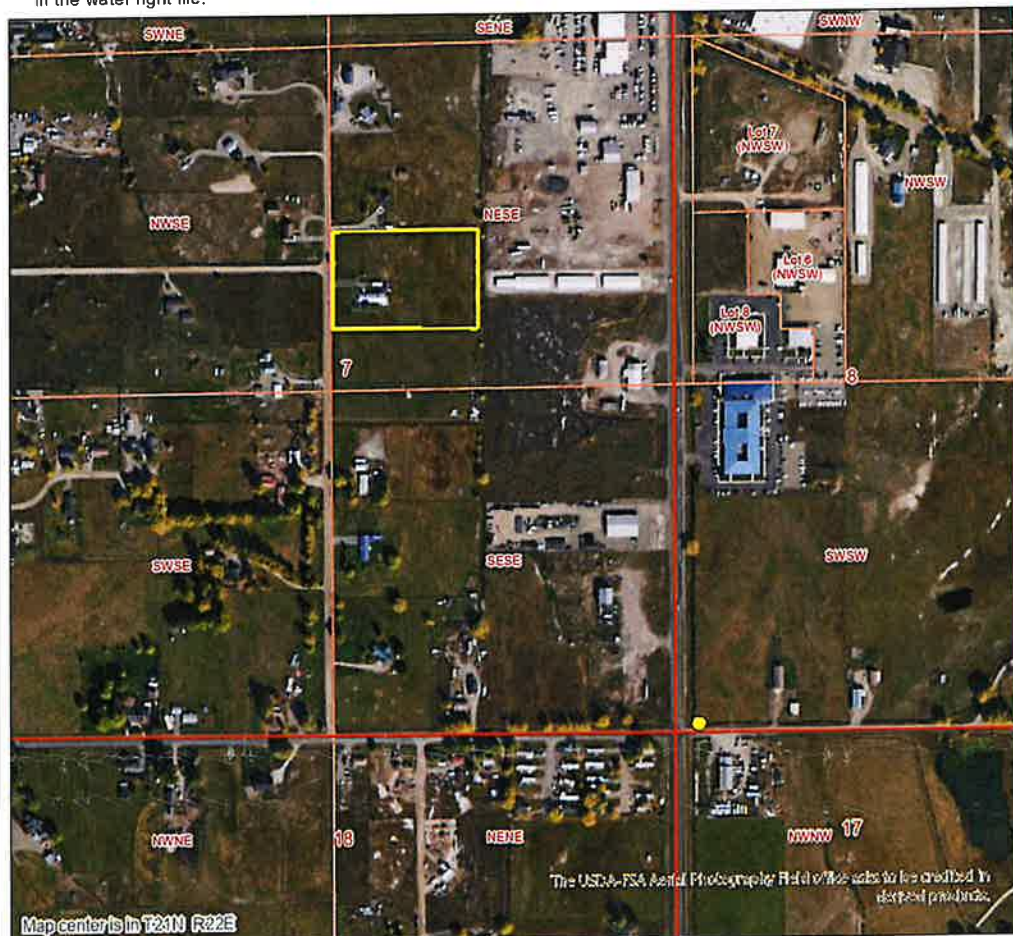
State of Idaho
Department of Water Resources

Water Right

75-14781

STOCKWATER

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 6/27/2025



Legend

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





IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

August 11, 2025

SHAWN WALTER WELLS
NICOLE MAE PERRY
33 WAGON WHEEL RD
SALMON ID 83467-5268

Re: Change in Ownership for Water Right No(s): 75-14781

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 208-515-7161.

Sincerely,

James Cefalo
Eastern Regional Manager

Enclosure(s)