

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 06 2025

DEPT. OF WATER RESOURCES
EASTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

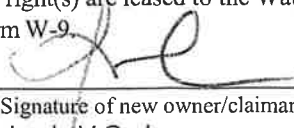
1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
35-2144C <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-10178 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Darmin L. & Dorothy L. Messick, Dana Hall
- Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Matthew Cody & Jamie Valentine-Cody
- New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 2991 E 600 N Roberts ID 83444
- Mailing address City State Zip
- 208-516-6896 jamievcody@yahoo.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: February 2020
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.

SUPPORT DATA

IN FILE # 35-2144C

8. Signature:  Title, if applicable 10/8/2024
- Signature of new owner/claimant Date
- Jamie V Cody
- Print name
- Signature: _____ Title, if applicable 10/8/2024
- Signature of new owner/claimant Date
- Matthew Cody
- Print name

For IDWR Office Use Only:

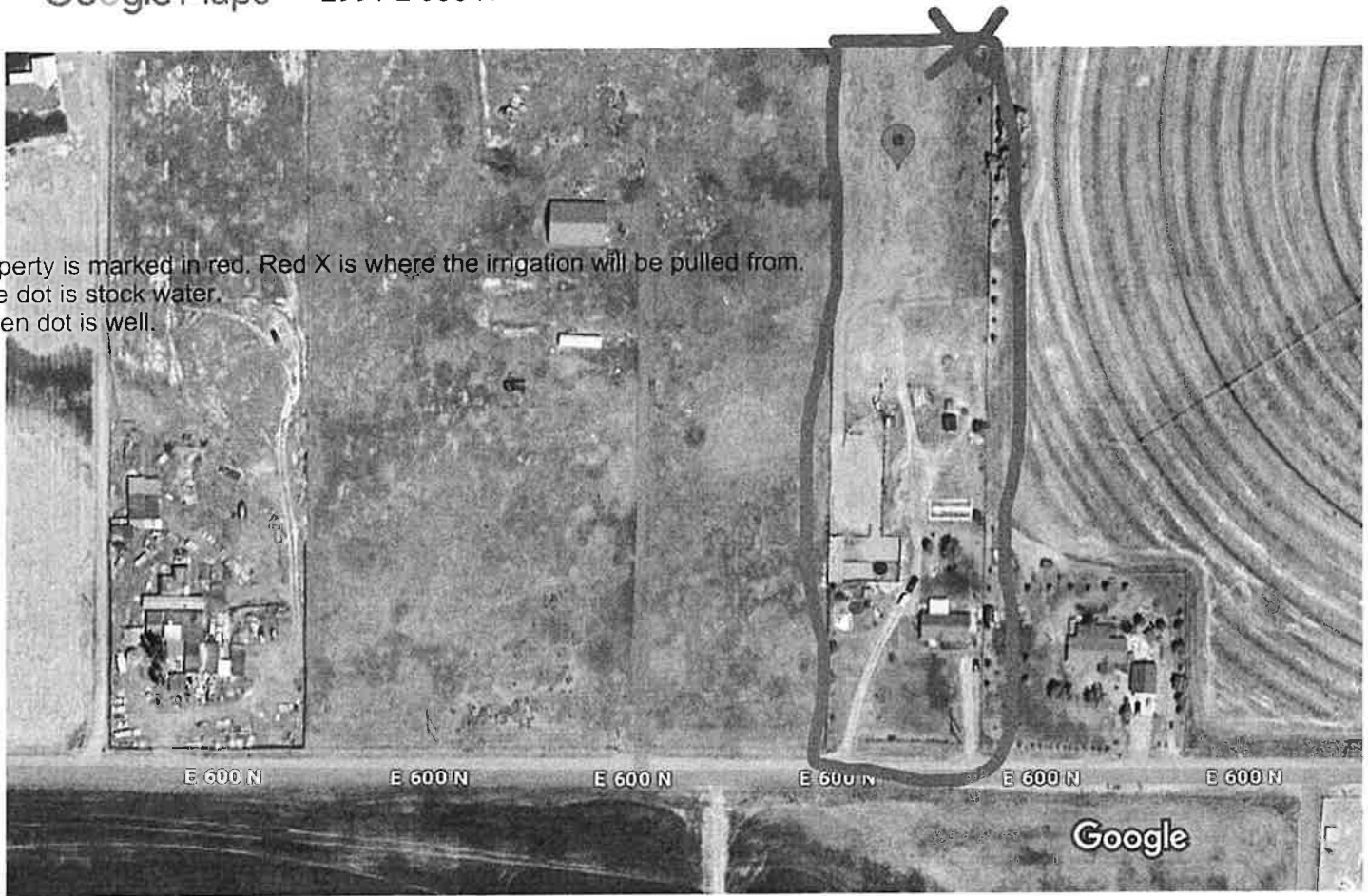
Received by M. Petta Date 8-6-25 Receipt No. E051048 Receipt Amt. 50.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

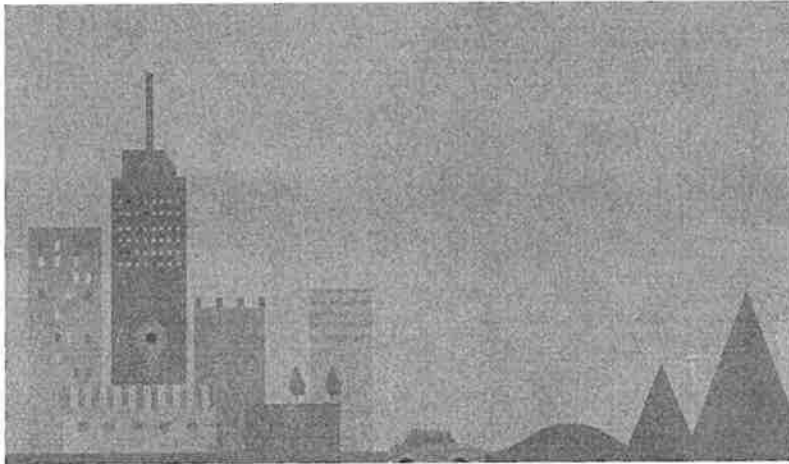
Name on W-9 _____ Approved by  Processed by  Date 9/9/2025

Google Maps 2991 E 600 N

Property is marked in red. Red X is where the irrigation will be pulled from.
Blue dot is stock water.
Green dot is well.



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft



2991 E 600 N



Directions



Save



Nearby

Send to
phone

Share



2991 E 600 N, Roberts, ID 83444



DV7W+V5 Roberts Idaho

Instrument # 449721

RIGBY, JEFFERSON, IDAHO

02-11-2020 03:22:53 PM

No. of Pages: 2

Recorded for: FIRST AMERICAN TITLE - RIGBY

COLLEEN C POOLE

Fee: \$15.00

Ex-Officio Recorder Deputy: LK

Index To: WARRANTY DEED

Electronically Recorded by Simplifile

AFTER RECORDING MAIL TO:

Matthew Cody and Jamie Valentine-Cody
2991 East 600 North
Roberts, ID 83444

WARRANTY DEED

File No.: 877771-IF (mm)

Date: **February 06, 2020**

For Value Received, **Jerry L. Gardner and Dana L. Gardner, husband and wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Matthew Cody and Jamie Valentine-Cody, husband and wife**, hereinafter referred to as Grantee, whose current address is **2991 East 600 North, Roberts, ID 83444**, the following described premises, situated in **Jefferson County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Jefferson, State of Idaho, described as follows:

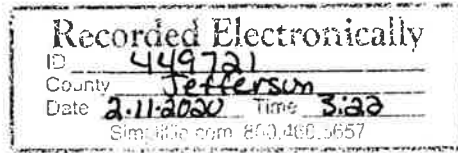
MC
JVC
Township 5 North, Range 37 East, Boise Meridian, Jefferson County, Idaho
Section 33: Beginning at the SE corner of said Section 33, thence S. 89°51'35" W. 372.20 feet to the true point of beginning; thence N. 00°35'18" E 1323.00 feet; thence S. 89°52'13" W. 171.03 feet; thence S. 00°29'32" W. 1323.00 feet; thence N. 89°51'35" E. 168.81 feet to the true point of beginning.

APN:

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

AFTER RECORDING MAIL TO:

Matthew Cody and Jamie Valentine-Cody
2991 East 600 North
Roberts, ID 83444



WARRANTY DEED

File No.: 877771-IF (mm)

Date: February 06, 2020

For Value Received, **Jerry L. Gardner and Dana L. Gardner, husband and wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Matthew Cody and Jamie Valentine-Cody, husband and wife**, hereinafter referred to as Grantee, whose current address is **2991 East 600 North, Roberts, ID 83444**, the following described premises, situated in **Jefferson County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Jefferson, State of Idaho, described as follows:

ME
Joe
Township 5 North, Range 37 East, Boise Meridian, Jefferson County, Idaho
Section 33: Beginning at the SE corner of said Section 33, thence S. 89°51'35" W. 372.20 feet to the true point of beginning; thence N. 00°35'18" E 1323.00 feet; thence S. 89°52'13" W. 171.03 feet; thence S. 00°29'32" W. 1323.00 feet; thence N. 89°51'35" E. 168.81 feet to the true point of beginning.

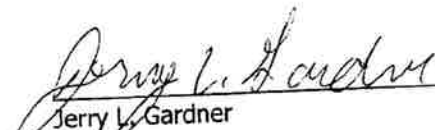
APN:

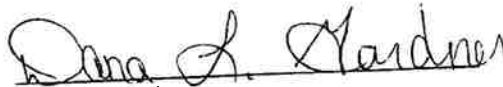
TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN:

Warranty Deed
- continued

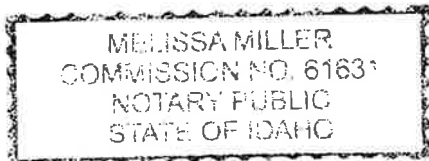
File No.: **877771-IF (mm)**
Date: **02/06/2020**


Jerry L. Gardner


Dana L. Gardner

STATE OF Idaho)
COUNTY OF Bonneville)
ss.

On this Tenth day of February, 2020, before me, a Notary Public in and for said State, personally appeared **Jerry L. Gardner and Dana L. Gardner**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.




Notary Public of Idaho
Residing at: Idaho Falls, ID
Commission Expires: 5.20.2025

AFTER RECORDING MAIL TO:

Correction

Personal Representative's Deed

This deed is being recorded to correct and replace Personal Representative's Deed recorded September 10, 2021, as Instrument No. 466885, which contains an erroneous legal description.

File No.: **998008-RI (ss)**

Date: **September 15, 2021**

For Value Received, **Dana Gardner, duly appointed qualified and acting Personal Representative of the Estate of Dorothy Lee Messick and Darwin Leroy Messick, Deceased**, do(es) hereby convey, release, remise, and forever quit claim unto **Dana Gardner, an individual as her sole and separate property**, whose address is **2991 East 600 North, Roberts, ID, 83444**, herein after called the Grantee, the following described premises situated in **Jefferson County, Idaho**, to-wit:

Parcel 1:

Township 5 North, Range 37 E.B.M., Jefferson County, Idaho

Section 34: Beginning at the Southwest corner of said Section 34, thence N. 89°46'27" E. 499.11 feet to the True Point of Beginning.

thence N. 89°46'27" E. 165.00 feet;

thence N. 00°24'02" W. 1322.18 feet;

thence S. 89°49'10" W. 165.00 feet;

thence S. 00°24'02" E. 1322.44 feet to the True Point of Beginning.

Parcel 2:

Part of the NE¼SE¼ of Section 33 and the NW¼SW¼ of Section 34, Township 5 North, Range 37 E.B.M., Jefferson County, Idaho, described as:

Beginning at the Southwest corner of said Section 34, thence N. 89°46'27" E. for a distance of 1324.11 feet, thence N. 00°24'02" W. for a distance of 1321.71 feet to the True Point of Beginning.

thence N. 01°06'06" E. for a distance of 1078.26 feet;

thence S. 57°24'40" W. for a distance of 2010.78 feet;

thence N. 89°52'13" E. for a distance of 350.50 feet;

thence N. 89°49'10" E. for a distance of 1322.98 feet to the True Point of Beginning.

EXCEPTING THEREFROM: Beginning at the Southwest corner of said Section 34, thence N. 89°46'27" E. for a distance of 1324.11 feet, thence N. 00°24'02" W. for a distance of 1321.71 feet to the True Point of Beginning.

APN:

Personal Representative's Deed - continued

File No.: 998008-RI (ss)

Date: 09/15/2021

thence N. 01°06'06" E. 1078.26 feet;
thence S. 57°24'40" W. 594.77 feet;
thence S. 01°06'06" W. 759.42 feet;
thence N. 89°49'10" E. 495 feet, more or less, to the point of beginning.

together with its appurtenances.

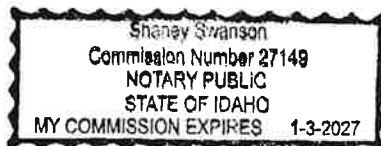
Dated: 9.16.21

Dana Gardner

Dana Gardner, Personal Representative of the
Estate of Dorothy Lee Messick and Darwin Leroy
Messick, deceased

STATE OF Idaho)
SS.
COUNTY OF Jefferson)

On this **16th day of September, 2021**, before me, a Notary Public in and for said State, personally appeared **Dana Gardner**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Personal Representative of the Estate of **Dorothy Lee Messick and Darwin Leroy Messick**, and acknowledged to me that she executed the same as such Personal Representative.



[Signature]
Notary Public of Idaho
Residing at: Idaho Falls, ID
Commission Expires: 1-3-27

Royce B. Lee, P.A.
Attorney at Law
770 South Woodruff Avenue
Idaho Falls, Idaho 83401
Telephone: (208) 524-2652
Facsimile: (208) 524-2051
Idaho State Bar #1691

Attorney for Petitioner

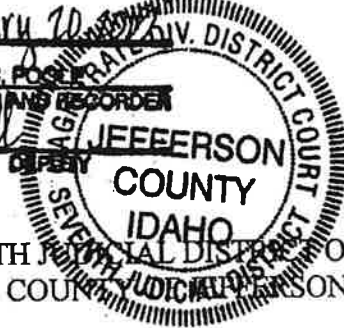
STATE OF IDAHO
COUNTY OF JEFFERSON

HEREBY CERTIFY THAT THE ABOVE AND FOREGOING
IS A FULL, TRUE AND CORRECT COPY OF THE
ORIGINAL THEREOF (ON FILE) (ON RECORD) IN MY
OFFICE.

DATED February 19, 2015

COLLEEN C. POOLE
EX-OFFICIO AUDITOR AND RECORDER

BY _____



MAGISTRATE JUDGE
JEFFERSON COUNTY, IDAHO
2015 FEB 19 PM 4:08

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF
THE STATE OF IDAHO, IN AND FOR THE COUNTY OF JEFFERSON

IN THE MATTER OF THE ESTATE OF)
)
)
DOROTHY LEE MESSICK and)
DARWIN LEROY MESSICK)
)
)
Deceased.)
_____)

CASE NO. CV-15-212
LETTERS
OF ADMINISTRATION
(I.C. 15-3-702)

1. Dana Gardner was duly appointed and qualified as General Personal Representative of the estate of the above-named decedents by the Court with all authority pertaining thereto.
2. Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of the said personal representative.

WITNESS, my signature and the Seal of this Court, this 19 day of February, 2015.

Robert L. Crowley, Jr. - Magistrate Judge
by [Signature] deputy clerk
(As authorized by the Court)

MAGISTRATE

Instrument # 467101
RIGBY, JEFFERSON, IDAHO
09-17-2021 03:31:41 PM No. of Pages: 1
Recorded for: FIRST AMERICAN TITLE - RIGBY
COLLEEN C POOLE Fee: \$10.00
Ex-Officio Recorder Deputy: LK
Index To: LETTERS OF ADMINISTRATION
Electronically Recorded by Simplifile

For Value Received **Dorothy L. Messick, a widow**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Jerry L. Gardner and Dana L. Gardner, husband and wife

whose address is: **2991 A East 600 North, Rigby, ID 83442**

Hereinafter called the Grantee, the following described premises situated in Jefferson County, Idaho, to-wit:

Township 5 North, Range 37 E.B.M., Jefferson County, Idaho

Section 33: Beginning at the SE corner of said Section 33, thence S. 89°51'35" W. 372.20 feet to the true point of beginning; thence N. 00°35'18" E. 1323.00 feet; thence S. 89°52'13" W. 171.03 feet; thence S. 00°29'32" W. 1323.00 feet; thence N. 89°51'35" E. 168.81 feet to the true point of beginning.

Instrument # 321066

RIGBY, JEFFERSON, IDAHO

2003-03-17

04:21:00 No. of Pages: 1

Recorded for : FIRST AMERICAN TITLE

CHRISTINE BOULTER

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: 2003

Dorothy L. Messick
Dorothy L. Messick

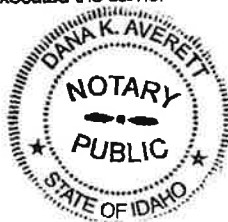
STATE OF Idaho

County of JEFFERSON *Bonneville*

On this 14th day of March, 2003, before me *Dana K. Averett*, personally appeared Dorothy L. Messick, known or identified to me (or proved to me on the oath of), to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that she executed the same.

Dana K. Averett
Notary Public of Idaho
Residing at: *Roxburg, Idaho*
Commission Expires: 11/08/05

9/23/05



RECEIVED BY
ASSESSOR

For *BLATTING*
Date *3/14/03* Time *1:00 PM*

Affidavit of Heirship**321065**

Dorothy L. Messick, being first duly sworn,
on her oath, deposes and says:

That ^{DEAN} Darwin Leroy Messick died intestate on
July 10, 1999, and that he was survived by
Dorothy L. Messick

That there has been no divorce between the parties.

That the community property owned by the parties is described as follows:

Section 33: Beginning at the SE corner of said Section 33,
thence S. 89° 51' 35" W. 372.20 feet to the true point of beginning;
thence N. 00° 35' 18" E. 1323.00 feet; thence S. 89° 52' 13" W.
171.03 feet; thence S. 00° 29' 32" W. 1323.00 feet; thence N.
89° 51' 35" E. 168.81 feet to the true point of beginning.
Township 5 North, Range 37 EBM, Jefferson County, Idaho
2991 East 600 North, Roberts, IDAHO 83444

That there are no community debts or obligations encumbering the aforesaid community property.

That there has been no other that the surviving spouse in possession of the aforesaid community property.

That Dorothy L. Messick as surviving spouse is
entitled to the entire residue of the estate of Darwin Leroy Messick

Date: Feb 12, 03

Dorothy L. Messick

State of Idaho County of Borneville

On this 15th day of February, 2003 before me, the undersigned, a
Notary Public in and for said State, personally appeared Dorothy L. Messick, known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
She executed the same.



Denise O'Brien
Notary Public
Residing at: Idaho Falls
Comm. Expires: 12/09/2008

Instrument # 321065
RIGBY, JEFFERSON, IDAHO
2003-03-17 04:20:00 No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE
CHRISTINE BOULTER
Ex-Officio Recorder Deputy
Index to: DEATH CERTIFICATE

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF HEALTH POLICY AND VITAL STATISTICS

CERTIFICATE OF DEATH

Date Filed JULY 28, 1999

State File No. 1999-05098

DECEDENT - NAME

DARWIN LEROY MESSICK

AGE

65 YEARS

DATE OF DEATH

JULY 10, 1999

SEX

MALE

SOCIAL SECURITY NUMBER

DATE OF BIRTH

JAN. 03, 1934

BIRTHPLACE

IDAHO

WAS DECEDENT EVER IN
U.S. ARMED FORCES?

YES

MARITAL STATUS

MARRIED

SURVIVING SPOUSE (if wife, maiden name)

DOROTHY LEE HARKNESS

CITY, TOWN OR LOCATION OF DEATH

ROBERTS, IDAHO

RESIDENCE STATE

IDAHO

CITY, TOWN OR LOCATION

ROBERTS

FATHER - NAME

CLIFFORD LEROY MESSICK

BIRTHPLACE

IDAHO

MOTHER - FULL MAIDEN NAME

BUELAH GENEVIE WINDER

BIRTHPLACE

IDAHO

NAME AND ADDRESS OF MORTUARY

ECKERSELL MEMORIAL CHAPEL, RIGBY, IDAHO

FUNERAL SERVICE LICENSEE

TERRY W. ECKERSELL

METHOD OF DISPOSITION

BURIAL

TIME OF DEATH

3:20 P.M.

MANNER OF DEATH

NATURAL

CAUSE OF DEATH (underlying cause last)

METASTATIC RENAL CELL CANCER

Approximate Interval Between
Onset and Death

6 MONTHS

DUE TO (or as a consequence of):

DUE TO (or as a consequence of):

DUE TO (or as a consequence of):

OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH but not resulting in the underlying cause given above

CEREBROVASCULAR ACCIDENT

AUTOPSY
PERFORMED?

NO

NAME OF CERTIFIER

KEVIN P. MULVEY, M.D.

TITLE OF CERTIFIER

PHYSICIAN

ACTION

NAME

DATE OF INJURY

HOUR OF INJURY

INJURY AT WORK?

DESCRIPTION OF HOW INJURY OCCURRED

PLACE OF INJURY

LOCATION OF INJURY

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF HEALTH POLICY AND VITAL STATISTICS.

DATE ISSUED: FEBRUARY 06, 2003

This copy is not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

JANE S. SMITH
STATE REGISTRAR





449721 Jerry L. Gardner & Dana L. Gardner TO
Matthew Cody and Jamie Valentine-Cody

9/3/2025

Scale: 1 inch= 200 feet

File:

Tract 1: 5.1604 Acres (224788 Sq. Feet), Closure: s09.5039e 0.01 ft. (1/571486), Perimeter=2986 ft.

01 /se,33,5n,37e

02 /s89.5135w 372.20

03 n00.3518e 1323.00

04 s89.5213w 171.03

05 s00.2932w 1323.00

06 n89.5135e 168.81



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

September 09, 2025

MATTHEW CODY
JAMIE VALENTINE CODY
2991 E 600 N
ROBERTS ID 83444-5002

Re: Change in Ownership for Water Right No(s): 35-2144C, 35-10178

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 208-497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 120
BONNEVILLE JEFFERSON GROUND WATER DISTRICT