

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 11 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES
EASTERN REGION

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?
25-7375	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: Richard Ricks
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Miguel Gudino, Veronica Arias Diaz
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

3920 Slate Dr. Idaho Fall ID 83401
Mailing address City State Zip
208-419-1585 Veronicaarias82@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: June 08 2018
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: Veronica Arias D. 9-8-2025
Signature of new owner/claimant Title, if applicable Date
Veronica Arias Diaz
Print name
- Signature: Miguel A Gudino 9-8-2025
Signature of new owner/claimant Title, if applicable Date
Miguel A Gudino
Print name

For IDWR Office Use Only:

Received by CTH Date 9/11/25 Receipt No. E051120 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 JBS Processed by JBS Date 9/12/2025

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
670 South Woodruff
Idaho Falls, ID 83401

Instrument # 1583890
Bonneville County, Idaho Falls, Idaho
06/08/2018 04:34:05 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - IDAHO FALLS
Penny Manning Fee: \$15.00
Ex-Officio Recorder Deputy Dramonett
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 684492-IF (mlm)

Date: June 07, 2018

U. A.

For Value Received, **Lanny Baker, an unmarried person**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Veronica Arias Diaz and Miguel A Gudino, wife and husband**, hereinafter called the Grantee, whose current address is **13692 N. 75th E., Idaho Falls, ID 83401**, the following described premises, situated in **Bonneville County, Idaho**, to-wit:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 39 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO; RUNNING THENCE SOUTH ALONG THE SECTION LINE 80.0 FEET; THENCE EAST 150.0 FEET; THENCE NORTH 12.0 FEET; THENCE EAST 181.0 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED AS INSTRUMENT NO. 559287, RECORDS OF BONNEVILLE COUNTY, IDAHO; THENCE NORTH ALONG THE EAST LINE OF SAID PROPERTY 68.0 FEET TO THE NORTHEAST CORNER THEREOF (SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 4); THENCE WEST ALONG SAID NORTH LINE 331.0 FEET TO THE POINT OF BEGINNING.

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.

Date: 06/07/2018

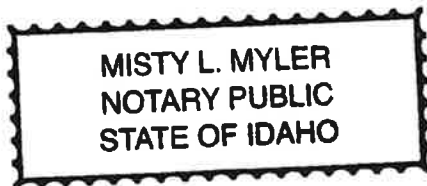
Warranty Deed
- continued

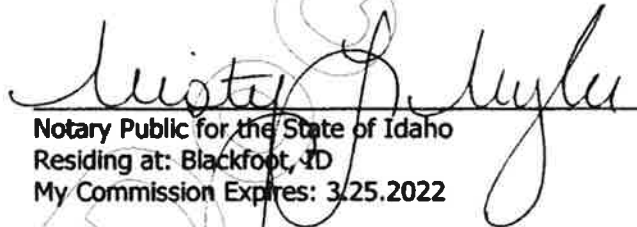
File No.: 684492-IF (mlm)


Lanny Baker

STATE OF Idaho)
ss.
COUNTY OF Bonneville)

On this 8th day of June, 2018, before me, a Notary Public in and for said State, personally appeared Lanny Baker, known or identified 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.




Notary Public for the State of Idaho
Residing at: Blackfoot, ID
My Commission Expires: 3.25.2022

WARRANTY DEED

29,677

For Valuable Consideration Received:

LUELLA BIRD RICKS, A WIDOW

the Grantor does hereby grant, bargain, sell, convey and warrant unto

LANNY BAKER AND KATHY BAKER, HUSBAND AND WIFE

the Grantees whose current address is:

13692 N. 75th E., Idaho Falls, ID 83401

the following described premises, to-wit:

Beginning at the Northwest Corner of the Southwest Quarter (SW 1/4) of Section 4, Township 3 North, Range 39 East of the Boise Meridian, Bonneville County, Idaho; running thence South along the Section line 80.0 feet; thence East 150.0 feet; thence North 12.0 feet; thence East 181.0 feet to the Southeast Corner of that certain property described in the Warranty Deed recorded as Instrument No. 559287 records of Bonneville County, Idaho; thence North along the East line of said property 68.0 feet to the Northeast Corner thereof (said point also being on the North line of said Southwest Quarter (SW 1/4) of Section 4); thence West along said North line 331.0 feet to the point of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that she is the owner in fee simple of said premises; that said premises are free from all encumbrances and that she will warrant and defend the same from all lawful claims whatsoever.

Luella Bird Ricks
Luella Bird Ricks

9-26-06
Date

STATE OF IDAHO)
)ss.
COUNTY OF BONNEVILLE)

On this 26th day of September, 2006, before me, the undersigned, a Notary Public, in and for said State, personally appeared **LUELLA BIRD RICKS** known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS MY HAND AND OFFICIAL SEAL



Stephanie K Jensen
Residing at:
Commission Expires:

Notary Public for the State of Idaho
Residing in Idaho Falls
Commission Expires 11-01-06

INSTRUMENT NO.	1238734
DATE	9-27-06
INST CODE	205
IMAGED PGS	1
FEE	3.00
STATE OF IDAHO	
COUNTY OF BONNEVILLE	
I hereby certify that the within instrument was recorded	
Ronald Longmire, County Recorder	
P.	<u>[Signature]</u>
T.	IT

DUNN & CLARK, P.A.
Robin Dunn, Esq., ISB #2903
Stephen J. Clark, Esq., ISB #2961
Penny North Shaul, Esq., ISB #4993
240 South 5th West
P.O. Box 277
Rigby, ID 83442
(208) 745-9202 (t)
(208) 745-8160 (f)



STATE OF IDAHO
County of Bonneville
I HEREBY CERTIFY that above and foregoing
is a full and correct copy of the original
thereof, on file in my office.
Dated September 25, 2006
RONALD LONGMORE
Clerk of the District Court
By [Signature]
Deputy Clerk

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF BONNEVILLE
MAGISTRATES DIVISION

IN THE MATTER OF THE)
ESTATE OF:)

RICHARD ESPEN RICKS,)
SS#: 519-32-1649)

Deceased.)
_____)

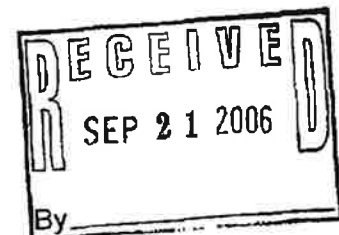
Probate Case No. CV-06-5370
DECREE VESTING ESTATE IN
SURVIVING SPOUSE

1238733

INSTRUMENT NO.	
DATE	9-27-06
INST CODE	861
IMAGED PGS	3
FEE	6.00
STATE OF IDAHO	
COUNTY OF BONNEVILLE	
I hereby certify that the within instrument was recorded Ronald Longmore, County Recorder	
By	<u>[Signature]</u>
Reg. of	ITJ

Upon consideration of the Petition for Summary Administration of Estate in Which
Surviving Spouse is Sole Beneficiary filed by LUELLA RICKS, on September 21, 2006,
the Court finds that:

1. The facts set forth in the petition are true.
2. The required notice has been given or waived.
3. The decedent, RICHARD ESPEN RICKS, died on February 10, 2006, domiciled in Milo, Idaho.
4. Venue is proper.
5. The decedent and RICHARD ESPEN RICKS, were duly married at Idaho Falls, Idaho, on July 19, 1949, and remained married until the date of decedent's death.
6. The surviving spouse, LUELLA RICKS, is the sole heir or devisee of the decedent.
7. The decedent died intestate.



8. The schedule of property attached to this Decree is a full and complete inventory of the property owned by the decedent and properly characterizes the property as community or separate property.

THEREFORE, it is ordered, adjudged and decreed as follows:

1. LUELLA RICKS is the surviving spouse of the decedent and is the sole heir or devisee of the decedent.
2. The property of the decedent described on the schedule attached to this Decree is hereby vested in and distributed to LUELLA RICKS free and clear of all right, title, claim or demand of any person or persons claiming or attempting to claim under the estate of the decedent as heir, devisee, or otherwise, except as a proper creditor.
3. The surviving spouse shall assume and be liable for any and all indebtedness that might be a claim against the estate of the decedent.
4. There shall be no administration of the estate of the decedent.

Dated: 9/22/06



Magistrate

Beginning at the Northwest Corner of the Southwest Quarter (SW 1/4) of Section 4, Township 3 North, Range 39 East of the Boise Meridian, Bonneville County, Idaho; running thence South along the Section line 80.0 feet; thence East 150.0 feet; thence North 12.0 feet; thence East 181.0 feet to the Southeast Corner of that certain property described in the Warranty Deed recorded as Instrument No. 559287 records of Bonneville County, Idaho; thence North along the East line of said property 68.0 feet to the Northeast Corner thereof (said point also being on the North line of said Southwest Quarter (SW 1/4) of Section 4); thence West along said North line 331.0 feet to the point of beginning.

Commonly known as: 13692 N. 75th E. Idaho Falls, Idaho 83401

914373

SPECIAL WARRANTY DEED

WARREN A. BIRD, a widower

for good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto
RICHARD E. RICKS and LUELLA BIRD RICKS, husband and wife

13692 N. 75th E. Idaho Falls, Idaho as GRANTEE
and Grantee's successors and assigns, all of the following described real estate situated in the State of Idaho, to-wit:

Any and all interest, including easement rights and/or life estate, in the following described property:

Beginning at the Northwest Corner of the Southwest Quarter (SW1/4) of Section 4, Township 3 North, Range 39 East of the Boise Meridian, Bonneville County, Idaho; running thence South along the Section line 80.0 feet; thence East 150.0 feet; thence North 12.0 feet; thence East 181.0 feet to the Southeast Corner of that certain property described in the Warranty Deed recorded as Instrument No. 559287 records of Bonneville County, Idaho; thence North along the East line of said property 68.0 feet to the Northeast Corner thereof (said point also being on the North line of said Southwest Quarter (SW1/4) of Section 4); thence West along said North line 331.0 feet to the point of beginning.

96 FEB 12 PM 1:33
BONNEVILLE COUNTY
RECORDER

914373

TOGETHER WITH any and all improvements, water and ditch rights, easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and any reversion, remainder, rents, issues, and profits thereof.
In construing this Deed and where the context so requires, the singular includes the plural, and the masculine the feminine and neuter.
IN WITNESS WHEREOF, the Grantor hereunto has set his hand and seal hereto on Feb 12 1996

Warren A. Bird
Warren A. Bird

STATE OF IDAHO

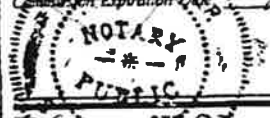
COUNTY OF Bonneville

On February 12 1996 before me, the undersigned, a Notary Public in and for said State, personally appeared
WARREN A. BIRD

known to me to be the person(s) whose name(s) were subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

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

Warren A. Bird
Notary Public for the State of Idaho
Commission Expires 8-18-96



Bonneville Land & Title Co.

497 N. Capitol Ave. - P.O. Box 51690 - Idaho Falls, ID 83405-1690 (208) 524-6600

RECORDING DATA

INSTRUMENT NO.	914373
DATE	2/12/96
INST. CODE	205
FILE NO.	1183-25
...	300
STATE OF IDAHO	
COUNTY OF BONNEVILLE	
I have hereunto set my hand and affixed my official seal the day and year first above written.	
By <i>Richard E. Ricks</i>	
Request of	

GIFT DEED

THIS INDENTURE, made this 30th day of January, 1964, by and between WARREN A. BIRD and ROZELLA BIRD, his wife, of the County of Bonneville, State of Idaho, Parties of the First Part, and LUELLA BIRD RICKS and RICHARD E. RICKS, her husband, of the County of Bonneville, State of Idaho, Parties of the Second Part;

WITNESSETH:

That the Parties of the First Part, for and in consideration of the love and affection which they bear towards their daughter Luella Bird Ricks and son-in-law Richard E. Ricks, Parties of the Second Part, do hereby give, grant, alien and convey unto their daughter Luella Bird Ricks and Richard E. Ricks, her husband, as their sole and separate property, and to their heirs and assigns, forever, all the First Parties' interest in that certain real property described and located in the County of Bonneville, State of Idaho, as follows, to-wit:

Beginning at the Southeast (SE) corner of the Northwest Quarter (NW 1/4) of Section Four (4), Township Three (3) North, Range Thirty-nine (39), East of the Boise Meridian, thence North 165.0 feet along the quarter section line; thence West 1,320 feet; thence South 165.0 feet more or less to the quarter section line; thence East 1,320 feet more or less to the point of beginning.

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or anywise appertaining and the reversions, remainders, rents, and issues and profits thereof.

Grantors expressly reserve two (2) perpetual easements for access and egress to portions of E1/2 NW 1/4 and N1/2 N1/2 SW 1/4 in said Section Four (4) as rights of way across said tract, which are described as follows:

I Beginning at the Southwest (SW) corner of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Three (3) North, Range Thirty-nine (39), East of the Boise Meridian, thence East 33 feet; thence North 165.0 feet; thence West 33 feet more or less to the quarter section line; thence South 165.0 feet more or less to the point of beginning.

II Beginning at the Southeast (SE) corner of the Northwest Quarter (NW 1/4) of Section Four (4), Township Three (3) North, Range Thirty-nine (39), East of the Boise Meridian; thence North 165.0 feet, thence West 33 feet; thence South 165.0 feet more or less to

the quarter section line; thence East 33 feet more or less to the point of beginning.

TO HAVE AND TO HOLD, all and singular, the above described premises together with appurtenances, unto the said Parties of the Second Part, their heirs and assigns forever.

IN WITNESS WHEREOF, the Parties of the First Part have hereunto set their hands and seals the day and year first above written.

Warren A. Bird

Rozella Bird

STATE OF IDAHO)
) ss.
County of Bonneville.)

On this 30th day of January, 1964, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared WARREN A. BIRD and ROZELLA BIRD, his wife, known to me to be the persons whose names are subscribed to the within and foregoing instrument, and acknowledged to me that they executed the same.

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

Reed L. Moss

Notary Public for State of Idaho
Residing at: Idaho Falls, Idaho
My Commission Expires: 2/26/66

(Seal)

331886

STATE OF IDAHO }
County of Bonneville } ss.

FILED FEB 24 11:09 AM '64

WA 195 1.20
By Richard E. Rickard Deputy
Recorder

Richard E. Rickard

Rose Ann Rickard

Idaho Falls

Idaho Falls, Idaho

Water Right Report : 25-7375(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	TOMCHAK, TYE	1742 BRENTHAVEN ST	IDAHO FALLS	ID	83402
Current Owner	FARNES, LYLE R	1770 KEARNEY ST	IDAHO FALLS	ID	83401
Current Owner	BIRD, WARREN A	1994 W BROADWAY	IDAHO FALLS	ID	83401
Current Owner	RICKS, RICHARD	1994 W BROADWAY	IDAHO FALLS	ID	83401

Water Right Status

Priority Date : 6/29/1983
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	03N	39E	4	0				NW SW BONNEVILLE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
DOMESTIC	01/01	12/31	0.10 CFS	4.80 AFA
TOTAL			0.10 CFS	4.80 AFA

Places of Use

Place of Use Legal Description : DOMESTIC (BONNEVILLE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03N	39E	4					NW SW

Conditions

Code Conditions

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.

X01 Domestic use is for 4 homes.

Dates

Licensed Date :
Decreed Date : 9/30/2005
Permit Proof Due Date : 7/1/1986
Permit Proof Made Date : 12/5/1986
Permit Approved Date : 6/12/1985
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date : 6/29/1983
Protest Deadline Date :

Other Information

State or Federal : S
Water District Number : 120
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False



25-7375

Show search results for 25-7375





967899 Warren Bird To Brett W and Marilee Bird

1583890 Lanny Baker To Veronica Arias Diaz + Miguel A Gudino

1276529 Vaughn Jordan + Jessa Jordan To David Shelley + Aimee Shelley

9/11/2025

Scale: 1 inch= 800 feet

File:

Tract 1: 0.7161 Acres (31193 Sq. Feet), Closure: n00.0000e 0.01 ft. (1/88792), Perimeter=888 ft.

Tract 2: 0.5580 Acres (24308 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=822 ft.

Tract 3: 6.8715 Acres (299325 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/642119), Perimeter=3030 ft.

01 /nw,sw,4,3n,39e

02 /s00e 80

03 n90e 150.00

04 n00e 12

05 n90e 181

06 s00e 79.33

07 n90w 131

08 s00e 33.68

09 n90w 200.00

10 n00e 101

11 @0

12 s00e 80

13 n90e 150

14 n00e 12

15 n90e 181

16 n00e 68

17 n90w 331

18 @0

19 /nw,sw,4,3n,39e

20 /s00.1226e 181.00

21 s00.1226e 90.50

22 n89.4734e 200

23 s00.1226e 23.14

24 n89.4734e 1020.00

25 n00.1226w 295.58

26 s89.4455w 889.00

27 s00.1226e 147.57

28 s89.4734w 115.00

29 s00.1226e 33.68

30 s89.4734w 216.00



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 12, 2025

TYE TOMCHAK
1742 BRENTHAVEN ST
IDAHO FALLS ID 83402

BRETT W BIRD
MARILEE BIRD
13672 N 75TH E
IDAHO FALLS ID 83401-5325

MIQUEL A GUDINO
VERONICA ARIAS DIAZ
3920 SLATE DR
IDAHO FALLS ID 83401-1251

DAVID SHELLEY
AIMEE SHELLEY
13638 N 75TH E
IDAHO FALLS ID 83401-5325

Re: Change in Ownership for Water Right No(s): 25-7375

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: BONNEVILLE JEFFERSON GROUND WATER DISTRICT