

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 01 2024

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, 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?
57-2055	Yes ☒	Yes ☐		Yes ☐	Yes ☐
57-10194	Yes ☐	Yes ☐		Yes ☐	Yes ☐
57-2055, 57-12130	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Mansidor, Ray, Mansidor, Mary
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Nederend Farms, LLLP
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 4998 Hogg Road Homedale ID 83628
Mailing address City State Zip
- 208-880-4937 hansnederend@aol.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: February 28, 2024
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 57-2055

8. Signature: Hans Nederend Jr. general partner 3-28-24
Signature of new owner/claimant Title, if applicable Date
- Hans Nederend Jr.
Print name
- Signature: Jenene Nederend general partner 3-28-24
Signature of new owner/claimant Title, if applicable Date
- Jenene Nederend
Print name

Received by CC Date 4-1-24 For IDWR Office Use Only: C118931 Receipt No. W051856 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 _____



Pioneer Title Co.
GOING BEYOND

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 847138 CH/TG

WARRANTY DEED

For Value Received Mary Louise Mansisor as trustee of The Ramon and Mary Louise Mansisor Family Trust created by that certain agreement in writing dated January 3, 1997

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Nederend Farms LLLP, an Idaho ^{liability limited} limited partnership JNL

hereinafter referred to as Grantee, whose current address is ⁴⁹⁹⁸ ~~4898~~ Hogg Road Homedale, ID 83628

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 02/23/2024

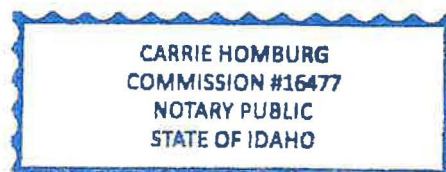
The Ramon and Mary Louise Mansisor Family Trust

By: Mary Louise Mansisor
Mary Louise Mansisor, sole trustee

State of Idaho, County of Canyon

This record was acknowledged before me on February 28, 2024 by Mary Louise Mansisor, as sole trustee of The Ramon and Mary Louise Mansisor Family Trust dated January 3, 1997.

Carrie Homburg
Signature of notary public
Commission Expires:



Residing at: Melba, ID
Commission Expires: 03/10/2027

EXHIBIT A

In Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 15: Southeast Quarter and the Southeast Quarter of the Northwest Quarter

EXCEPTING THEREFROM the following described parcels:

Parcel 1:

That real property situated in Owyhee County, Idaho and described as follows: A parcel located in the Southwest Quarter of the Southeast Quarter of Section 15, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho the following courses:

BEGINNING at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 15, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, thence;
North 89°53'59" East, a distance of 207.06 feet, thence;
North 00°01'19" East, a distance of 833.95 feet, thence;
South 89°55'43" West, a distance of 39.99 feet, thence;
North 30°17'29" W, a distance of 281.66 feet, thence;
South 01°20'46" West, a distance of 1077.77 feet, to the REAL POINT OF BEGINNING.

Parcel 2:

That real property situated in Owyhee County, Idaho and described as follows: A parcel located in the Southwest Quarter of the Southeast Quarter of Section 15, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho the following courses:

BEGINNING at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 15, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, thence;
North 89°53'59" East, a distance of 207.06 feet to the POINT OF BEGINNING, thence continuing
North 89°53'59" East, a distance of 393.00 feet, thence;
North 00°01'19" East, a distance of 833.95 feet, thence;
South 89°55'43" West, a distance of 393.00 feet, thence;
South 00°03' West, a distance of 833.95 feet to the REAL POINT OF BEGINNING.

MURPHY, OWYHEE, ~~1/20/20~~
9-21-2022 12:38:48 PM No. of Pages: 1
Recorded for : M.L MANSIDOR
ANGELA BARKELL Fee: 15.00
Ex-Officio Recorder Deputy
Index to: DEED, QUIT-CLAIM

FOR VALUE RECEIVED, The Ramon & Mary Louise Mansisidor Family Trust, **Grantor**
, **2nd Grantor** *does hereby*
convey, release, and forever Joseph L & Susan G Mansisidor, **Grantee**
quitclaim unto: , **Grantee**
 whose **mailing address** is: 3642 E Market Rd, Homedale, ID 83628

THAT REAL PROPERTY SITUATED IN OWYHEE COUNTY, IDAHO AND DESCRIBED AS FOLLOWS: A PARCEL LOCATED IN THE SW ¼ OF THE SE ¼ OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 5 WEST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO – LOCATED TO THE SOUTH AND WEST OF THE DITCH KNOWN AS THE TOWN DITCH.

TOGETHER WITH ALL APPURTENANT WATER RIGHTS INCLUDING BUT NOT LIMITED TO PERMIT No. 57-02055 AND PERMIT No. 57-10194 AND PERMIT No. 57-10196

Date: 9-21-2022 By: Mary Louise Mansueto - Trustee
[Grantor's Name]
Date: _____ By: _____
[2nd Grantor's Name if Applicable]

State of Idaho)
County of Owyhee) ss

On this 21st day of September, in the year of 2022, before me Gentry Stounbaugh
(Notary Name)
a notary public, personally appeared Mary Louise Mansisidor
[individual's name(s)]
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 that he (she) (they) executed the same.

Residing at: Murphy, Idaho
My Commission Expires on 2-1-2024



COPY
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DEC 16 2022

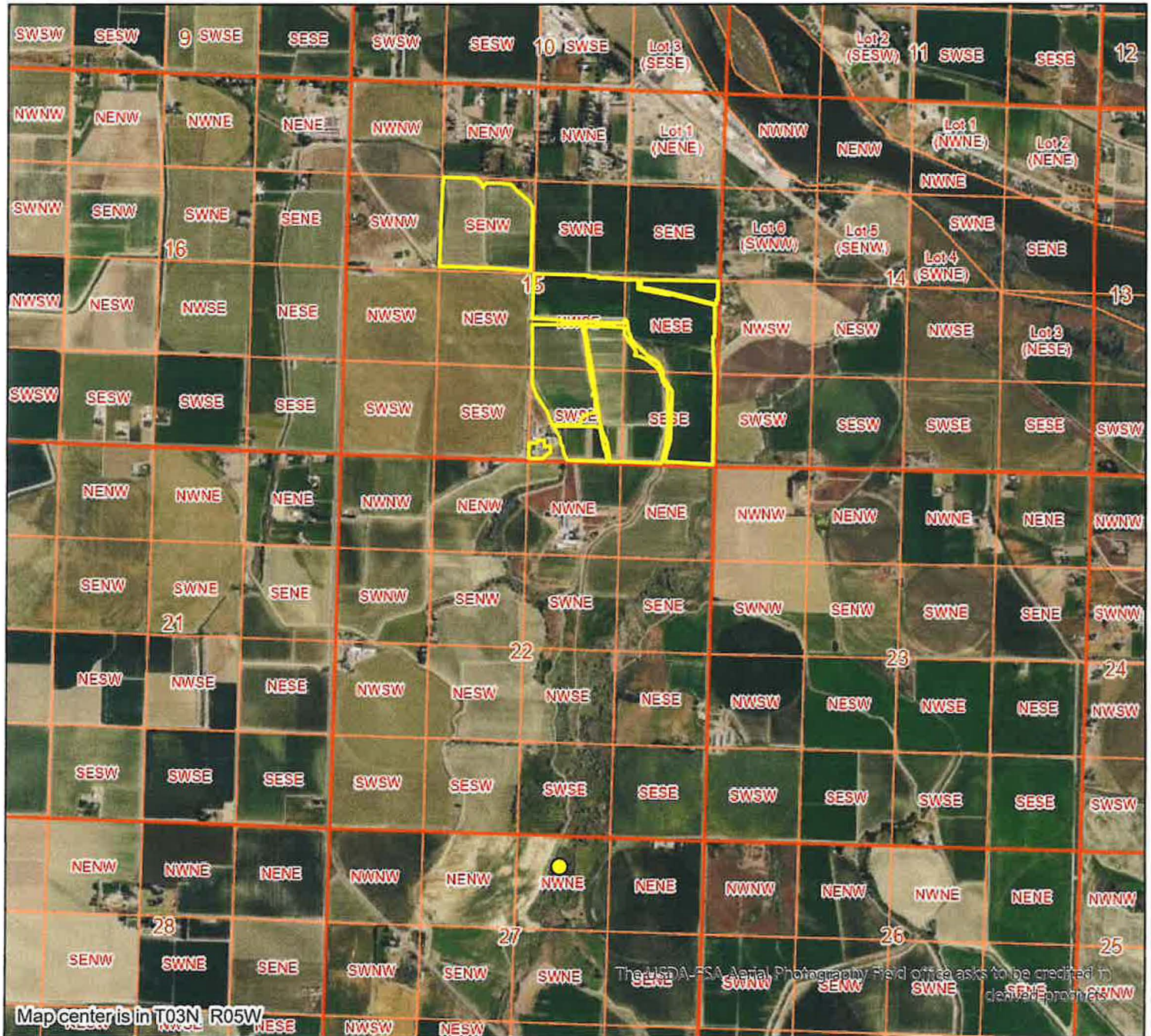
State of Idaho
Department of Water Resources

Water Right

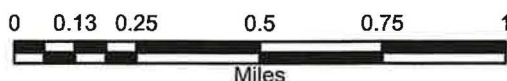
57-2055

IRRIGATION

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: 3/28/2024



Legend

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



Water Right

IRRIGATION



Date created: 3/28/2024



Legend

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

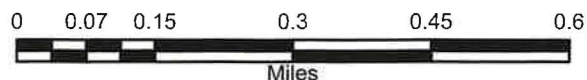


Water Right

IRRIGATION

[illegible]

Date created: 3/28/2024



Legend

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



State of Idaho
Department of Water Resources

Water Right

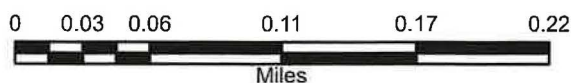
57-10194

IRRIGATION

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: 3/28/2024



Legend

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





IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 24, 2025

NEDEREND FARMS, LLLP
4998 HOGG RD
HOMEDALE ID 83628-3627

Re: Change in Water Right Ownership: 57-2055 (Split into 57-2055 and **57-12130**) & 57-10194

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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 208-287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: MARY L MANSISIDOR
RAY MANSISIDOR

Memorandum for 57-2055

To: Water Right File 57-2055
From: Sidney Palmer
Re: Creating a Split Mockup for the Mansisor's
Date: December 13, 2022

Background – On November 10, 2022, Mackenzie Kienholz had a walk-in during water right office day by Mrs. and Mr. Mansisor, mother and son. They wanted to discuss what a split would entail for their original water right, 57-2055. After some discussion, Phil Hummer and Sidney Palmer were brought in to help elaborate on the Ownership Change and Transfer processes. The meeting concluded, and it was decided that Sidney Palmer would work with a copy of a supplied Quitclaim Deed to create a mockup split for the Mansisor's. After some more correspondence between Mackenzie Kienholz and Sidney Palmer, a mockup was created. While creating the mockup, it was noted that the Quitclaim Deed provided did not have enough information regarding both the legal description of the property location and specific percentages of water to be allocated to the split water rights as outlined by the Mansisor's.

Response – On November 21, 2022, Sidney Palmer responded to the Mansisor's via email detailing the discrepancies between the documentation and the outcome they hoped to achieve. Also included in the emails were some recommended actions to help the Minsidior's achieve their desired outcome. Attached to that email were several maps detailing the parcels within the QQ and where the intended split would take place, according to the walk-in meeting. As of the date of this memo, no response has been received.

From: [Sidney Palmer](#)
To: [ML Mansidor](#)
Subject: RE: Water Right Questions Regarding Ownership Change and Protest
Date: Monday, November 21, 2022 1:29:00 PM
Attachments: [Maps of WR.pdf](#)

Good Afternoon,

In reviewing the documents provided during our meeting, it appears there are some discrepancies between the documentation and the outcome you are hoping for. Within the Quitclaim deed from the Ramon & Mary Louise Mansidor Family Trust to Joseph L & Susan G Mansidor, it states, "A parcel located in the SW ¼ of the SE ¼..." but shown in the attached document there are two parcels within the specified quarter quarter outlined in red as Parcel "A" and Parcel "B". With the Quickclaim deed provided, the Department wouldn't be able to tell which parcel of land the Deed is specifying. This isn't to mention that neither parcel is what you and Joseph discussed with us during our meeting. It's to my understanding that what was trying to be conveyed is outlined in purple within the attachment. This presents an issue as the Department wouldn't be able to split the water right based on the deed provided since we don't have a clear legal description of the land that is being conveyed. It is also important to note that a water right split isn't warranted with this Deed. In the last paragraph the deed states, "Together with all appurtenant water rights..." which would be considered all the water rights owned by the Ramon & Mary Louise Mansidor Family Trust associated within that quarter quarter.

I would recommend changing the deed with the help of an attorney or title company to specify a legal description of the parcel of land being conveyed, as well as to change the wording within the Quitclaim Deed to define how much water will be split. If the 20% we discussed prior is not specified within the deed the water would then be split proportionately to the land.

If you have any questions regarding this matter, please contact me at (208)287-4921 or email me back at Sidney.palmer@idwr.idaho.gov.

Thank you,

Sidney N. Palmer
Idaho Department of Water Resources
Technical Records Specialist I
Sidney.palmer@idwr.idaho.gov | (208) 287-4921



From: Kienholz, Mackenzie <Mackenzie.Kienholz@idwr.idaho.gov>
Sent: Monday, November 21, 2022 8:12 AM
To: ML Mansidor <mlmansis@frontiernet.net>
Cc: Sidney Palmer <Sidney.Palmer@idwr.idaho.gov>; Parker, Cody <Cody.Parker@idwr.idaho.gov>

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DEC 16 2022

Subject: RE: Water Right Questions Regarding Ownership Change and Protest

Good Morning,

I want to inform you that I will be passing your ownership change and split to Sidney Palmer, who joined us in our initial meeting and who is cc'd on this email. There seem to be questions regarding how the property and water rights were sold and split according to the legal documents. This is not my area of expertise, so we believe Sidney will be better equipped to help you through this process. She will contact you if there is any more information that she needs to help answer your questions. Thank you for your patience.

Best,

Mackenzie Kienholz

From: ML Mansisidor <mlmansis@frontiernet.net>

Sent: Friday, November 11, 2022 7:28 AM

To: Kienholz, Mackenzie <Mackenzie.Kienholz@idwr.idaho.gov>

Subject: Re: Water Right Questions Regarding Ownership Change and Protest

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.

Good Morning, Mackenzie,

Thank you for all of the very good and important information that you sent to us.

Anxious to see what Sidney's draft will look like. I didn't realize the process would be so involved. But with you working on it, I feel more confident on what we are trying to accomplish.

Thank you for checking on the status of 57-12068 (Cegnar Land LLC), and where we now stand. I understand the SRBA court is very busy and it may take time for them to get to our protest. I was concerned because we had not heard from them in 5 months. I will try to be more calm.

Joe will be going through the pamphlet and web pages you sent on Irrigation Districts/ Private Irrigation companies and how they work.

Thank you so much for all you have done for us.

Mary Louise Mansisidor
Joe Mansisidor

On Friday, November 11, 2022 at 06:48:33 AM MST, ML Mansisidor <mlmansis@frontiernet.net> wrote:

----- Forwarded Message -----

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DEC 16 2022

From: Kienholz, Mackenzie <mackenzie.kienholz@idwr.idaho.gov>
To: mlmansis@frontiernet.net <mlmansis@frontiernet.net>
Sent: Thursday, November 10, 2022 at 04:10:29 PM MST
Subject: RE: Water Right Questions Regarding Ownership Change and Protest

Hello again!

Below is the information I received in connection with your protest on 57-12068.

"The next step in the process is for the court to schedule what they refer to as an "initial hearing". The initial hearing is a formalized opportunity for the claimant (Cegnar Land LLC) and the objector (Mary Louise Mansisor) to meet and discuss issues and see if they can reach resolution. The hearing will be held in front of a Special Master (Judge), but they step away so the parties can talk amongst themselves in an informal setting. When the parties are ready, the Special Master will go on the record and ask the parties where they stand. If they have reached a resolution then the court might ask IDWR to help circulate settlement documents, or if they are still working on a settlement, the court might set future settlement conferences or schedule trial dates.

Of course, the parties don't need to wait for the initial hearing to start talking. Both the Mansisor's and Cegnar Land LLC are represented by attorneys. In many cases, the attorneys will start discussions and often times reach an agreement before the hearing. IDWR can help facilitate generating settlement documents.

With that said, in September the Adjudication Court contacted IDWR to ask if we thought the court should schedule in person, or telephonic hearings. I am a little surprised we haven't seen an order for the initial hearings come through. The Mansisor's can certainly contact Diana at the Adjudication court (208) 736-3011 and ask for an update on when they think an initial hearing might be scheduled."

Best,

Mackenzie Kienholz
Water Supply Bank Specialist



Planning & Projects

Mackenzie.kienholz@idwr.idaho.gov

Phone: (208) 287-4822

SCANNED
DEC 16 2022

From: Kienholz, Mackenzie
Sent: Thursday, November 10, 2022 3:44 PM
To: mimansis@frontiernet.net
Subject: Water Right Questions Regarding Ownership Change and Protest

Hello,

I would like to update you on the information I have gathered so far regarding some questions brought up in our meeting this morning. Sidney is working on creating drafts of what the split portions of your water right would look like after the ownership change if you choose to file it. I am waiting on information about the status of 57-12068 and your protest related to it. It sounds like it has not been scheduled for a court decision yet, but I should be receiving a more detailed answer. Finally, I am attaching some resources about Irrigation Districts/Private Irrigation Companies and how they work. Title 43 of Idaho Code is where you will find the statutes related to various aspects of the Districts and Organizations. The link below leads to our [Irrigation Organizations webpage](https://idwr.idaho.gov/water-rights/irrigation-organizations/) which has further links to [Title 43 of Idaho Code](#), a pamphlet titled "Idaho Statutes Pertaining to Canals and Laterals" (which I am also attaching in this email), and other helpful information. I will be sure to let you know when I have more information of the Split Ownership Change draft documents or the adjudication process for 57-12068.

<https://idwr.idaho.gov/water-rights/irrigation-organizations/>

Thank you,

Mackenzie Kienholz
Water Supply Bank Specialist

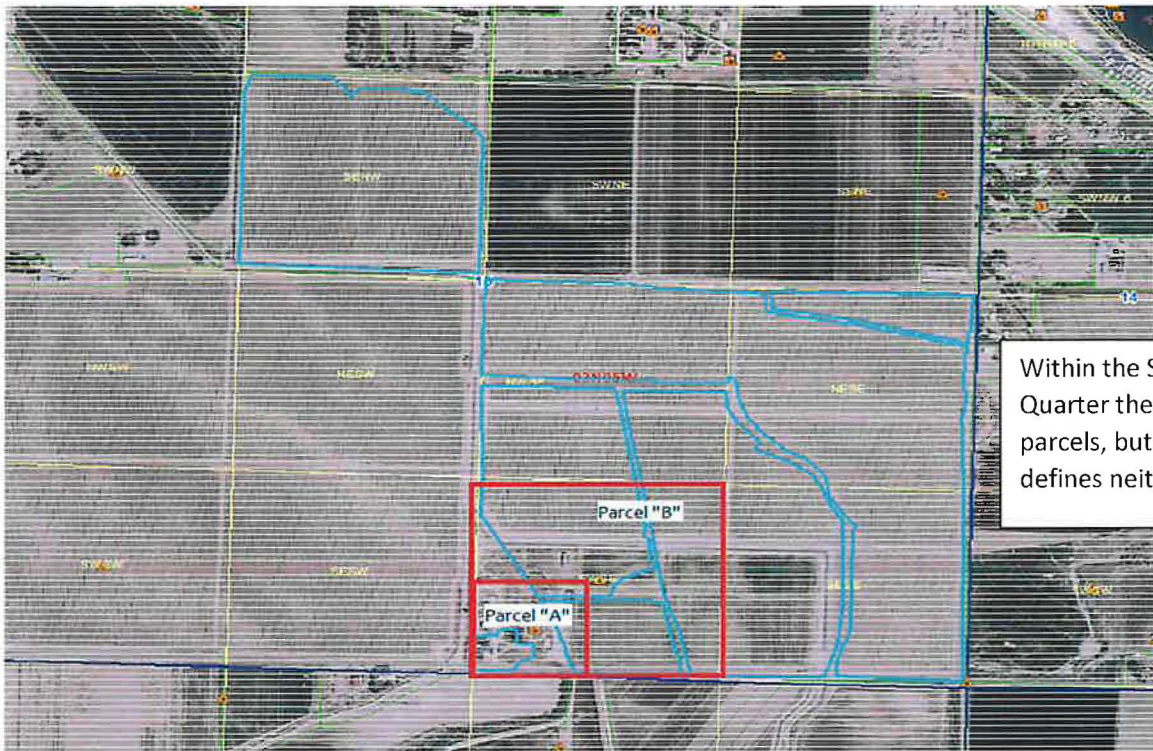


Planning & Projects

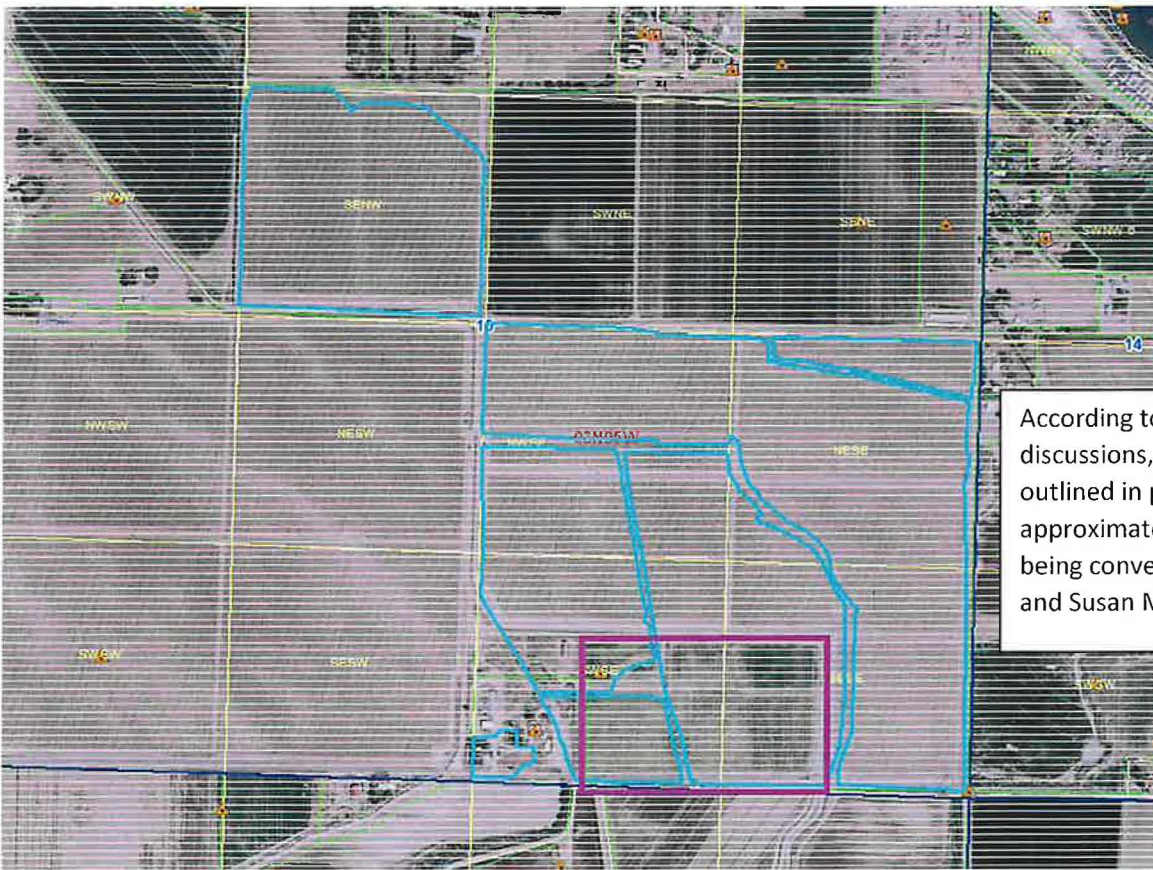
Mackenzie.kienholz@idwr.idaho.gov

Phone: (208) 287-4822

SCANNED
DEC 16 2022



Within the SWSE Quarter Quarter there are two parcels, but the Deed defines neither of them.



According to prior discussions, what is outlined in purple is the approximate 20% that is being conveyed to Joseph and Susan Mansisor.