

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 29 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. *WD 120/Bonneville Jefferson*

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
25-7526 <i>OK</i>	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: Steele Land Holdings LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): H-K Contractors, Inc., an Idaho Corporation (Attn.: Paul Jacobs)
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

P.O. Box 51450

Mailing address

208-970-4470

Telephone

Idaho Falls

City

ID

State

83405

Zip

paul.jacobs@stakerparson.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: September 23, 2025
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: *Paul Jacobs* *Real Estate Mgr* X 9/29/25
Signature of new owner/claimant Title, if applicable Date
HK Contractors, Inc.
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only:

Received by *M. Peltz* Date 9-29-25 Receipt No. E051176 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 *JB* Processed by *MP* Date 10/1/2025



PioneerTitleCo.
GOING BEYOND

1655 Elk Creek Drive, Suite 100
Idaho Falls, ID 83404

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

File No. 883152 /TA

Instrument # 1797614

Bonneville County, Idaho Falls, Idaho

09/23/2025 03:37:59 PM No. of Pages: 2

Recorded for: PIONEER TITLE CO OF BONNEVILLE CO LLC

Chris Poulter Fee: \$15.00

Ex-Officio Recorder Deputy Dwoolm

Index to: DEED, WARRANTY

WARRANTY DEED

For Value Received Steele Land Holdings LLC, an Idaho limited liability company
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

H-K Contractors, Inc., an Idaho Corporation

hereinafter referred to as Grantee, whose current address is P O Box 51450 Attn: Paul Jacobs Idaho Falls,
ID 83405

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: September 15, 2025

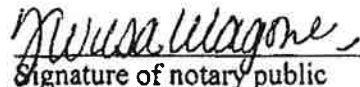
Steele Land Holdings LLC, an Idaho limited liability company

by: 

H. Scott Steele, Manager

State of Idaho, County of Bonneville

This record was acknowledged before me on September ¹⁸~~15~~, 2025 by H. Scott Steele as Member, of
Steele Land Holdings LLC. _{tw}



Signature of notary public

Commission Expires:

Residing at Idaho Falls, ID

Commission Expires 4-7-2027

TERESA WAGONER
COMMISSION NO. 26068
NOTARY PUBLIC
STATE OF IDAHO

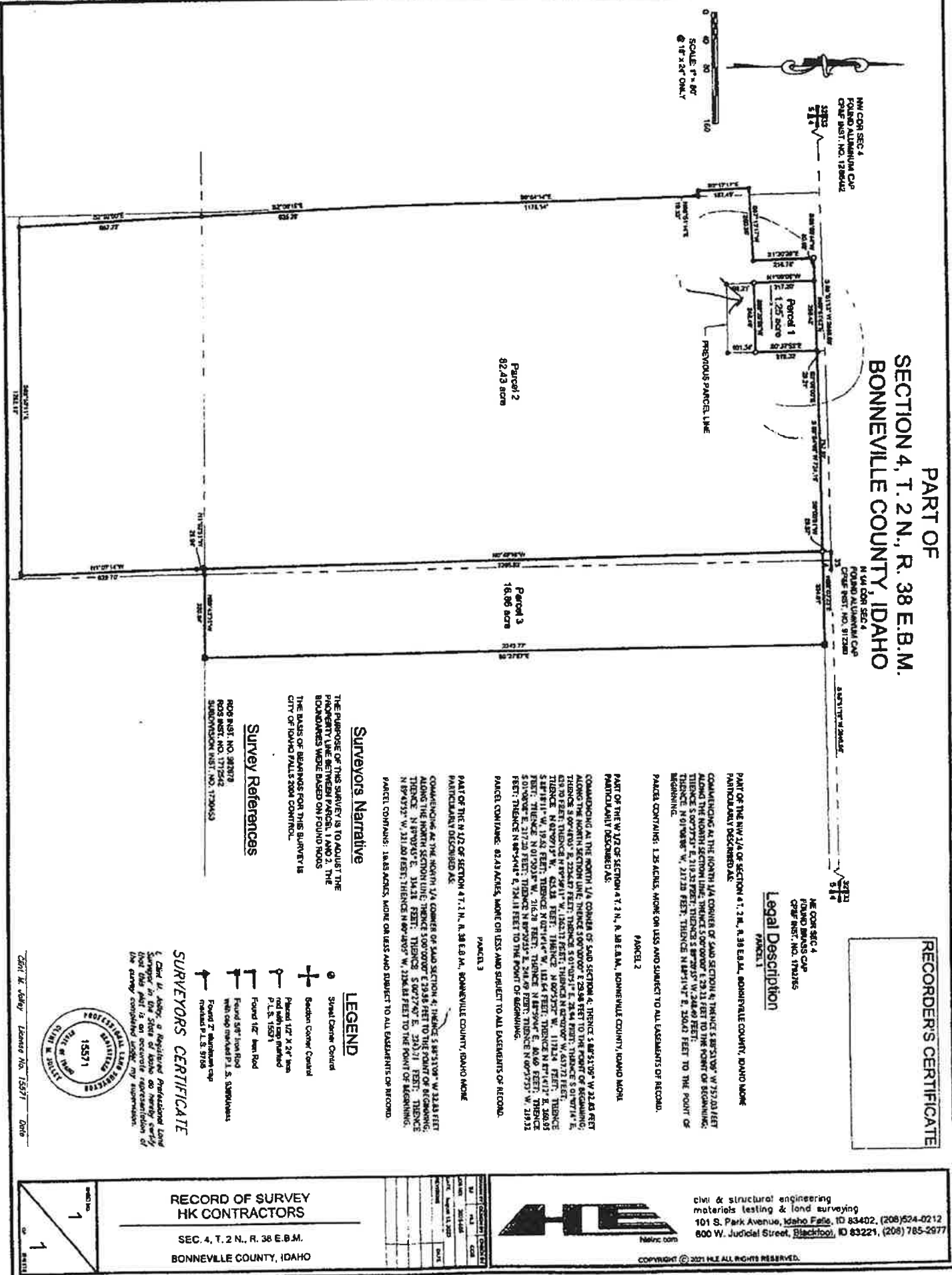
EXHIBIT A

TRACT 1:

PART OF THE WEST HALF (W1/2) OF SECTION 4 TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 4; THENCE S88°51'09"W 32.83 FEET ALONG THE NORTH SECTION LINE; THENCE S00°00'00"E 29.98 FEET TO THE POINT OF BEGINNING; THENCE S00°48'05"E, 2236.87 FEET; THENCE S01°02'51"E, 28.94 FEET; THENCE S01°07'14"E, 629.70 FEET; THENCE N89°50'11"W, 1262.12 FEET; THENCE N02°02'00"W, 657.72 FEET; THENCE N02°09'15"W, 625.28 FEET; THENCE N00°53'52"W, 1178.24 FEET; THENCE S88°18'11"W, 19.62 FEET; THENCE N02°14'14"W, 182.64 FEET; THENCE N87°14'12"E, 260.95 FEET; THENCE N01°30'38"W, 216.78 FEET; THENCE N88°59'44"E, 80.69 FEET; THENCE S01°08'08"E, 217.20 FEET; THENCE N89°20'55"E, 248.49 FEET; THENCE N00°37'53"W, 219.32 FEET; THENCE N88°54'48"E, 724.18 FEET TO THE POINT OF BEGINNING.

TRACT 2:

PART OF THE NORTH HALF (N1/2) OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 4; THENCE S88°51'09"W 32.83 FEET ALONG THE NORTH SECTION LINE; THENCE S00°00'00"E 29.98 FEET TO THE POINT OF BEGINNING; THENCE N89°03'45"E, 334.28 FEET; THENCE S00°27'40"E, 2243.71 FEET; THENCE N89°43'52"W, 321.00 FEET; THENCE N00°48'05"W, 2236.88 FEET TO THE POINT OF BEGINNING.



Water Right Report : 25-7526(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	STEELE LAND HOLDINGS LLC	6130 1ST ST	IDAHO FALLS	ID	83401-5865
Original Owner	SKAAR, CHERIE	363 LARIAT LN	IDAHO FALLS	ID	83404
Original Owner	SKAAR, KEITH	363 LARIAT LN	IDAHO FALLS	ID	83404

Water Right Status

Priority Date : 9/27/1989
Basis : License
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	02N	38E	4	3				NE NW BONNEVILLE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
STOCKWATER	1/01	12/31	0.10 CFS	53.60 AFA
TOTAL			0.10 CFS	53.60 AFA

Places of Use

Place of Use Legal Description : STOCKWATER (BONNEVILLE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
02N	38E	4	3				NE NW

Conditions

Code Conditions

- 049 The Director retains jurisdiction of the right to incorporate the use into a water district, require streamflow augmentation or other action needed to protect prior surface water and groundwater rights.
- 048 The use of water under this right shall not give rise to any claim against the holder of a senior water right based upon the theories of forfeiture, abandonment, adverse possession, waiver, equitable estoppel, estoppel by laches or customary preference.
- Stockwater use is for 4000 range cattle.

Dates

Licensed Date : 3/23/1995
Decreed Date :
Permit Proof Due Date : 2/1/1991
Permit Proof Made Date : 12/6/1990
Permit Approved Date : 1/17/1990
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date: 9/27/1989
Protest Deadline Date:

Other Information

State or Federal :
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

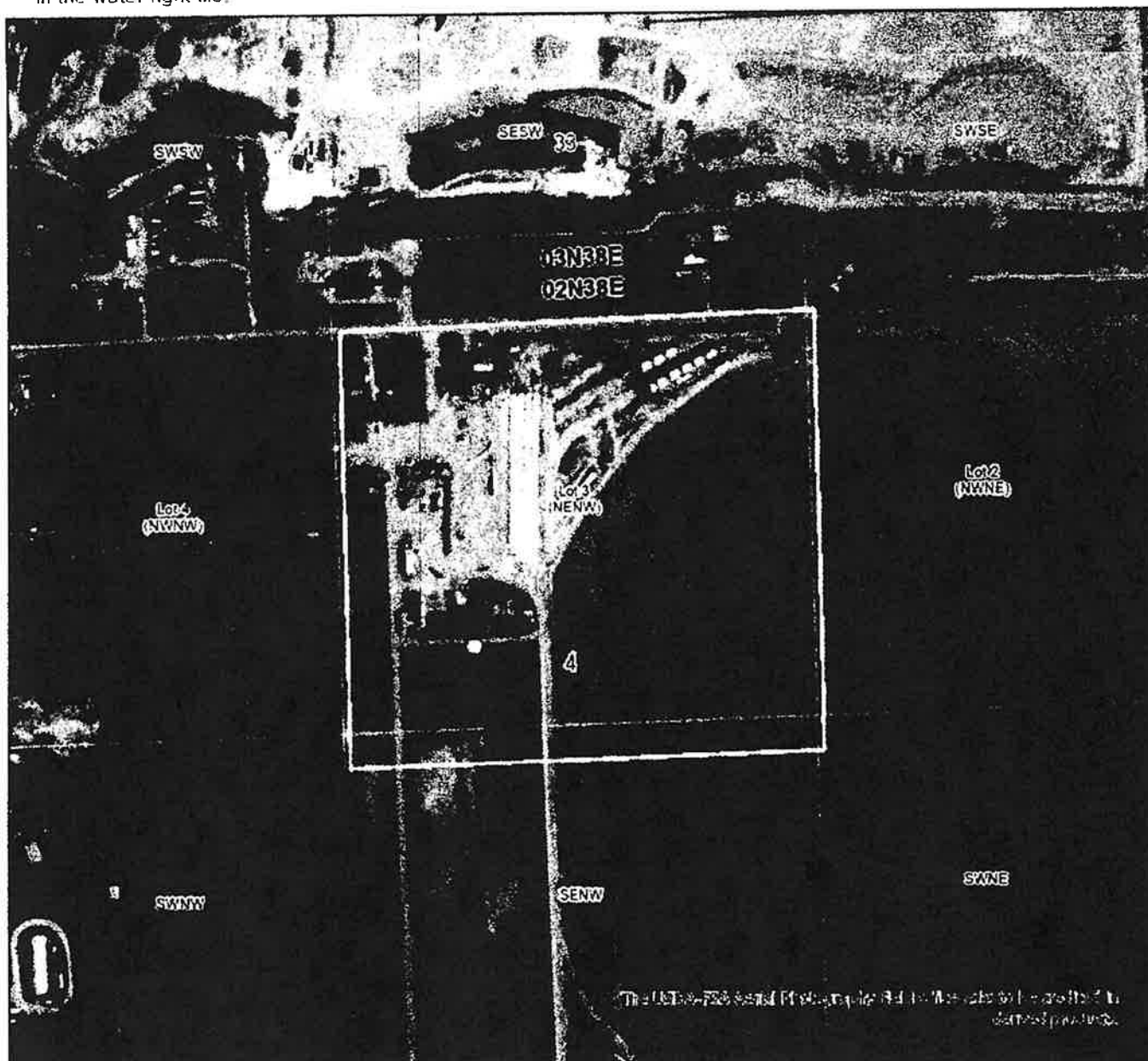
State of Idaho
Department of Water Resources

Water Right

25-7526

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.



Legend

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

N



Date created: 02/28/2025



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

October 01, 2025

H K CONTRACTORS INC
PO BOX 51450
IDAHO FALLS ID 83405-1450

Re: Change in Ownership for Water Right No(s): 25-7526

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 208-525-7161.

Sincerely,

Misty Pettis
Office Specialist 2

Enclosure(s)
CC: WD120
Bonneville Jefferson GWD