

SEP 29 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. WD 01

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-486B <u>OK</u>	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: Cloria Ann Smith

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Jennifer Noland Steve McBee

New owner(s) as listed on the conveyance document

Name connector ☐ and ☒ orPO Box 232Ketchum

ID

83340

Mailing address

City

State

Zip

202-487-7270nolandmcbee@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: CLOSING DATE June 13, 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: [Signature]

Signature of new owner/claimant

Jennifer Noland

Print name

Owner

Title, if applicable

Date

9-23-2025

- Signature: [Signature]

Signature of new owner/claimant

Steven McBee

Print name

Owner

Title, if applicable

Date

9-23-2025

For IDWR Office Use Only:

Received by M. Jeltis Date 9-29-25Receipt No. E051180Receipt Amt. 25.00Active 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 JBProcessed by MPDate 10/1/2025

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 290562
Teton County, Driggs, Idaho
06/13/2025 09:53:01 AM No. of Pages: 2
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
Kim Keeley Fee: \$15.00
Deputy: Jwenger
Index to: DEED, WARRANTY
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1190777-T (jw)**

Date: **June 09, 2025**

For Value Received, **Gloria Ann Smith, a single woman and Edith M. Harrop, a single woman**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Jennifer Noland and Steven McBee, wife and husband**, hereinafter called the Grantee, whose current address is **PO Box 232, Ketchum, ID 83340**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho.

Section 23: W $\frac{1}{2}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ NW $\frac{1}{4}$

Less: Beginning at the SW corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, and running thence East 2630 feet; thence North 500 feet; thence West 2630 feet; thence South 500 feet to the point of beginning.

Also Less: Beginning 500 feet North of the Southwest Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, and running thence East 2,640 feet; thence North 500 feet; thence West 2,640 feet; thence South 500 feet to the point of beginning.

Also Less: Beginning 2,630 feet East of the Southwest Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho and running thence East 10 feet; thence North 500 feet; thence West 10 feet; thence South 500 feet to the point of beginning.

Including but not limited to water right no. 22-486B.

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.

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Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
81 North Main Street/P.O. Box 42
Driggs, ID 83422

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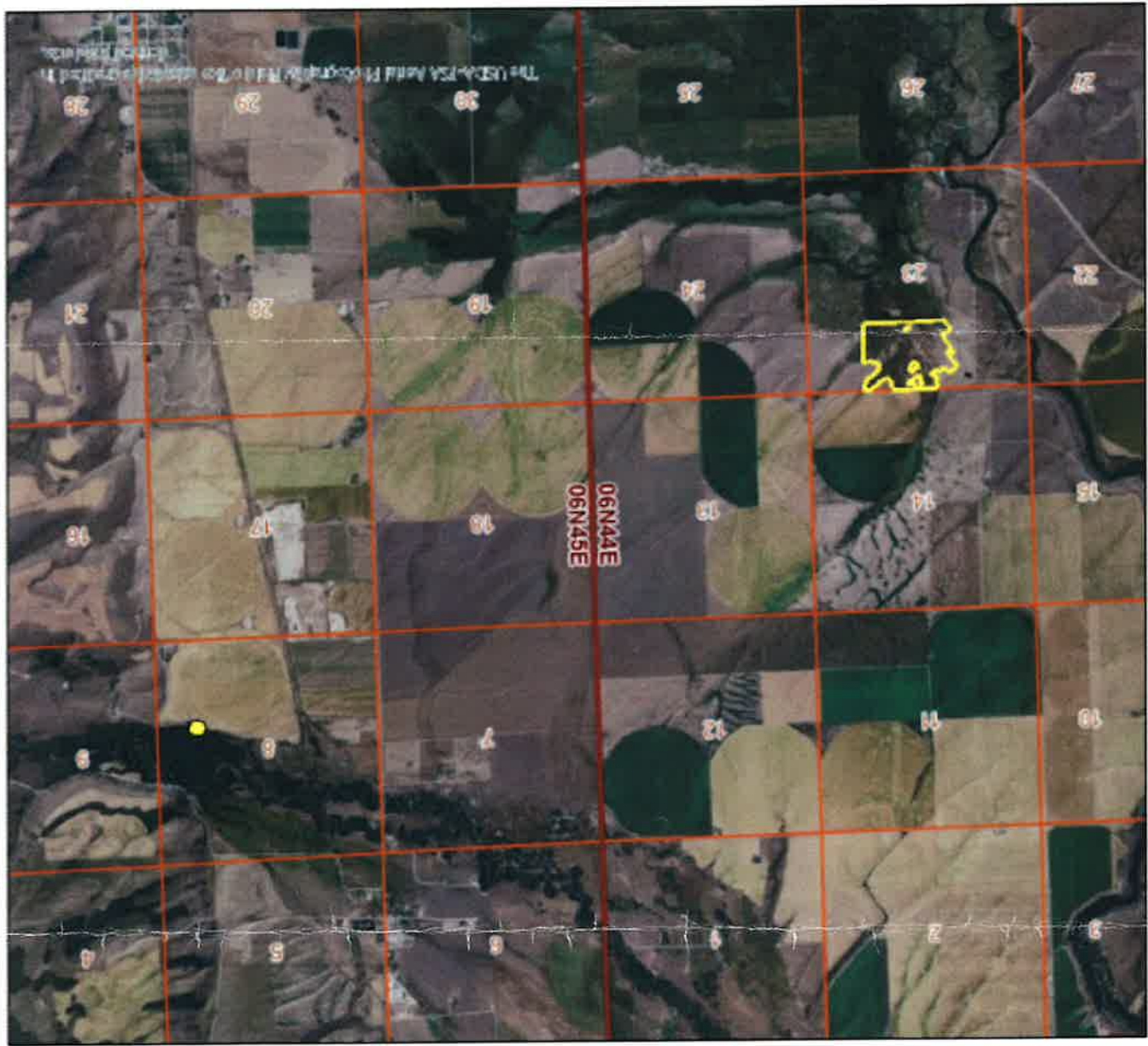
File No.: **1190777-T (jw)**


Edith M. Harrop

Notary Public for the State of Idaho
Residing at: Tetona
My Commission Expires: 8.6.2026

State of Idaho
Department of Water Resources
Water Right
22 486B
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.



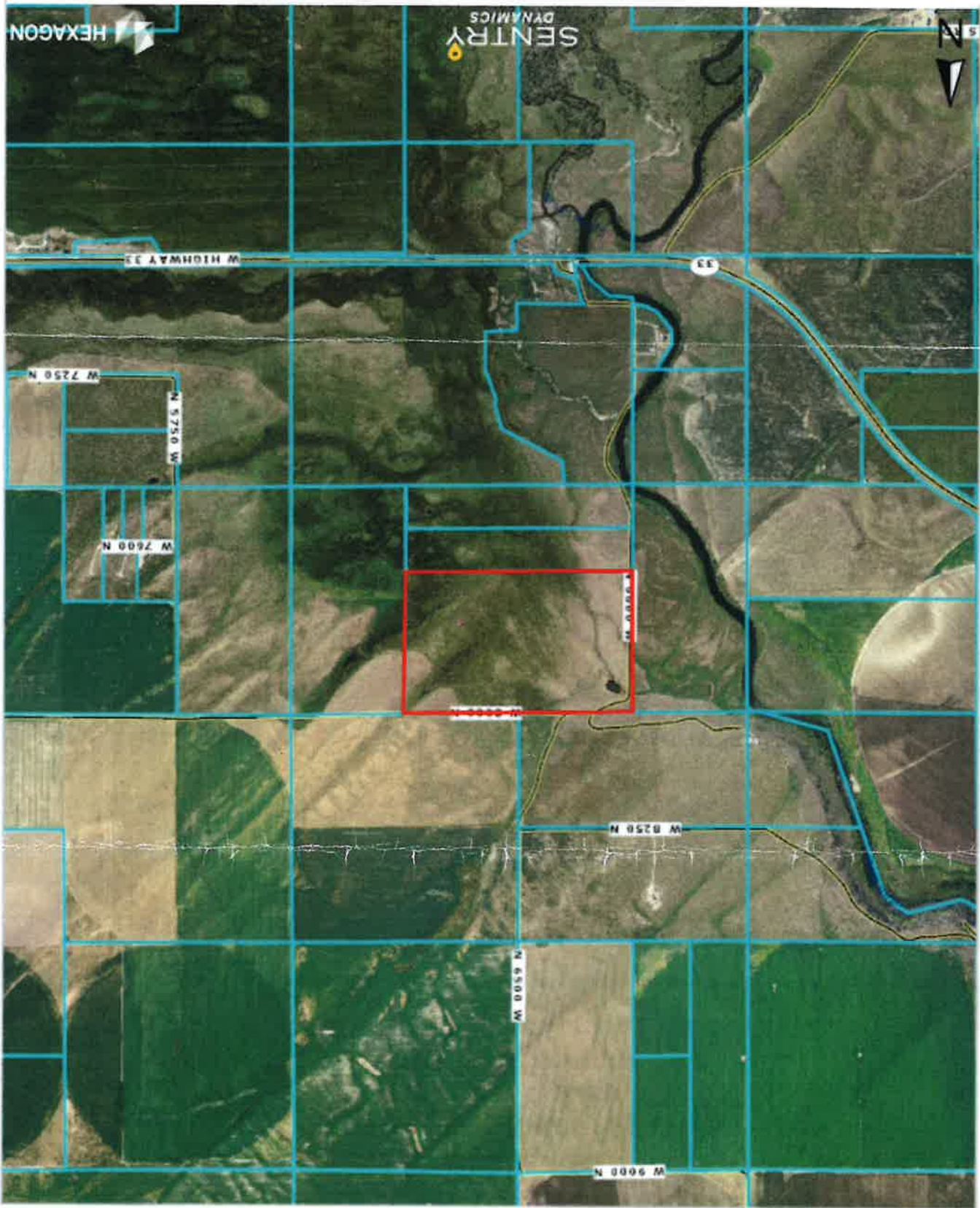
Legend

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



Date created: 5/20/2025







290562 Gloria Smith & Edith Harrop To Jennifer
Notand & Steven McBee

9/30/2025

Scale: 1 inch= 800 feet

File:

Tract 1: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.
Tract 2: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.
Tract 3: 30.1882 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=6260 ft.
Tract 4: 16.2689 Acres, Closure: s00.0000e 500.00 ft. (1/14), Perimeter=6780 ft.
Tract 5: 4.3329 Acres (188740 Sq. Feet), Closure: s90.0000w 2630.00 ft. (1/1), Perimeter=3650 ft.

01 /ne,w,ne,23,6n,44e

02 s0w 2640.00

03 s90w 1320.00

04 n0e 2640.00

05 n90e 1320.00

06 @0

07 /ne,e,nw,23,6n,44e

08 s0w 2640.00

09 s90w 1320.00

10 n0e 2640.00

11 n90e 1320.00

12 @0

13 /sw,se,nw,23,6n,44e

14 n90e 2630

15 n00e 500

16 n90w 2630

17 s00e 500.00

18 @0

19 /sw,se,nw,23,6n,44e

20 n00e 500

21 n90e 2640

22 n00e 500

23 n90w 2640.00

24 s00e 500

25 @0

26 /sw,se,nw,23,6n,44e

27 n90e 2630

28 n90e 10

29 n00e 500

30 n90w 10

31 s00e 500



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

JENNIFER NOLAND
STEVEN MCBEE
PO BOX 232
KETCHUM ID 83340-0187

Re: Change in Ownership for Water Right No(s): 22-486B

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: WD01