

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 26 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/Bingham GWD

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
35-8717 <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: Curtis Anderson and Linette R Riley
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Community Improvement LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 2325 N 26 W Idaho Falls ID 83402
Mailing address City State Zip
- 208-419-8721 tyler.s.jones@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: 7/31/25
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] Manager 7/31/2025
 Signature of new owner/claimant Title, if applicable Date
Tyler Jones
 Print name

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

For IDWR Office Use Only: \$25.- for this app
 Received by JB Date 10/3/2025 Receipt No. E051192 Receipt Amt. \$50.-
 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 10/3/2025



PioneerTitleCo.
GOING BEYOND

135 N. Arthur Ave.
Pocatello, ID 83204

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

File No. 883234 SK/CB

Instrument # 772906

BINGHAM COUNTY, IDAHO
2025-08-05 09:24:54 AM No. of Pages: 2
Recorded for: PIONEER TITLE BINGHAM COUNTY
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy JPulley
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Read and approved
as to form and content

WARRANTY DEED

For Value Received

Casey Anthes, a married man as his sole and separate property

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

Community Improvement LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is

2325 North 26th West, Idaho Falls, ID 83402

The following described premises, to-wit:

Township 4 South, Range 33 East, Boise Meridian, Bingham County, Idaho
Section 11: W1/2 SW1/4 SW1/4 SW1/4

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: July 28, 2025


Casey Anthes

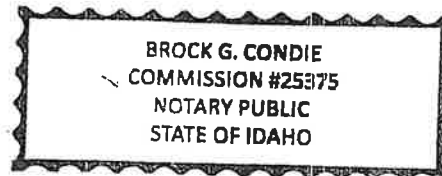

Watasha Anthes

By my signature above I am conveying my homestead rights as set forth in the Idaho Code Section 55-1007 and for no other purpose as I have no interest in the subject property.

State of IDAHO, County of BANNOCK

This record was acknowledged before me on July 28, 2025 by Casey Anthes.

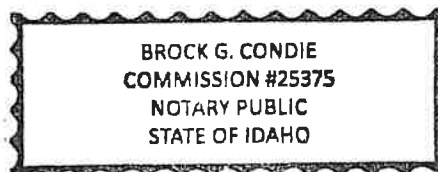

Signature of notary public
Commission Expires: 02/02/2026



State of IDAHO, County of BANNOCK

This record was acknowledged before me on July 28, 2025 by Watasha Anthes.


Signature of notary public
Commission Expires: 02/02/2026



Instrument # 635387

BINGHAM COUNTY, IDAHO

2012-02-10 01:11:26 PM No. of Pages: 1

Recorded for: ALLIANCE TITLE - BOISE PRODUCT

SARA J. STAUB Fee: \$10.00

Ex-Officio Recorder Deputy C Robinson

Index To: WARRANTY DEED

Electronically Recorded by Simplifile

WARRANTY DEED

ATEC Order No.:126408

FOR VALUE RECEIVED

Michael Dunlop and Erin Dunlop, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Casey Anthes a married man as his sole and separate property

whose current address is

**789 South 1400 West
Pingree, ID 83262**

the grantee(s), the following described premises, in Bingham County, Idaho, TO WIT:

**Township 4 South, Range 33 East, Boise Meridian, Bingham County, Idaho
Section 11: West Half Southwest Quarter Southwest Quarter Southwest Quarter**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: February 9, 2012



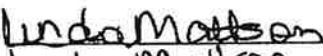
Michael Dunlop


Erin Dunlop

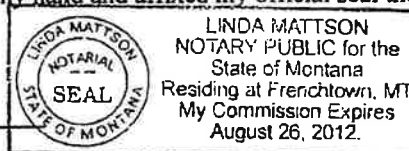
State of Montana } ss
County of Missoula }

On this 9 day of February, 2012, before me, Linda Mattson a Notary Public in and for said state, personally appeared Michael Dunlop and Erin Dunlop, 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 same.

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



Linda Mattson



RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
168 West Pacific/P.O. Box 868
Blackfoot, ID 83221

Instrument # 614903
BINGHAM COUNTY, IDAHO
01-29-2010 03:45:58 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - BL
SARA J. STAUB Fee: 6.00
Ex-Officio Recorder Deputy BDahlquist
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **324231-B (Id)**

Date: **January 27, 2010**

For Value Received, **Curtis W. Anderson and Renee Lynn Katter, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Michael Dunlop and Erin Dunlop, husband and wife**, hereinafter called the Grantee, whose current address is **789 South 1400 West, Pingree, ID 83262**, the following described premises, situated in **Bingham County, Idaho**, to-wit:

TOWNSHIP 4 SOUTH, RANGE 33 E.B.M., BINGHAM COUNTY, IDAHO
SECTION 11: W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$

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: 01/27/2010

Warranty Deed
- continued

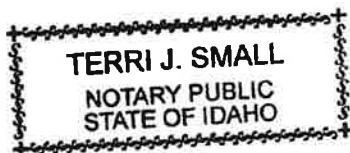
File No.: 324231-B (Id)


Curtis W. Anderson

STATE OF Idaho)
COUNTY OF Bannock)
SS.



On this **28th day of January, 2010**, before me, a Notary Public in and for said State, personally appeared **Curtis W. Anderson and Renee Lynn Katter**, 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: *Pocahontas, ID*
My Commission Expires: *4/28/2011*

BINGHAM: CURTIS ANDERSON
BLACKFOOT, IDAHO
FEE 7 DEP ✓

AFTER RECORDING MAIL TO:

2005 SEP 14 PM 2:31

Curtis W. Anderson
789 South 1400 West
Pinegro, ID 83262

558146

RECORDED AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

QUITCLAIM DEED

File No.: 122772-8 (vb)

Date: August 30, 2005

For Value Received, Linette R. Riley, a single person, do hereby convey, release, remise, and forever quit claim unto Curtis W. Anderson, a single person, whose address is 789 South 1400 West, Pinegro ID 83262, herein after called the Grantee, the following described premises situated in Bingham County, Idaho, to-wit:

Township 4 South, Range 23 E.S.M., Bingham County, Idaho
Section 11: W1/4SW1/4SW1/4SW1/4

together with its appurtenances.

Dated: 10 September 2005

Linette R. Riley
Linette R. Riley

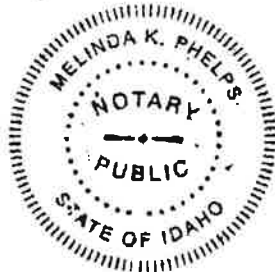
APR:

Quitclaim Deed - continued

File No.: 122772-8 (vb)
Date: 08/30/2005

STATE OF Idaho
COUNTY OF Bannock

On this 08/30/05, before me, a Notary Public in and for said State, personally appeared Linette R. Riley, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that she executed the same.



Melinda K. Phelps
Notary Public of Idaho
Residing at: Blackfoot, ID
Commission Expires: 5-10-2011

558146

ALLIANCE
TITLE & ESCROW CORP.

468416

WARRANTY DEED

3-21596-J

BINGHAM COUNTY RECORDER
BLACKFOOT, IDAHO

FEE 3.00 DEPOSIT 0

98 AUG 11 PM 2:58

RECORDED AT THE REQUEST OF

For Value Received

Alliance Title and Escrow Corp.

DON NEBEKER and JULIE NEBEKER, husband and wife

the grantors, do hereby grant, bargain, sell and convey unto

CURTIS W. ANDERSON, a single person and LINETTE R. RILEY, a single person

whose current address is

789 SOUTH 1400 WEST

PINGREE, ID 83262

the grantees, the following described premises, in **BINGHAM** County **IDAHO**, to wit:

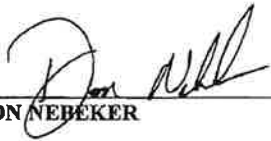
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 33 E.B.M., BINGHAM
COUNTY, IDAHO.

EXCEPTING THEREFROM A 1972 BELMONT 23 X 57 MOBILE HOME

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their
heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are
the owners in fee simple of said premises; that they are free from all encumbrances Except: Subject to all
existing patent reservations, easements, right of way, protective covenants, zoning ordinances, and applicable
building codes, laws and regulations.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: August 7, 1998



DON NEBEKER



JULIE NEBEKER

STATE OF **ID**, COUNTY OF **BANNOCK**

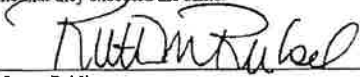
On this 7TH day of **AUGUST**, 1998

before me, a Notary Public in and for said State, personally
appeared

DON NEBEKER
JULIE NEBEKER

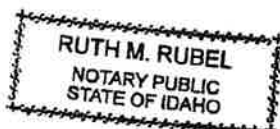
468416

known to me to be the persons whose names are
subscribed to the within instruments and acknowledged to
me that they executed the same.



Notary Public,
Residing at **POCATELLO**
Comm. Expires **04-14-99**

not. # for
10/31/96





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 03, 2025

COMMUNITY IMPROVEMENT LLC
2325 N 26TH W
IDAHO FALLS ID 83402-5314

Re: Change in Ownership for Water Right No(s): 35-8717

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: Water District 120
Bingham GWD