

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 12 2025

DEPARTMENT OF
WATER RESOURCES

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. DE

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
✓ 65-24238	Yes ☐	Yes ☐		Yes ☐	Yes ☐
✓ 65-24239	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Becky L Isem
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): The Fazenbaker Family Living Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 31 Old Cougar Ln Garden Valley ID 83622
Mailing address City State Zip
208-608-0886 gfbaker12@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: 8/15/2023
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.

SUPPORT DATA

IN FILE #

65-24238

8. Signature: *Gary Fazenbaker* Trustee 9-9-2025
Signature of new owner/claimant Title, if applicable Date
Print name: Gary Fazenbaker
- Signature: *Debra Fazenbaker* Trustee 9-9-2025
Signature of new owner/claimant Title, if applicable Date
Print name: Debra Fazenbaker

For IDWR Office Use Only:

Received by KW Date 9/12/2025 Receipt No. C123039 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 DM Date 10-9-25



Pioneer Title Co.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

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

File No. 837452 CB/SP

WARRANTY DEED

For Value Received Becky L Isern, Trustee of Fourth Amendment and Restatement of The Becky L Isern Family Trust, dated November 22, 2017

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

Gary Lee Fazenbaker and Debra Gaye Fazenbaker, Trustees of The Fazenbaker Family Living Trust hereinafter referred to as Grantee, whose current address is 1561 Loder Place Meridian, ID 83642

The following described premises, to-wit:

Commencing at the North section corner common to Section 4 and 3, township 9 North, Range 4 East, Boise-Meridian, Boise County, Idaho; thence South 89°40'45" East 1047.99 feet to a point; thence South 00°19'15" West 476.40 feet to a point; thence North 87°45'42" West 453.05 feet to a point; thence South 00°19'15" West 575.43 feet to the Real Point of Beginning; thence south 89°40'45" East 559.70 feet to a point; thence South 00°19'15" West 194.57 feet to a point; thence North 89°40'45" West 559.70 feet to a point; thence North 00°19'15" East 194.57 feet to the Point of Beginning.

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: August 15, 2023

Becky L. Isern, Trustee of Fourth Amendment and Restatement of The Becky L Isern Family Trust, dated November 22, 2017

By:

Becky L. Isern Trustee

Becky L. Isern, Trustee of the Fourth Amendment and Restatement of The Becky L. Isern Family Trust

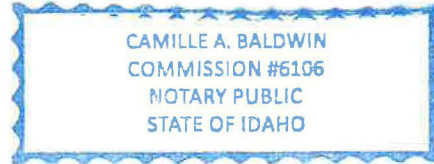
State of Idaho, County of Ada

This record was acknowledged before me on August 17th, 2023 by Becky L. Isern, as Trustee of Fourth Amendment and Restatement of The Becky L. Isern Family Trusted, dated November 22, 2017.

Camille A. Baldwin

Signature of notary public

Commission Expires: 7.21.2027



State of Idaho
Department of Water Resources

Water Right

65-24238

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: 9/3/2025



Legend

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



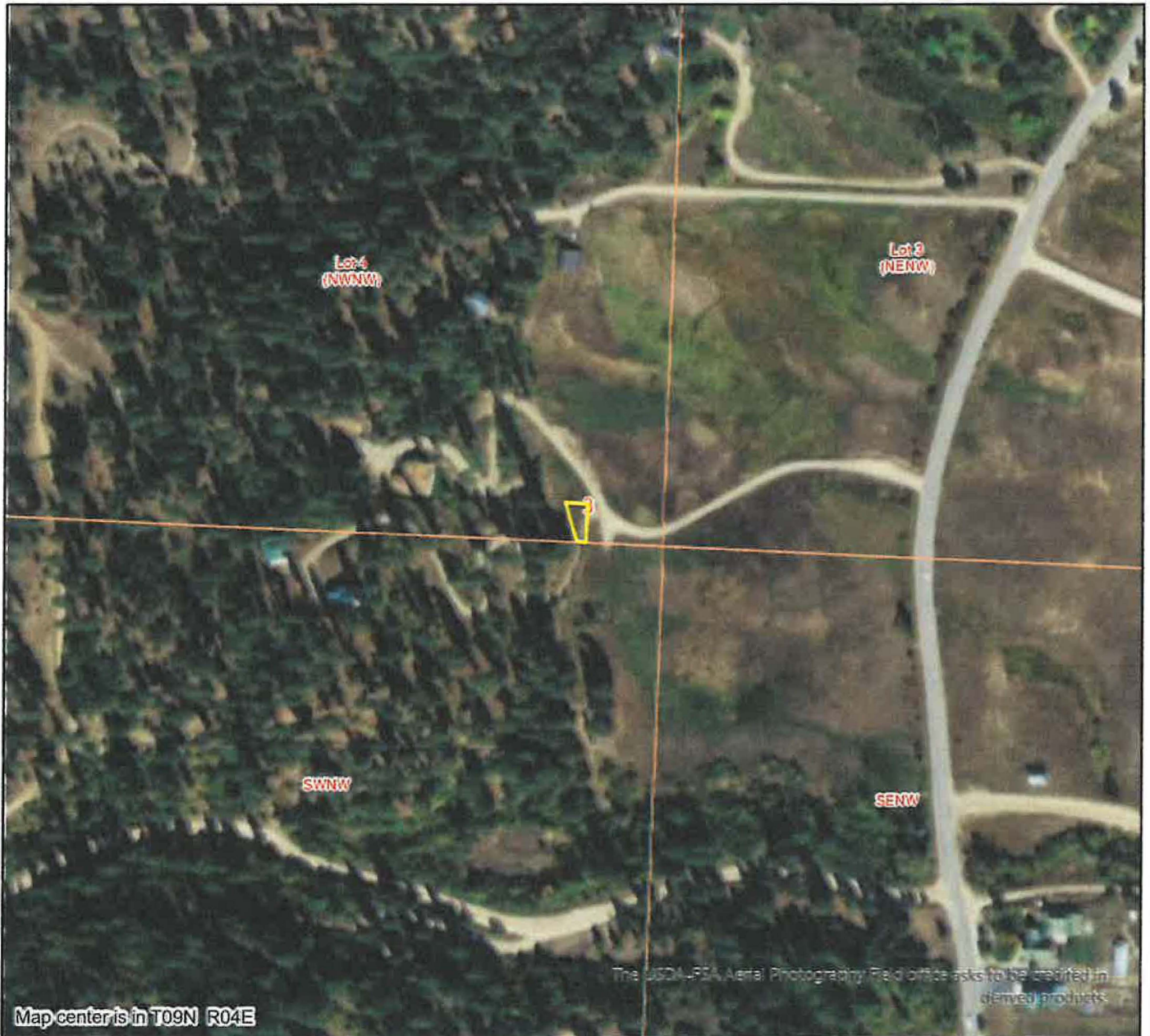
State of Idaho
Department of Water Resources

Water Right

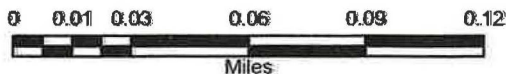
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- PLS Sections
- Townships
- Place of Use Boundary



State of Idaho
Department of Water Resources

Water Right

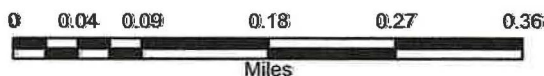
65-24239

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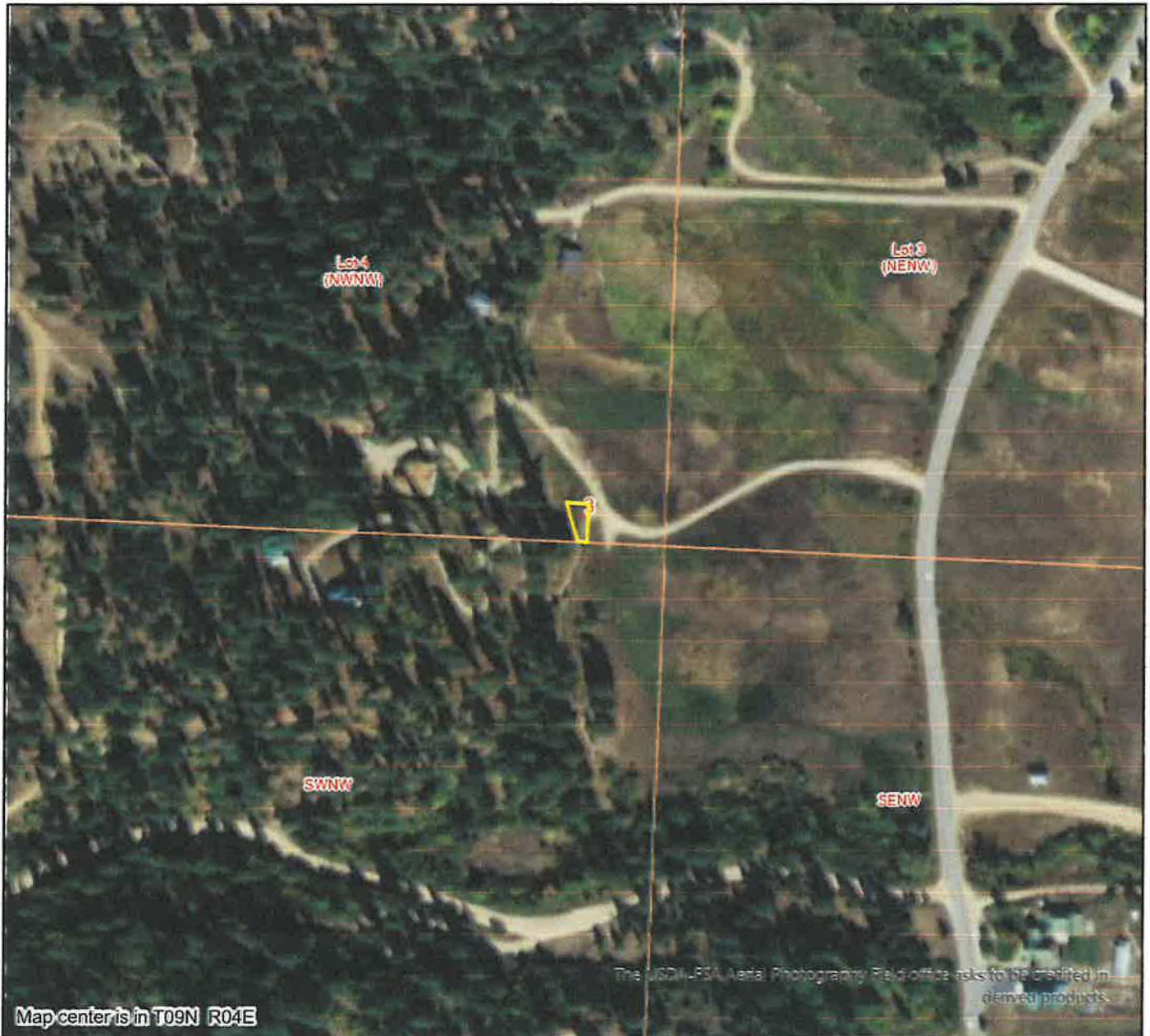
State of Idaho
Department of Water Resources

Water Right

65-24239

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Map center is in T09N R04E

0 0.01 0.03 0.06 0.09 0.12
Miles

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

October 10, 2025

THE FAZENBAKER FAMILY LIVING TRUST
31 OLD COUGAR LN
GARDEN VALLEY ID 83622-5280

Re: Change in Ownership for Water Right No(s): 65-24238, 65-24239

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 208-287-4921.

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES

10/9/2025

Proof Report

Water Right 65-24238

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	THE FAZENBAKER FAMILY LIVING TRUST 31 OLD COUGAR LN GARDEN VALLEY, ID 83622-5280 (208) 608-0886
Directors Report Owner	TERRACE LAKES RECREATION RANCH INC 101 HOLIDAY DR GARDEN VALLEY, ID 83622-5031 (208) 462-3250
Previous Owner	BECKY L ISERN 31 OLD COUGAR LN GARDEN VALLEY, ID 83622-5280 (208) 781-1618

Priority Date: 6/1/1866**Basis:** Decreed**Status:** Active

Source
WARM SPRINGS CREEK

Tributary
MIDDLE FORK PAYETTE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	11/01	0.010 CFS	
	<u>Total Diversion</u>		0.040 CFS	

Source and Point(s) of Diversion:

WARM SPRINGS CREEK NWSW Sec. 34, Twp 10N, Rge 04E, BOISE County

Place Of Use:

IRRIGATION within BOISE County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
09N	04E	3						0.1											0.1

POU Total Acres: 0.1

Conditions of Approval:

1. C20 Basin 65 General Provisions No. 3, the Separate Streams General Provision,

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/9/2025

2. C18 does not apply to appropriations of water after October 18, 1977. This water right shall be administered as being from a separate source pursuant to Basin 65 General Provision No. 3. If the holder of this right seeks to change the right pursuant to Idaho Code § 42-222 or successor statute, nothing in this general provision shall preclude any other person or entity from demonstrating that such change in use would cause injury to its water right or from receiving any relief provided by law in the event of injury.
- 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.

Dates and Other Information:

Decreed Date: 2/13/2003
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: 65L
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/9/2025

Water Right 65-24239

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Directors Report Owner	TERRACE LAKES RECREATION RANCH INC 101 HOLIDAY DR GARDEN VALLEY, ID 83622-5031 (208) 462-3250
Previous Owner	BECKY L ISERN 31 OLD COUGAR LN GARDEN VALLEY, ID 83622-5280 (208) 781-1618

Priority Date: 7/1/1873

Basis: Decreed

Status: Active

Source
WARM SPRINGS CREEK

Tributary
MIDDLE FORK PAYETTE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	11/01	0.010 CFS	
	<u>Total Diversion</u>		0.010 CFS	

Source and Point(s) of Diversion:

WARM SPRINGS CREEK NWSW Sec. 34, Twp 10N, Rge 04E, BOISE County

Place Of Use:

IRRIGATION within BOISE County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
09N	04E	3							0.1 L4										0.1

POU Total Acres: 0.1

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Proof Report

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2. C18

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Judicial District: FIFTH

State or Federal: S

Water District Number: 65L

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

Mansfield, Debra

From: Shirley George <shirleygeorge@co.boise.id.us>
Sent: Thursday, October 9, 2025 3:02 PM
To: Mansfield, Debra
Subject: RE: IDWR staff Documentation Request

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 afternoon,
Yes this is the deed recorded as instrument # 283816 on 8-18-2023.
Have a great day!

*Shirley George, Deputy Recorder
Boise County Clerk's Office
208-392-4431, extension 120
420 Main Street/Box 1300
Idaho City, Idaho 83631
sgeorge@co.boise.id.us*



CONFIDENTIALITY NOTICE: This email is intended only for the personal and confidential use of the individual(s) named as recipients and is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521. It may contain information that is privileged, confidential and/or protected from disclosure under applicable law including, but not limited to, the attorney client privilege and/or work product doctrine. If you are not the intended recipient of this transmission, please notify the sender immediately by telephone. Do not deliver, distribute or copy this transmission, disclose its contents or take any action in reliance of the information it contains.

From: Mansfield, Debra [mailto:Debra.Mansfield@idwr.idaho.gov]
Sent: Tuesday, October 7, 2025 10:22 AM
To: Shirley George <shirleygeorge@co.boise.id.us>
Subject: IDWR staff Documentation Request

Good morning,

I am assisting a member of the public complete a process with IDWR that required them to submit a deed for their current property. I was provided with the deed that I have attached to this email.

I was wondering if this deed is associated with their Parcel **RP09N04E033649**. Unfortunately, I was unable to find the instrument number associated with this document on the Boise County Parcels site, attached to their parcel.

Any help is greatly appreciated as this is a time sensitive process for the customer.

Please reply to this email or you may contact my office phone at (208)287-4921.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov