

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
OCT 06 2025
DEPT. 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?
✓ 67-10574	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: Richard & Vicki Lyon
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Derek J Kovick
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 4157 Northwest 1st Ave New Plymouth ID 83655
Mailing address City State Zip
- 208-284-2688 Derek.Kovick@RainHail.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: 09/11/2025
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.

8. Signature: *Derek Kovick* Title, if applicable: _____ Date: 9-24-2025
Signature of new owner/claimant
Derek J Kovick
Print name

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

Print name

For IDWR Office Use Only:

Received by: *Jm* Date: 10-6-25 Receipt No.: C123410 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: _____ Processed by: *Jm* Date: 10-9-25

Instrument # 146553

Adams County, Council, Idaho
09/11/2025 11:30:35 AM No. of Pages: 3
Recorded for: TIMBERLINE TITLE & ESCROW
Sherry Ward Fee: \$15.00
Ex-Officio Recorder Deputy: kvand
Index to: Deed

Prepared By

Name: Timberline Title & Escrow
Address: 104 Industrial Avenue, PO BOX 6, Council, ID
83612
Escrow #: 25-1135

Space Above This Line for Recorder's Use

WARRANTY DEED

STATE OF IDAHO
ADAMS COUNTY

FOR VALUE RECEIVED

George Turnbough III and Rachele Mae Turnbough, husband and wife

GRANTOR(S), does (do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Derek J. Kovick, an unmarried man

GRANTEE(S), whose current address is: 4157 Northwest 1st Avenue, New Plymouth, ID 83655

the following described real property in Adams County, Idaho, more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF:

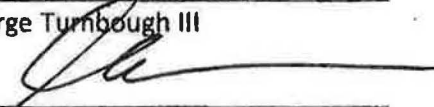
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances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

Executed this 9 day of September, 2025

Grantor:



George Turnbough III



Rachele Mae Turnbough

STATE OF IDAHO
COUNTY OF ADAMS-ADA

On this 9 day of September, 2025, before me, a notary public, personally appeared George Turnbough III and Rachele Turnbough, personally 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

My Commission Expires on
8/14/2030

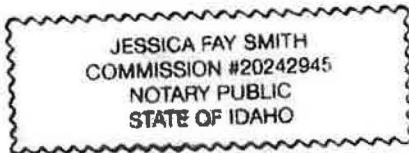


Exhibit 'A'

Township 18 North, Range 1 East, Boise Meridian, Adams County, Idaho

Section 19: A parcel situated in Lot 2 more particularly described as follows:

Commencing at a point on the East line of said Lot 2, said Section, Township and Range, which point is the (CW 1/16) Southeast corner point of Lot 2, and running

Thence North on and along the East line of said Lot 2 661.535 feet, more or less to a point on the East line which is the southeast corner point of the North half of Lot 2, the REAL POINT OF BEGINNING of the land hereby conveyed;

Continuing North on and along said before described line running 25.035 feet, more or less to a point which is the Southeast corner point of the North 20 acres of said Lot 2, said Township and Range form Southeast corner point in North 20 acres;

Continuing North on and along the East line of said Lot 2 and on and along the West boundary line of the right-of-way of U.S. Highway 95 as the same is now established, on and along said before described line running 100 feet more or less to 3rd such point, point is in the North 20 acres of Lot 2.

3rd such point North is 125.035 feet more or less North of the Southeast corner point of the North half of Lot 2, Section 19, T18NR1EBM;

Thence from such 3rd point continuing North on and along said before described line running 75 feet more or less to the 4th point, such 4th point is 200.035 feet more or less North of the Southeast corner point of the North half of Lot 2, and on and along the East line of said Lot 2 and on and along the Westerly boundary line of the right-of-way of U.S. Highway 95 as same is now established; 4th point is in North 20 acres of Lot 2.

Thence from such 4th point continuing North on and along the East line of said Lot 2 and on and along the Westerly boundary line of the right-of-way of U.S. Highway 95 as same is now established and running 145.2 feet more or less to the 5th point on the established line. Such 5th point is 345.235 feet more or less North of the Southeast corner point of the North half of Lot 2;

Thence from such 5th point Westerly along a line parallel to the North boundary line of Lot 2 a distance running of 300 feet more or less to a 6th point;

Thence Southerly along a line parallel to the boundary line on and along the East line of said Lot 2 and on and along the Westerly boundary line of the right-of-way of U.S. Highway 95 as same is now established of said

Lot 2 a distance running of 145.2 feet more or less to a 7th point, such 7th point is in the North 20 acres of Lot 2;

Thence from such 7th point thence South along and on line parallel to the line on and along the East line of said Lot 2 and on and along the Westerly boundary line of right-of-way of U.S. Highway 95 as same is now established on the North 20 acres of Lot 2 a running distance of 175 feet more or less to an 8th point, such 8th point is on the South line of the North 20 acres of Lot 2; such 8th point is West 300 feet more or less from the Southeast corner point of the North 20 acres of Lot 2, Section 19, T18NR1EBM;

Thence from such 8th point West on and along the South boundary of the North 20 acres of Lot 2 a running distance of 1072.27 feet more or less to the Southwest corner point of the North 20 acres of Lot 2 on West section line of Section 19, T18NR1EBM;

Thence South on and along the West section line of Section 19 a running distance of 21.695 feet more or less to the Southwest corner point of the North half of Lot 2 in Section 19;

Thence East on and along South boundary line of North half of Lot 2 1372.27 feet more or less to the Southeast corner point of the North half of Lot 2, the REAL POINT OF BEGINNING.

EXCEPTING the right-of-way of U.S. Highway 95 as now established.

Water Right

DOMESTIC

[illegible]

Date created: 9/10/2025



Legend

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



Water Right Report : 67-10574(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	LYON, RICHARD	PO BOX 282	WILDER	ID	83676
Current Owner	LYON, VICKI	PO BOX 282	WILDER	ID	83676
Original Owner	COATES, LILA W	3100 HWY 95	COUNCIL	ID	83612
Original Owner	COATES, ROBERT A	3100 HWY 95	COUNCIL	ID	83612

Water Right Status

Priority Date : 10/29/1952
 Basis : Decreed
 Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
SPRING		WEISER RIVER	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
SPRING	18N	01E	19	0				SW NW ADAMS	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
DOMESTIC	1/01	12/31	0.04 CFS	
TOTAL			0.04 CFS	

Places of Use

[Printable View](#)
[Paged View](#)

Place of Use Legal Description : DOMESTIC (ADAMS county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
18N	01E	19				SW NW	

Conditions

Code Conditions

- C18 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.
- N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
- N11 THE QUANTITY OF WATER DECREEED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
- PARCEL NO. RP 18N01E193900A

Dates

Licensed Date :
 Decreed Date : 12/8/2000
 Permit Proof Due Date :
 Permit Proof Made Date :
 Permit Approved Date :
 Permit Moratorium Expiration Date :
 Enlargement Use Priority Date :
 Enlargement Statute Priority Date :
 Application Received Date :
 Protest Deadline Date :

Other Information

State or Federal : S
 Water District Number : 67
 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 :



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

DEREK J KOVICK
4157 NW 1ST AVE
NEW PLYMOUTH ID 83655-5039

Re: Change in Ownership for Water Right No(s): 67-10574

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
Proof Report

10/9/2025

Water Right 67-10574

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	DEREK J KOVICK 4157 NW 1ST AVE NEW PLYMOUTH, ID 83655-5039 (208) 284-2688
Original Owner	ROBERT A COATES 3100 HWY 95 COUNCIL, ID 83612 (208) 253-4740
Original Owner	LILA W COATES 3100 HWY 95 COUNCIL, ID 83612 (208) 253-4740
Previous Owner	VICKI LYON PO BOX 282 WILDER, ID 83676 (208) 337-6010
Previous Owner	RICHARD LYON PO BOX 282 WILDER, ID 83676 (208) 337-6010

Priority Date: 10/29/1952

Basis: Decreed

Status: Active

Source
SPRING

Tributary
WEISER RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	1/01	12/31	0.040 CFS	
	<u>Total Diversion</u>		0.040 CFS	

Source and Point(s) of Diversion:

SPRING SWNW

Sec. 19, Twp 18N, Rge 01E, ADAMS County

Place Of Use:

DOMESTIC within ADAMS County

IDAHO DEPARTMENT OF WATER RESOURCES

10/9/2025

Proof Report

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
18N	01E	19							X										

Conditions of Approval:

1. C18 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.
2. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
3. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
4. PARCEL NO. RP 18N01E193900A

Dates and Other Information:

Decreed Date: 12/8/2000
 Civil Case Number: 39576
 Judicial District: FIFTH
 State or Federal: S
 Owner Name Connector: AND
 Water District Number: 67
 Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A