

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 17 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES
SOUTHERN REGION

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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
37-22167	Yes ☒	Yes ☐		Yes ☐	Yes ☐
37-23654	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Alonzo B Leavell
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Juan Armenta and Blanca Sanchez
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

9 Townsend Gulch Rd Bellevue ID 83318
Mailing address City State Zip
(208) 309-8197 florsanchzs@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: 11-5-2024
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] Owner 8/22/25
Signature of new owner/claimant Title, if applicable Date
Juan Armenta
Print name
- Signature: [Signature] Owner 8/22/25
Signature of new owner/claimant Title, if applicable Date
Blanca Sanchez
Print name

Received by SG Date 9-17-2025 For IDWR Office Use Only: 5040712
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing Receipt No. 5040773 Receipt Amt. \$25-
 Name on W-9 SG Approved by DM Processed by DM W-9 received? Yes ☐ No ☐ Date 10/8/2025

RECEIVED

JUL 18 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION



Order Number: 24522821

Instrument # 285137

GOODING COUNTY, GOODING, IDAHO
11-07-2024 16:15:55 No. of Pages: 5
Recorded for: TITLEONE - TWIN FALLS
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: JG
Electronically Recorded by Simplifile

**ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT**

Warranty Deed

For value received,

Charmianne Leavell, Trustee of the Charmianne Leavell Revocable Living Trust dated May 30, 2022

the grantor, does hereby grant, bargain, sell, and convey unto

Juan Armenta, an unmarried man, and Blanca Sanchez, an unmarried woman

whose current address is 9 Townsend Gulch Rd, Bellevue, ID 83318

the grantee, the following described premises, in Gooding County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: November 5, 2024

Charmianne Leavell, Trustee

Charmianne Leavell, Trustee of the Charmianne Leavell Revocable Living Trust dated May 30, 2022

State of Idaho, County of Gooding, ss.

On this 7th day of November in the year of 2024, before me, the undersigned, a notary public in and for said state personally appeared Charmianne Leavell, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of The Charmianne Leavell Revocable Living Trust dated May 30, 2022 and acknowledged to me that he/she executed the same as trustee.

Nancy Sauer

Notary Public

Residing In: Jerome, ID

My Commission Expires: 01/04/2030
(seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1

TOWNSHIP 5 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 31: A parcel of land located in the NW¼SE¼, being more particularly described as follows:

Commencing at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;

Thence South 89°36'32" East along the North boundary of said NW¼SE¼ for a distance of 525.15 feet;

Thence South 80°30'00" East for a distance of 86.44 feet to THE POINT OF BEGINNING;

Thence continuing South 80°30'00" East along said line for a distance of 322.25 feet;

Thence South 00°15'43" West for a distance of 150.00 feet to the Northerly Right of Way of the Union Pacific Railroad;

Thence South 84°55'28" West along said Right of Way for a distance of 319.45 feet;

Thence North 00°15'43" East for a distance of 231.45 feet to THE POINT OF BEGINNING.

SUBJECT TO AND INCLUDES the use of the following easements:

1) An easement for the purpose of ingress and egress, twenty feet in width located in the NW¼SE¼ of Section 31, Township 5 South, Range 15 East Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Commencing at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;

Thence South 89°36'32" East along the North boundary of said NW¼SE¼ for a distance of 525.15 feet;

Thence South 80°30'00" East for a distance of 76.31 feet to THE POINT OF BEGINNING;

Thence continuing South 80°30'00" East along said line, for a distance of 20.26 feet;

Thence South 00°15'43" West for a distance of 228.89 feet to the Northerly Right of Way of the Union Pacific Railroad;

Thence South 84°55'28" West continuing along said Right of Way for a distance of 20.09 feet;

Thence North 00°15'43" East for a distance of 234.01 feet to THE POINT OF BEGINNING.

2) An easement for the purpose of constructing and maintaining utilities, ten feet in width located in the NW¼SE¼ of Section 31, Township 5 South, Range 15 East Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Commencing at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;

Thence South 89°36'32" East along the North boundary of said NW¼SE¼ for a distance of 525.15 feet;

Thence South 80°30'00" East for a distance of 408.69 feet;

Thence South 00°15'43" West for a distance of 139.96 feet to THE POINT OF BEGINNING;

Thence continuing South 00°15'43" West along said line for a distance of 10.04 feet to the Northerly Right of Way of the Union Pacific Railroad;

Thence South 84°55'28" West continuing along said Right of Way for a distance of 642.91 feet;

Thence North 05°53'11" West for a distance of 10.00 feet;

Thence North 84°55'28" East along a line parallel to an ten feet Northerly from said Right of Way for a distance of 643.98 feet to THE POINT OF BEGINNING.

PARCEL NO. 2

TOWNSHIP 5 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 31: A parcel of land located in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, and being more particularly described as follows:

Beginning at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;
Thence North 00°14'51" East along the West boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 20.00 feet;
Thence South 89°36'32" East along a line parallel with and 20.00 feet North from the South boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 475.05 feet;
Thence South 00°23'50" West for a distance of 20.00 feet to a point on said South boundary;
Thence South 89°36'32" East along said South boundary for a distance of 50.15 feet;
Thence South 80°30'00" East for a distance of 86.44 feet;
Thence South 00°15'43" West for a distance of 231.45 feet to the North Right of Way of the Union Pacific Railroad;
Thence South 84°55'28" West along said Right of Way for a distance of 323.47 feet to the Westerly boundary of lands described in a deed located in Gooding County Records Book F Page 337;
Thence North 05°53'11" West along said Westerly boundary for a distance of 39.26 feet;
Thence North 37°10'11" West continuing along said Westerly boundary for a distance of 195.09 feet;
Thence North 65°44'11" West continuing along said Westerly boundary for a distance of 181.31 feet to the Westerly boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence North 00°16'10" East along the Westerly boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ for a distance of 8.89 feet to THE POINT OF BEGINNING.

SUBJECT TO the rights of and includes use of the following easements:

1) An easement for the purpose of ingress and egress, twenty feet in width located in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Township 5 South, Range 15 East Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Commencing at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;
Thence South 89°36'32" East along the North boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ for a distance of 525.15 feet;
Thence South 80°30'00" East for a distance of 76.31 feet to THE POINT OF BEGINNING;
Thence continuing South 80°30'00" East along said line, for a distance of 20.26 feet;
Thence South 00°15'43" West for a distance of 228.89 feet to the Northerly Right of Way of the Union Pacific Railroad;
Thence South 84°55'28" West continuing along said Right of Way for a distance of 20.09 feet;
Thence North 00°15'43" East for a distance of 234.01 feet to THE POINT OF BEGINNING.

2) An easement for the purpose of constructing and maintaining utilities, ten feet in width located in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Township 5 South, Range 15 East Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Commencing at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;
Thence South 89°36'32" East along the North boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ for a distance of 525.15 feet;
Thence South 80°30'00" East for a distance of 408.69 feet;
Thence South 00°15'43" West for a distance of 139.96 feet to THE POINT OF BEGINNING;

Thence continuing South 00° 15' 43" West along said line for a distance of 10.04 feet to the Northerly Right of Way of the Union Pacific Railroad;

Thence South 84° 55' 28" West continuing along said Right of Way for a distance of 642.91 feet;

Thence North 05° 53' 11" West for a distance of 10.00 feet;

Thence North 84° 55' 28" East along a line parallel to and 10.00 feet Northerly from said Right of Way for a distance of 643.98 feet to THE POINT OF BEGINNING.

WARRANTY DEED

Instrument # 280106

GOODING, GOODING, IDAHO

2-6-2023 03:11:05 PM No. of Pages: 9

Recorded for : CHARMIANNE LEAVELL

DENISE M. GILL

Fee: 15.00

Ex-Officio Recorder Deputy

FOR VALUE RECEIVED,

The ESTATE OF ALONZO LEAVELL, aka ALONZO B. LEAVELL aka LONNIE LEAVELL, by and through its Personal Representative, CHARMIANNE LEAVELL Case No. CV24-21-0073, Gooding County, Idaho and CHARMIANNE LEAVELL, a single woman, (Grantors"), do hereby grant, convey, release, remise and forever transfer unto CHARMIANNE LEAVELL, TRUSTEE OF THE CHARMIANNE LEAVELL REVOCABLE LIVING TRUST DATED MAY 30, 2022 ("Grantee"), whose address is P.O. Box 51, Gooding, ID 83330, all of their rights, title and interest, if any, in and to the following described premises located in Gooding County, Idaho, to-wit:

See "Exhibit A" attached hereto and made a part of this deed.

TO HAVE AND TO HOLD said premises, with its appurtenances, unto said Grantee and its heirs and assigns forever. The Grantors hereby covenant to and with the Grantee that they are the owner in fee simple of the property; that, except as set forth above, said premises is free from all encumbrances except current years taxes, levies and assessments, documents of record, and easements visible upon the premises; and that, subject to the foregoing, they will warrant and defend the same from all claims whatsoever.

DATED this 6th day of February, 2023.

THE ESTATE OF ALONZO LEAVELL, aka ALONZO B. LEAVELL, aka LONNIE LEAVELL

By:

Charmianna Leavell, PR

Charmianne LeaVell

Its: Personal Representative

Charmianna Leavell

Charmianne LeaVell

STATE OF IDAHO)
)
) ss.
County of Gooding)

On this 6 day of February, 2023, before me, a Notary Public in and for said State, personally appeared **Charmianne LeaVell**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Personal Representative of the **Estate of Alonzo LeaVell, also shown of record as Alonzo B. LeaVell, deceased**, and acknowledged to me that she executed the same as such Personal Representative.



Notary Public of Idaho
Residing at: Gooding, ID
Commission Expires: 10/8/2028

STATE OF IDAHO)
)
) ss.
County of Gooding)

On this 6 day of February, 2023, before me, a Notary Public in and for said State, personally appeared **Charmianne LeaVell**, 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.



Notary Public of Idaho
Residing at: Gooding, ID
Commission Expires: 10/8/2028

Exhibit A, Pg 1

Legal Description for the
Center Portion of a Parcel Split for
Lonnie Leavell

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 31, Township 5 South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Commencing at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;

THENCE South 89°36'32" East along the North boundary of said NW4 SE4 for a distance of 525.15 feet;

THENCE South 80°30'00" East for a distance of 86.44 feet to the POINT OF BEGINNING;

THENCE continuing South 80°30'00" East along said line for a distance of 322.25 feet;
THENCE South 00°15'43" West for a distance of 150.00 feet to the Northerly Right-of-Way of the Union Pacific Railroad;

THENCE South 84°55'28" West along said Right-of-Way for a distance of 319.45 feet;

THENCE North 00°15'43" East for a distance of 231.45 feet to the POINT OF BEGINNING.

The above described parcel contains 1.39 acres, more or less and is subject to and includes the use of the following easements;

An easement for the purpose of ingress and egress, twenty feet in width located in the Northwest Quarter of the Southeast Quarter of Section 31, Township 5 South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Commencing at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;

THENCE South 89°36'32" East along the North boundary of said NW4 SE4 for a distance of 525.15 feet;



THENCE South 80°30'00" East for a distance of 76.31 feet to the POINT OF BEGINNING;

THENCE continuing South 80°30'00" East along said line, for a distance of 20.26 feet;
THENCE South 00°15'43" West for a distance of 228.89 feet to the Northerly Right-of-Way of the Union Pacific Railroad;

THENCE South 84°55'28" West continuing along said Right-of-Way for a distance of 20.09 feet;

THENCE North 00°15'43" East for a distance of 234.01 feet to the POINT OF BEGINNING.

The above described parcel contains 0.11 acres, more or less.

An easement for the purpose of constructing and maintaining utilities, ten feet in width located in the Northwest Quarter of the Southeast Quarter of Section 31, Township 5 South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Commencing at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;

THENCE South 89°36'32" East along the North boundary of said NW4 SE4 for a distance of 525.15 feet;

THENCE South 80°30'00" East for a distance of 408.69 feet;

THENCE South 00°15'43" West for a distance of 139.96 feet to the POINT OF BEGINNING;

THENCE continuing South 00°15'43" West along said line for a distance of 10.04 feet to the Northerly Right-of-Way of the Union Pacific Railroad;

THENCE South 84°55'28" West continuing along said Right-of-Way for a distance of 642.91 feet;

THENCE North 05°53'11" West for a distance of 10.00 feet;

THENCE North 84°55'28" East along a line parallel to and ten feet Northerly from said Right-of-Way for a distance of 643.98 feet to the POINT OF BEGINNING.

The above described parcel contains 0.15 acres, more or less.





Exhibit A, Pg 3

J-U-B ENGINEERS, Inc.
ENGINEERS • SURVEYORS • PLANNERS

Regional Office
115 Northstar Avenue
Twin Falls, ID 83301

208-733-2414
Fax: 208-733-9455
www.jub.com

Exhibit A Legal Description attached
to a Deed dated 22 January 2008

Legal Description for the
West Portion of a Parcel Split for
Lonnie Leavell

A parcel of land located in the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 31, Township 5 South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Beginning at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;

THENCE North 00°14'51" East along the West boundary of said SW4 NE4 for a distance of 20.00 feet;

THENCE South 89°36'32" East along a line parallel with and 20.00 feet North from the South boundary of said SW4 NE4 for a distance of 475.05 feet;

THENCE South 00°23'50" West for a distance of 20.00 feet to a point on said South boundary;

THENCE South 89°36'32" East along said South boundary for a distance of 50.15 feet;

THENCE South 80°30'00" East for a distance of 86.44 feet;

THENCE South 00°15'43" West for a distance of 231.45 feet to the North Right-of-Way of the Union Pacific Railroad;

THENCE South 84°55'28" West along said Right-of-Way for a distance of 323.47 feet to the Westerly boundary of lands described in a deed located in Gooding County Records Book F Page 337;

THENCE North 05°53'11" West along said Westerly boundary for a distance of 39.26 feet;

THENCE North 37°10'11" West continuing along said Westerly boundary for a distance of 195.09 feet;

THENCE North 65°44'11" West continuing along said Westerly boundary for a distance of 181.31 feet to the Westerly boundary of said NW4 SE4;

THENCE North 00°16'10" East along the Westerly boundary of said NW4 SE4 for a distance of 8.89 feet to the POINT OF BEGINNING.

The above described parcel contains 2.76 acres, more or less and is subject to the rights of and includes use of the following easements;

An easement for the purpose of ingress and egress, twenty feet in width located in the Northwest Quarter of the Southeast Quarter of Section 31, Township 5



Exhibit A pg 4

J-U-B ENGINEERS, Inc.
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Regional Office
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Twin Falls, ID 83301
208-733-2414
Fax: 208-733-9455
www.jub.com

South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Commencing at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;

THENCE South 89°36'32" East along the North boundary of said NW4 SE4 for a distance of 525.15 feet;

THENCE South 80°30'00" East for a distance of 76.31 feet to the POINT OF BEGINNING;

THENCE continuing South 80°30'00" East along said line, for a distance of 20.26 feet;

THENCE South 00°15'43" West for a distance of 228.89 feet to the Northerly Right-of-Way of the Union Pacific Railroad;

THENCE South 84°55'28" West continuing along said Right-of-Way for a distance of 20.09 feet;

THENCE North 00°15'43" East for a distance of 234.01 feet to the POINT OF BEGINNING.

The above described parcel contains 0.11 acres, more or less.

An easement for the purpose of constructing and maintaining utilities, ten feet in width located in the Northwest Quarter of the Southeast Quarter of Section 31, Township 5 South, Range 15 East, Boise Meridian, Gooding County, Idaho, and being more particularly described as follows:

Commencing at the Center Quarter corner of said Section 31, from which the West Quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;

THENCE South 89°36'32" East along the North boundary of said NW4 SE4 for a distance of 525.15 feet;

THENCE South 80°30'00" East for a distance of 408.69 feet;

THENCE South 00°15'43" West for a distance of 139.96 feet to the POINT OF BEGINNING;

THENCE continuing South 00°15'43" West along said line for a distance of 10.04 feet to the Northerly Right-of-Way of the Union Pacific Railroad;

THENCE South 84°55'28" West continuing along said Right-of-Way for a distance of 642.91 feet;

Exhibit A Pg 5



J-U-B ENGINEERS, Inc.
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Twin Falls, ID 83301
208-733-2414
Fax: 208-733-9455
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THENCE North 05°53'11" West for a distance of 10.00 feet;
THENCE North 84°55'28" East along a line parallel to and 10.00 feet Northerly
from said Right-of-Way for a distance of 643.98 feet to the POINT OF
BEGINNING.

The above described parcel contains 0.15 acres, more or less.





Exhibit A, Pg 6

J-U-B ENGINEERS, Inc.
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Regional Office
115 Northstar Avenue
Twin Falls, ID 83301
208-733-2414
Fax: 208-733-9455
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Legal Description for *Deed Dated*
Lonnie Leavell *3/10/11*

A parcel of land located Southerly of the South bank of the big wood river and Northerly and Easterly of the centerline of the Northside canal companies "x" canal, also known as Clover Creek, and being a part of Government Lot 2 and the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 31, Township 5 South, Range 15 East, Boise Meridian, Gooding county, Idaho, and being more particularly described as follows:

Commencing at the center of said Section 31, which corner is marked by a 5/8" rebar, C.P.F. instrument # 127668 and from which the West quarter corner of said Section 31 bears North 89°35'10" West, 2631.65 feet;

THENCE North 00°14'51" East for a distance of 70.00 feet to a point on the Northerly right-of-way of 1750 South Road;

THENCE South 87°13'25" West along the Northerly right-of-way of 1750 South Road per R/W deed recorded February 4, 1961 as Instrument Number 443, for a distance of 539.05 feet to a point on the east bank of Northside canal companies "x" canal also known as Clover Creek;

THENCE North 89°35'10" West for a distance of 23.82 feet to the centerline of the Northside canal companies "x" canal also known as Clover Creek;

THENCE Westerly along said centerline for the following courses and distances;

THENCE North 10°02'10" West for a distance of 101.43 feet;

THENCE North 43°14'10" West for a distance of 187.59 feet;

THENCE South 61°48'45" West for a distance of 131.68 feet;

THENCE South 61°51'24" West for a distance of 4.33 feet;

THENCE North 78°58'10" West for a distance of 94.35 feet;

THENCE North 52°20'10" West for a distance of 237.03 feet to the Point of Beginning;

THENCE South 71°04'50" West continuing along said centerline for a distance of 129.56 feet;

THENCE North 82°26'10" West for a distance of 90.75 feet;

THENCE South 81°26'29" West for a distance of 72.59 feet;

THENCE North 56°17'01" West for a distance of 136.46 feet;

THENCE North 15°58'42" West for a distance of 64.24 feet;

THENCE North 03°44'42" East for a distance of 237.29 feet;

THENCE North 18°54'44" East for a distance of 58.30 feet to the point of intersection of the South bank of the Big Wood River and the centerline of the Northside canal companies "x" canal also known as Clover Creek;



Exhibit A, Pg 7

J-U-B ENGINEERS, Inc.
ENGINEERS • SURVEYORS • PLANNERS

Regional Office
115 Northstar Avenue
Twin Falls, ID 83301
208-783-2414
Fax: 208-783-8468
www.jub.egm

THENCE Easterly along the South bank of the big wood river for the following courses and distances;

THENCE North $86^{\circ}04'39''$ East for a distance of 26.02 feet;

THENCE South $87^{\circ}38'50''$ East for a distance of 108.33 feet;

THENCE South $60^{\circ}03'18''$ East for a distance of 70.64 feet;

THENCE leaving said South bank South $40^{\circ}03'54''$ East for a distance of 163.96 feet;

THENCE South $14^{\circ}08'42''$ East for a distance of 69.95 feet;

THENCE South $59^{\circ}42'45''$ East for a distance of 106.68 feet;

THENCE South $15^{\circ}40'33''$ West for a distance of 107.53 feet to a point in the centerline of said "x" canal and being the Point of Beginning.

The above described parcel contains 3.13 acres, more or less.



PROPERTY ADDRESS: 1867 E 1750 S

Gooding

ID

83330

ID#:

09282024 JB

FHA / VA: If applicable, it is expressly agreed that notwithstanding any other provisions of this contract, BUYER shall not be obligated to complete the purchase of the PROPERTY described herein or to incur any penalty or forfeiture of Earnest Money deposits or otherwise unless BUYER has been given in accordance with HUD/FHA or VA requirements a written statement by the Federal Housing Commissioner, Veterans Administration or a Direct Endorsement lender setting forth the appraised value of the PROPERTY of not less than the sales price as stated in the contract. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value or condition of the property. The purchaser should satisfy himself/herself that the price and condition of the property are acceptable.

(E). \$ _____ ADDITIONAL FINANCIAL TERMS:

☐ Additional financial terms are specified under the heading "OTHER TERMS AND/OR CONDITIONS" (Section 5).

☐ Additional financial terms are contained in a **FINANCING ADDENDUM** of same date, attached hereto, signed by both parties.

(F). \$ _____ APPROXIMATE FUNDS DUE FROM BUYERS AT CLOSING (Not including closing costs): Cash at closing to be paid by BUYER at closing in GOOD FUNDS, includes: cash, electronic transfer funds, certified check or cashier's check.

If such written confirmation required in 3(B) or 3(D) is not received by SELLER(S) within the strict time allotted, SELLER(S) may at their option cancel this agreement by notifying BUYER(S) in writing of such cancellation within _____ business days (three [3] if left blank) after written confirmation was required. If SELLER does not cancel within the strict time period specified as set forth herein, SELLER shall be deemed to have accepted such written confirmation of lender approval or waived the right to receive written confirmation and shall be deemed to have elected to proceed with the transaction. SELLER'S approval shall not be unreasonably withheld.

4. **SATISFACTION AND/OR REMOVAL OF ALL CONTRACT CONTINGENCIES:** Unless specifically stated below all contingencies in this agreement and in any counter offers, addendums or amendments are required to be satisfied, removed or exercised no later than 5 calendar days (seven [7] if left blank) prior to the stated closing date or any extension thereof. Failure of either BUYER or SELLER to exercise any contingency by this deadline shall constitute an unconditional waiver of said contingency. Unless this agreement is properly terminated under a specific provision of this agreement prior to the contingency deadline stated above then all parties shall conclusively be deemed to have elected to proceed with the transaction and all Earnest Money shall become nonrefundable except upon an instance of SELLER'S default. In the event any contingency has been waived or a contingency deadline has expired and thereafter closing is extended or rescheduled to occur on a later date, said extension shall not reinstate the waived or expired contingency without a mutually executed written agreement containing language specifically reinstating the same. This contingency deadline shall not apply to the following contingency(ies):

5. **OTHER TERMS AND/OR CONDITIONS:** This agreement is made subject to the following special terms, considerations and/or contingencies.
A portion of water right 37-22167 to be split at closing for 2.5 acres.

Tenant to be off the property by close of escrow.

6. **ITEMS INCLUDED & EXCLUDED IN THIS SALE:** All existing fixtures and fittings that are attached to the PROPERTY are INCLUDED IN THE PURCHASE PRICE (unless excluded below) and shall be transferred free of liens and in as-is condition. These include, but are not limited to, all seller-owned attached floor coverings, television wall mounts, satellite dish, electronic doorbells and locks, attached plumbing, bathroom and lighting fixtures, window screens, screen doors, storm doors, storm windows, window coverings, garage door opener(s) and transmitter(s), exterior trees, plants or shrubbery, water heating apparatus and fixtures, attached fireplace equipment, awnings, ventilating, cooling and heating systems, all ranges, ovens, built-in dishwashers, fuel tanks, and irrigation fixtures and equipment, that are now on or used in connection with the PROPERTY and shall be included in the sale unless otherwise provided herein. BUYER should satisfy himself/herself that the condition of the included items is acceptable. The terms stated in this section shall control over any oral statements, prior written communications and/or prior publications including but not limited to MLS listings and advertisements. Personal property described in a property disclosure report shall not be inferred as to be included unless specifically set forth herein. It is agreed that any item included in section 6(A) below is of nominal value less than \$100.

(A). **ADDITIONAL ITEMS SPECIFICALLY INCLUDED IN THIS SALE:**

Pellet stove, Washer & Dryer. Connex Containers

(B). **ITEMS SPECIFICALLY EXCLUDED IN THIS SALE:**

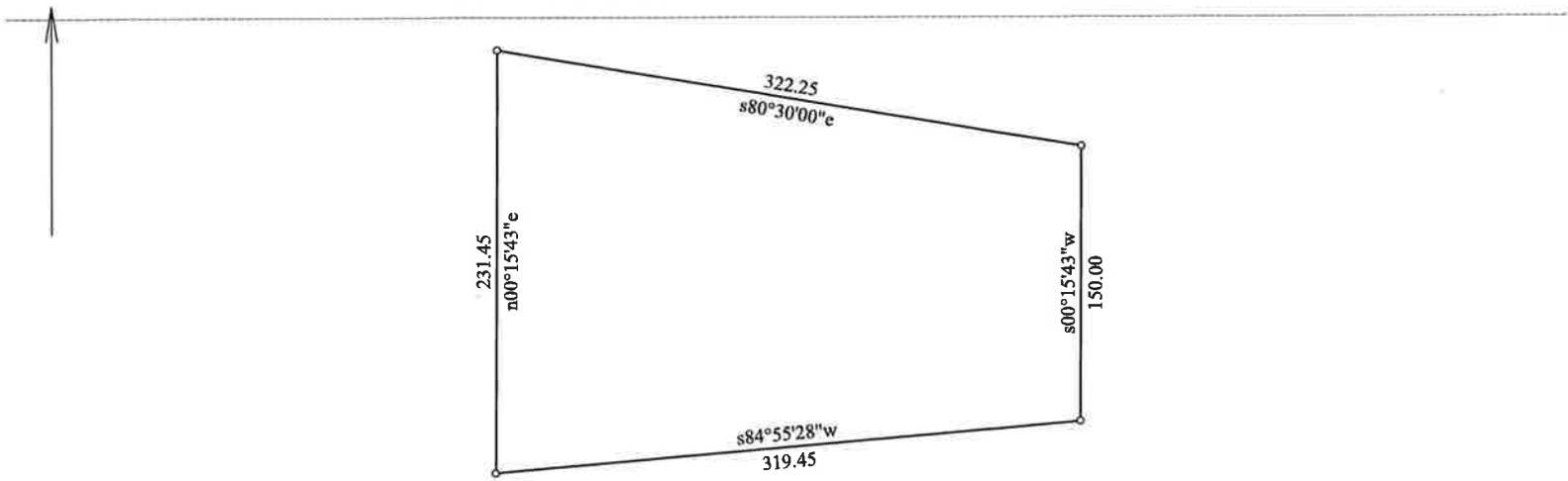
Seller's personal property, Tenant's Personal Property.

Sprinkler

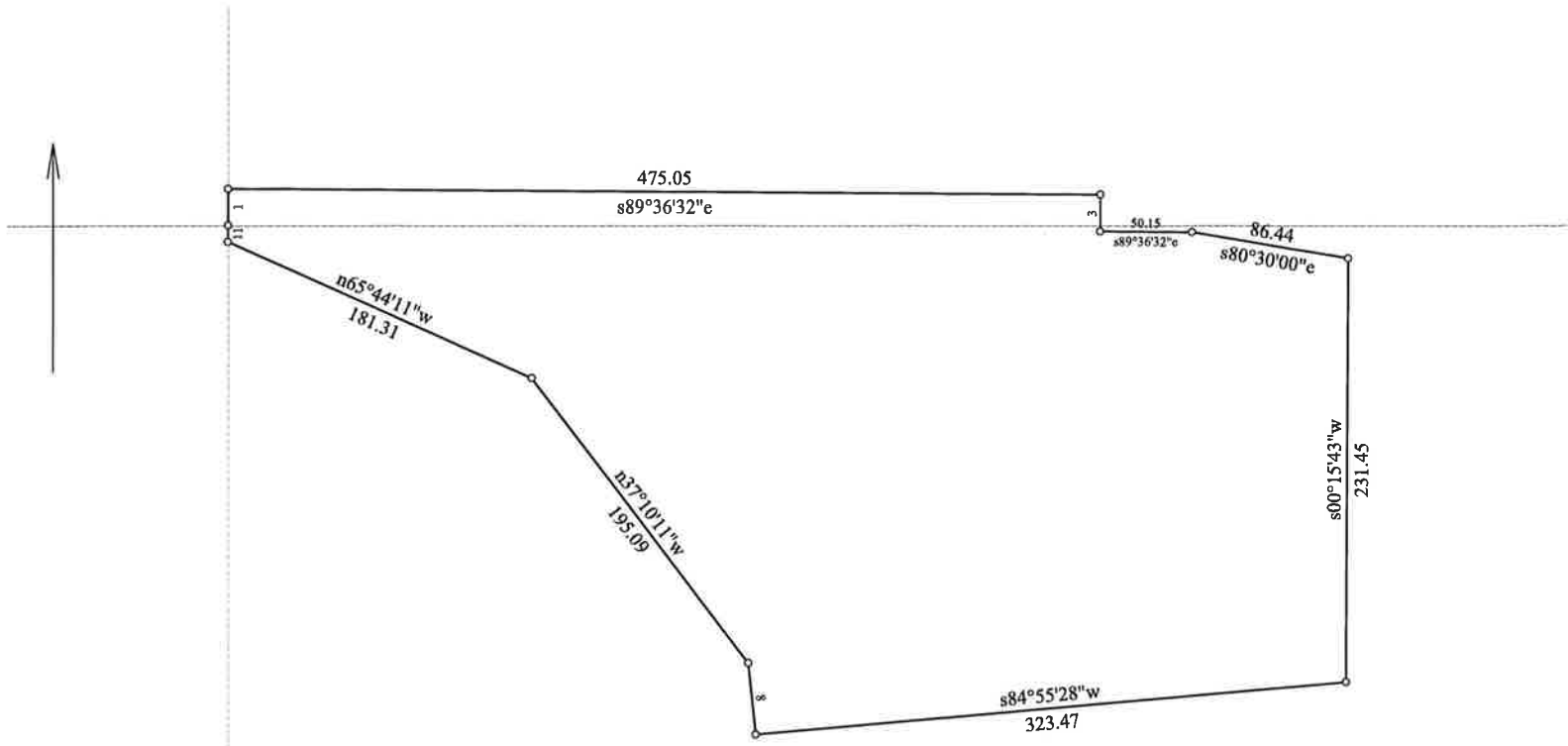
BUYER'S Initials *JA BS* Date *9/28/24*

SELLER'S Initials *CS* Date *9/29/24*

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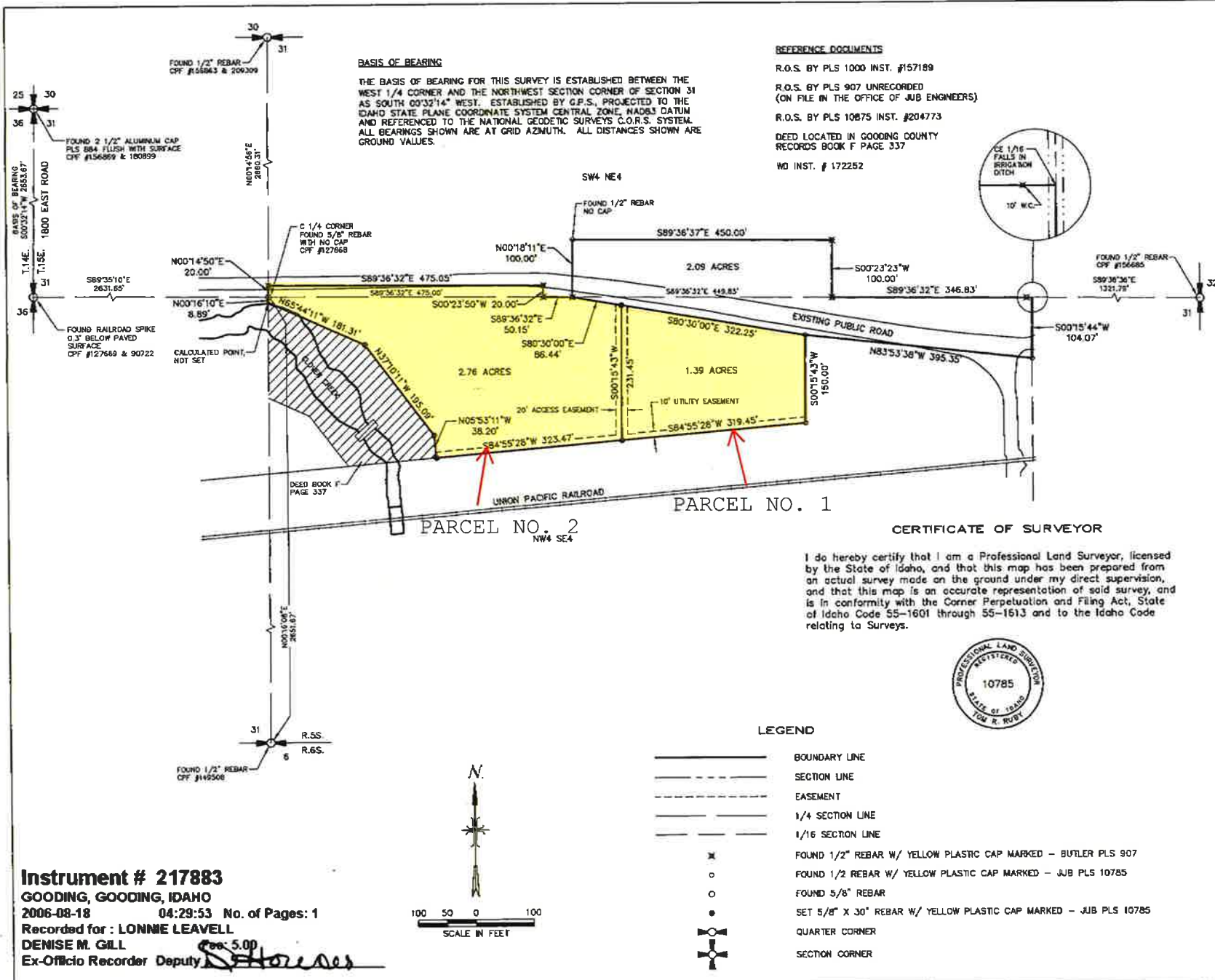


Title:		Date: 10-02-2024
Scale: 1 inch = 100 feet	File:	
Tract 1: 1.393 Acres: 60663 Sq Feet: Closure = s79.2549w 0.01 Feet: Precision =1/182816: Perimeter = 1023 Feet		
001=/se,31,5s,15e	004=s80.3000e 322.25	007=n00.1543e 231.45
002=/s89.3632e 525.15	005=s00.1543w 150.00	
003=/s80.3000e 86.44	006=s84.5528w 319.45	



Title:		Date: 10-02-2024
Scale: 1 inch = 100 feet	File:	
Tract 1: 2.764 Acres: 120378 Sq Feet: Closure = n61.3821e 0.02 Feet: Precision =1/83018: Perimeter = 1631 Feet		
001=7se,31.5s,15e	006=s80.3000e 86.44	011=n65.4411w 181.31
002=n00.1451e 20.00	007=s00.1543w 231.45	012=n00.1610e 8.89
003=s89.3632e 475.05	008=s84.5528w 323.47	
004=s00.2350w 20.00	009=n05.5311w 39.26	
005=s89.3632e 50.15	010=n37.1011w 195.09	





JUB ENGINEERS, Inc.
 115 NORTHSTAR AVENUE
 TWIN FALLS, IDAHO 83301
 PHONE: 208-733-2414
 FAX: 208-733-6455

RECORD OF SURVEY FOR
LONNIE LEAVELL
 LOCATED IN
 NW4 SE4 & SW4 NE4, SEC. 31, T.5 S., R.15 E., B.M.
 GOODING COUNTY, IDAHO

SHEET
 1
 OF 1



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

October 8, 2025

JUAN ARMENTA
BLANCA SANCHEZ
9 TOWNSEND GULCH RD
BELLEVUE ID 83313-5007

Re: Change in Water Right Ownership: 37-22167 (Split into 37-22167 and 37-23654)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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) 293-9908.

Sincerely,



Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Alonzo B Leavell, c/o Charmianne Leavell
TitleOne, Jerome Idaho (File #24522821)
Water District 130



237 N. Lincoln Ave.
Jerome, ID 83338
Ph. (208) 324-5613
Fx. (866) 310-3443
www.titleonecorp.com

RECEIVED

SEP 17 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Idaho Dept of Water Resources
Attn: Denise Maline
650 Addison Ave W Ste 500
Twin Falls, ID 83301-5858

Date: September 12, 2025

Re: Escrow No. 24522821 ~ Juan Armenta and Blanca Sanchez

In connection with the above referenced transaction, I am enclosing the following:

- Notice of Change in Water Right Ownership/split 34-22167
- Check No. 2200 in the amount of \$75.00 to complete the split and transfer

Your business is greatly appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,

Laury Lamb
(208) 324-5613
llamb@titleonecorp.com

Laury Lamb

From: Maline, Denise <Denise.Maline@idwr.idaho.gov>
Sent: Monday, August 18, 2025 11:27 AM
To: Laury Lamb
Subject: RE: [External] Water Right paperwork for Leavell / Armenta & Sanchez (Order # 24522821)

Hi Luary,

I am following up on this paperwork to see if you were able to find anything out? We are missing the signed ownership change form and the remainder of the fees (\$75.00) to split the water right.

Any update you can provide is much appreciated. Thank you!

Denise



Denise Maline, Administrative Assistant I
Idaho Dept. of Water Resources, Southern Region
650 Addison Ave W Ste 500
Twin Falls ID 83301-5858
(208) 293-9908
denise.maline@idwr.idaho.gov

From: Laury Lamb <llamb@titleonecorp.com>
Sent: Wednesday, July 23, 2025 2:25 PM
To: Maline, Denise <Denise.Maline@idwr.idaho.gov>
Subject: RE: [External] Water Right paperwork for Leavell / Armenta & Sanchez (Order #24522821)

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.

Well..... I can say I must have been having a day 😊 I will look in the file and see what I have and don't have and get back to you.

Thank you!

Laury Lamb

Senior Escrow Officer
TitleOne
237 N. Lincoln Ave.
Jerome, Idaho 83338
TitleOneCorp.com

Direct: 208-324-5613
Office: 208-324-3357
Fax: 866-310-3443



From: Maline, Denise <Denise.Maline@idwr.idaho.gov>

Sent: Tuesday, July 22, 2025 12:09 PM

To: Laury Lamb <llamb@titleonecorp.com>

Subject: [External] Water Right paperwork for Leavell / Armenta & Sanchez (Order #24522821)

Hi Laury,

We received some paperwork last week from your office and it looks like there are a few things missing. The transaction took place last fall, and in looking at the documents, it looks like we may have perhaps received some of TitleOne's file copies of the information, but I could be wrong. We received the following:

- Real Estate Purchase & Sale Agreement
- \$25.00 cashier's check dated April 11, 2025 from First Federal Bank, along with a copy of the cashier's check
- Warranty Deed from Charmianne Leavell to Juan Armenta & Blanca Sanchez (with chain of title)
- Property maps

As you know, the deeds, \$25.00 and maps are part of what we need, so there are no issues there. We are missing the signed & completed Notice of Change in Water Right Ownership form from the new owners. In addition, the water right will need to be split because the new owners only purchased a portion of the ground associated with the water right. An additional \$75.00 is needed to split the water right.

Is there any chance you would have the signed Notice in your files? I thought I would reach out to you first, before contacting the Mr. Armenta & Ms. Sanchez.

Any insight you can provide is much appreciated. Please holler if there are any questions.

Thanks! 😊

Denise @ IDWR Twin Falls



Denise Maline, Administrative Assistant I

Idaho Dept. of Water Resources, Southern Region

650 Addison Ave W Ste 500

Twin Falls ID 83301-5858

(208) 293-9908

denise.maline@idwr.idaho.gov

This email originated from outside the organization. Do not click links or open any attachments unless you recognize the source of the email.

Maline, Denise

From: Maline, Denise
Sent: Tuesday, July 22, 2025 12:09 PM
To: Laury Jo Lamb
Subject: Water Right paperwork for Leavell / Armenta & Sanchez (Order #24522821)

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Any insight you can provide is much appreciated. Please holler if there are any questions.

Thanks! 😊

Denise @ IDWR Twin Falls



Denise Maline, Administrative Assistant I

Idaho Dept. of Water Resources, Southern Region
650 Addison Ave W Ste 500
Twin Falls ID 83301-5858
(208) 293-9908
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Idaho Dept of Water Resources
650 Addison Ave W, Ste 500
twin Falls, ID 83301

RECEIVED

JUL 18 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: January 30, 2025

Re: Escrow No. 24522821 ~ Juan Armenta and Blanca Sanchez/Charmianne Leavell

In connection with the above referenced transaction, I am enclosing the following:

- Check 152552 in the amount of \$25.00
- Copy of recorded Warranty Deed, Instrument #285137, Gooding County, Idaho

If you have any questions, please do not hesitate to contact me.

Sincerely,

Laury Lamb
(208) 324-5613
llamb@titleonecorp.com