

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 20 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.

| Water Right/Claim No. | Split?                                  | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|-----------------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 22-7731 OK            | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name:

Horace R. Boyer, Sr.  
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Philip W Thorson  
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

P.O. Box 278  
Mailing address

Tetonia  
City

ID 83452  
State Zip

208-201-6333  
Telephone

philipthrsn@gmail.com  
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: approx 6-7-2011
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 # 22-7731

8. Signature:

PWT  
Signature of new owner/claimant

owner  
Title, if applicable

10/15/2025  
Date

Philip W Thorson  
Print name

Signature:

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by M. Pett Date 10-20-25

Receipt No. E051222

Receipt Amt. 100.00

Active in the Water Supply Bank? Yes ☐ No ☐

If yes, forward to the State Office for processing

W-9 received? Yes ☐ No ☐

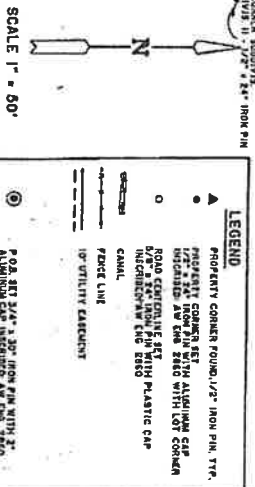
Name on W-9

Approved by [Signature]

Processed by MW

Date 11/14/2025

PHO. RE CONVEN OF  
LOS R. FLOCK 2  
HATCHING COBBLER

[illegible]

# CERTIFICATE OF OWNERS

[illegible]

STATE OF INDIANA ) ss  
COUNTY OF TETON )  
BEFORE ME, the undersigned authority, on this 27th day of April, 1992, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

\_\_\_\_\_  
Notary Public

My Comm. Exp. 07-01-93

NOTARY PUBLIC STATE OF INDIANA

SPRING CREEK MANOR

SEC. 35 TWP. 6N, R10G. 45 E. 2M.

A PORTION OF LOT 2, BLOCK 2, HATCHER CORNER  
SUNBELT DIVISION, DIVISION 2, TETON COUNTY, IDAHO

A W ENGINEERING

ORACE BOYER  
BOX 139  
VICTOR, IDAHO 83456  
208-797-2852

|          |        |                  |
|----------|--------|------------------|
| RAWN BSL | 0-1-91 | BOOK 14 PAGE 130 |
|----------|--------|------------------|

|          |     |        |                 |
|----------|-----|--------|-----------------|
| SURVEYED | AWW | 0-1-91 | PROJECT 91 - 60 |
|----------|-----|--------|-----------------|

**Instrument # 217397**

TETON COUNTY, IDAHO

06-07-2011 14:47:08 No. of Pages: 1

Recorded for: ALLIANCE TITLE DRIGGS

MARY LOU HANSEN Fee: \$10.00

Ex-Officio Recorder Deputy, Mary Lou Hansen

Index to: DEED, SPECIAL WARRANTY

Alliance Title & Escrow Corp.  
P.O. Box 644  
Driggs, Idaho 83422

**SPECIAL WARRANTY DEED**

File No.: AT-9011002761LWF

Escrow No.: 9011002761RES

REO No.: L101KDD

This Deed is from **Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America**, having its principal office in the City of Washington DC (Grantor) to **Philip W. Thorson, a single man**, (Grantee), whose current address is 5920 Boyer Drive, Teton, ID 83452 and to Grantees heirs and assigns.

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Teton, State of ID, described as follows (the premises): Commonly known as 5920 Boyer Drive, Teton, ID 83452

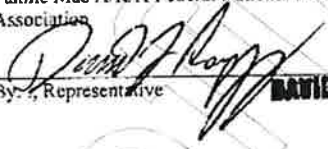
**Lot 7 Spring Creek Manor, Teton County, Idaho, as the same appears on the official plat thereof September 4, 1992 as Instrument No. 110897.**

The Grantor, for itself and for its successors does covenant and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warranty and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. Sec. 12 USC 1723a (c) (2).

DATED: 6-3-11

Fannie Mae A/K/A Federal National Mortgage Association

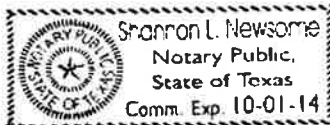
By:   
Representative

**DAVID RODRIGUEZ**

State of TX )  
County of Dallas ) ss.

On this 3 day of June, 2011, before me, a Notary Public in and for said state, personally appeared DAVID RODRIGUEZ known to me to be the ASST. VICE PRESIDENT of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she/they executed the foregoing in said Corporation name and acknowledged to me that said corporation 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.



  
Notary Public for the State of  
Residing at:  
Commission Expires:

335859

After Recording, Return to:  
Post Sale Dept.  
Northwest Trustee Services, Inc.  
P.O. Box 997  
Bellevue, WA 98009-0997

213475 SEP 30 10 PM 2 01

**Instrument # 213475**

TETON COUNTY, IDAHO

9-30-2010 02:01:00 No. of Pages: 2

Recorded for: FIRST AMERICAN TITLE COMPANY

MARY LOU HANSEN

Fee: 13.00

Ex-Officio Recorder Deputy

Index to: DEED, TRUSTEE'S

**TRUSTEE'S DEED**

7023.73227

Northwest Trustee Services, Inc.  
P.O. Box 997  
Bellevue, WA 98009-0997

Grantor's Name and Address

Federal National Mortgage Association  
PO Box 650043  
Dallas, TX 75265-0043

Grantee's Name and Address

Until a change is required all tax statements shall be sent to  
the following address:

Federal National Mortgage Association  
PO Box 650043  
Dallas, TX 75265-0043

Northwest Trustee Services, Inc. ("Trustee"), as successor trustee under the Trust Deed (identified below), Bargains, Sells and Conveys, without representation or warranty, to Federal National Mortgage Association ("Grantee") all of the real property situated in Teton County, Idaho, ("Property") described as follows:

- ✓ Lot 7 Spring Creek Manor, Teton County, Idaho, as the same appears on the official plat thereof September 4, 1992, as Instrument No. 110897.

This conveyance is made pursuant to the powers conferred upon the Trustee by the trust deed between Jared J. Wood, an unmarried man as his sole and separate property, as grantor, for the benefit and security of Wells Fargo Home Mortgage, Inc., as beneficiary, recorded on November 27, 2002, as Instrument No. 151492, Mortgage Records of Teton County, Idaho ("Trust Deed") and after the fulfillment of the following conditions specified in the Trust Deed:

(a) The obligations secured by the Trust Deed were in default and the beneficiary made demand upon Trustee to sell the Property pursuant to the terms of the Trust Deed. Notice of default was recorded as Instrument No. 210912, Mortgage Records of Teton County, Idaho ("Notice of Default") and in the office of the Recorder of every other county in which any part of the Property is situated. The nature of default was stated in the Notice of Default. The default still existed at the time of the trustee's sale.

(b) After the Notice of Default was recorded, the Trustee provided a notice of the trustee's sale ("Notice of Sale") giving notice of the time and place of the trustee's sale by i) mailing (registered/certified mail, return receipt requested); ii) personal service and/or posting (upon an adult occupant of the Property and/or by posting in a conspicuous place on the Property, in the manner provided by statute) and iii) by publishing in a newspaper of general circulation in each of the counties in which the Property is situated. Affidavits of mailing, service/posting and publication ("Affidavits") were recorded in each county where the Property is situated at least 20 days prior to the trustee's sale as Instrument No. 212566, 212567, 212568, Mortgage Records of Teton County, Idaho.

(c) The provisions, recitals and contents of the Notice of Default and Affidavits are incorporated by this reference and made a part of this Trustee's Deed.

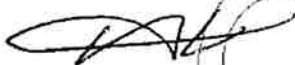
(d) All requirements of law regarding the mailing, personal service, posting, publication and recording of the Notice of Default, Notice of Sale and all other notices have been complied with.

(e) Not less than 120 days elapsed between the giving of Notice of Sale by registered or certified mail and the date the Trustee's Sale was conducted.

(f) Trustee, on September 23, 2010, at the time and place of sale fixed by the Notice of Sale or by publicly proclaimed postponement, sold the Property in one parcel at public auction to Grantee, the highest bidder, for the sum of \$121,397.32. The trustee's sale to Grantee was made subject to all prior liens and encumbrances. No person or corporation offered to take any part of the Property constituting less than the Property's whole for the amount of principal, interest, advances and costs.

IN WITNESS WHEREOF, Trustee, pursuant to a resolution of its Board of Directors (if required by its Bylaws), has caused its corporate name to be hereunto subscribed by its Assistant Vice President, this 27 day of September, 2010.

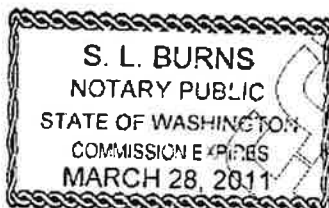
Northwest Trustee Services, Inc., Trustee

BY:   
Its: Assistant Vice President

STATE OF WASHINGTON     )  
                                          ) ss  
COUNTY OF KING         )

On this 27 day of September, 2010, before me, a Notary Public in and for said State, personally appeared Heather Westfall, known to me to be the Assistant Vice President of the corporation that executed this instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the 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.



  
NOTARY PUBLIC in and for the State of  
Washington, residing at King Co.  
My commission expires 3/28/2011

7023.73227 / 0221878689

WHEN RECORDED MAIL TO:

Name: CITIBANK,  
Street Address: P.O. BOX 790147 MS 747  
City & State: ST. LOUIS, MO 63179

Instrument # 142967

DRIGGS, TETON, IDAHO  
2001-06-12 03:08:38 No. of Pages: 2  
Recorded for : EXPRESS CLOSE  
NOLAN G. BOYLE Fee: 3.00  
Ex-Officio Recorder Deputy E. Smith  
Index to: DEED, QUIT-CLAIM

142967  
142967

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

Loan No.: 2707794893

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00.

- ☐ Compound on full value of property conveyed, or  
☐ Compound on full value less value of liens and encumbrances remaining at time of sale.  
☐ Unincorporated area of TETONIA  
☐ Tax parcel No. 160272130024

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JARED J. WOOD AND DANIELLE WOOD,  
NOW UNMARRIED, WHO TOOK TITLE AS HUSBAND AND WIFE

hereby remises, releases and quitclaims to JARED J. WOOD, AN UNMARRIED MAN AS HIS SOLE AND SEPARATE  
PROPERTY.

the following described real property in the County of TETON State of IDAHO

STATE OF IDAHO  
COUNTY OF TETON

DATED: 5/17/01

DATE 5-17-01

ON DATE 5-17-01 before me, personally appeared  
JARED J. WOOD AND DANIELLE WOOD

JARED J. WOOD

DATE 5/17/01

DANIELLE WOOD

personally known to me (or proved to me on the basis of  
satisfactory evidence) 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 in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the  
person(s) acted executed the instrument.

WITNESS my hand and official seal.

Signature: David E. Auge

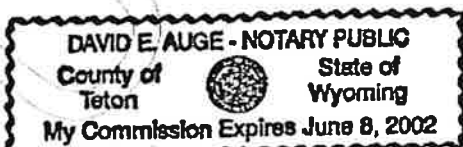


**EXHIBIT A**

**PID:** RP001360000070A

**LEGAL DESCRIPTION:**

THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:

LOT 7 IN SPRING CREEK MANOR, TETON COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

**THIS PROPERTY IS OWNED BY OR VESTED IN:**

JARED J. WOOD AND DANIELLE WOOD, HUSBAND AND WIFE

RECEIVED

## CORPORATION DEED

AUG 23 1999

For Value Received

TETON CO., ID  
CLERK RECORDER

## RANCH HOMES INC.

a corporation duly organized and existing under the laws of the State of IDAHO, grantor,  
does hereby Grant, Bargain, Sell and Convey unto

**JARED J. WOOD and DANIELLE WOOD, husband and wife**

whose current address is

**BOX 1059**

**DRIGGS, ID 83422**

the following described real estate, to-wit:

LOT 7 IN SPRING CREEK MANOR, TETON COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s), pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its President this 20th of August, 1999.

By

*Todd Ritter*  
P. TODD RITTER, PRESIDENT.

STATE OF ID, COUNTY OF Teton

On this 20th day of August 1999  
before me, a Notary Public in and for said State, personally  
appeared

**P. Todd Ritter**

known to me to be the President of the corporation that executed  
this instrument or the persons who executed the instrument on behalf of said  
corporation, and acknowledged to me that such corporation executed the same.

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

*Stacy A. Stewart*  
Notary Public,

Residing at *Teton* ID.  
Comm. Expires *6/28/2003*

not a for  
107598



134883

FILED

AT THE REQUEST OF  
ALLIANCE TITLE AND ESCROW

AT *2* MINUTES PAST *1* P. M.

DATE *Aug 23 1999*

*Sharon L. Boyle*  
CLERK OF RECORD

BY *Sharon L. Boyle*  
DEPUTY

134883

**ALLIANCE**  
TITLE & ESCROW CORP.

134456

5  
Alliance Title & Escrow Corp.  
P.O. Box 644  
Driggs, Idaho 83422

JUL 16 1999

**WARRANTY DEED**

**RECEIVED**

TETON CO., ID  
CLERK RECORDER  
For Value Received

JUL 16 1999

TETON CO., ID  
CLERK RECORDER

**HORACE R. BOYER SR. and MARTHA ANN BOYER, husband and wife**

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

**RANCH HOMES INC.**

whose current address is

**2444 N. YELLOWSTONE**

**IDAHO FALLS, ID 83401**

the grantee(s), the following described premises, in **TETON County IDAHO**, to wit:

**LOT 7 IN SPRING CREEK MANOR, TETON COUNTY, IDAHO, AS PER THE RECORDED PLAT THEREOF.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor do 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: Subject to all existing patent reservations, easements, right of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations.

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

Dated: July 15, 1999

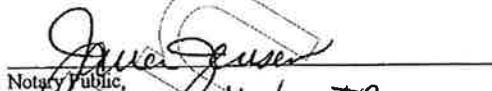
  
**HORACE R. BOYER SR**

  
**MARTHA ANN BOYER**

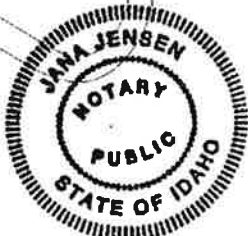
STATE OF **ID**, COUNTY OF **Teton**  
On this **15<sup>th</sup>** day of **July**, 1999  
before me, a Notary Public in and for said State, personally  
appeared

**HORACE R. BOYER SR**  
**MARTHA ANN BOYER**

known to me to be the person(s) whose name(s)  
subscribed to the within instruments and acknowledged to  
me that they executed the same.

  
Notary Public,  
Residing at **Victor, ID**  
Comm. Expires **April 16, 2004**

not. st. for  
10/31/96



134456

**FILED**

AT THE REQUEST OF

**ALLIANCE TITLE AND ESCROW**

AT **20** MINUTES PAST **9a** M

DATE **July 16, 1999**

BY **Ellen R. Boyle**

CLERK OF RECORD

BY **Cheryl Smith** DEPUTY

134456

RECEIVED

AUG 31 1999

TETON CO. ID  
CLERK RECORDER135026  
QUIT CLAIM DEED

Grantors, Horace R. Boyer, Sr. and Martha A. Boyer, Husband and Wife, of the Town of Tetonia County of Teton, State of Idaho, for the consideration of Ten and No/ 100 (\$10.00) Dollars, in hand paid, CONVEYS AND QUITCLAIMS to Spring Creek Manor Property Owners Association, a non-profit association organized in the State of Idaho, all interest in the following described Real Estate situated in the County of Teton in the State of Idaho, to wit:

Well lot, including well and all other improvements, roads and all common areas of Spring Creek Manor Subdivision, according to the plat thereof recorded on September 9, 1992 in the County of Teton, in the State of Idaho

SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title, and interest in and to the property, as well in law as in equity.

IN WITNESS WHEREOF the said Grantors has executed this instrument as of the day and year set forth below.

Dates this 17<sup>th</sup> Day of August, 1999.

*[Signature of Horace R. Boyer, Sr.]*  
HORACE R. BOYER, SR.  
*[Signature of Martha A. Boyer]*  
MARTHA A. BOYER

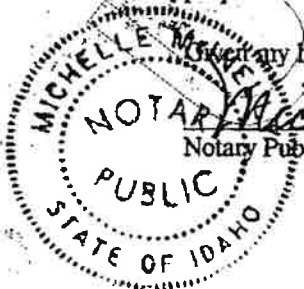
STATE OF Idaho )  
COUNTY OF Teton ) SS

I, Michelle McInelly Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that HORACE K. BOYER, SR. is personally known to me to be the person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Witness my hand and official seal, this 17<sup>th</sup> Day of August, 1998.

*[Signature of Michelle McInelly]*  
Michelle McInelly  
Notary Public

Commission expires 10-5-2001



FILED

AT THE REQUEST OF

*[Signature of Martha Boyer]*  
AT 25 MINUTES PAST 2 P.M.  
DATE Aug. 31, 1999  
*[Signature of Nolan L. Boyle]*  
Nolan L. Boyle  
CLERK OF RECORD  
BY *[Signature of Nora Righy]*  
Nora Righy  
DEPUTY

135026

STATE OF Idaho )  
 ) SS  
COUNTY OF Teton )

I, Michelle McInelly Notary Public in and for said County, in the State aforesaid DO  
HEREBY CERTIFY that MARTHA A. BOYER is personally known to me to be person whose name is  
subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that she  
signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes  
therein set forth.

Given my hand and official seal, this 17<sup>th</sup> Day of August, 1998.

Michelle McInelly Commission expires 10-5-2001  
Notary Public



135026

APR 03 1995

TETON Co. Id.  
Clerk Recorder

## QUITCLAIM DEED

For Value Received HORACE R. BOYER, SR., a single man  
do hereby convey, release, remise and forever quit claim unto  
HORACE R. BOYER, SR. and MARTHA ANN BOYER,  
husband and wife Route 3, Box 280 Nevis, MN 56467  
the following described premises, to-wit:

## TRACT I:

LOTS 1, 2, 3, 4, 7 AND WELL LOT, SPRING CREEK MANOR, as per the recorded plat thereof, Teton County, Idaho

## TRACT II:

LOT 1, BLOCK 2, HATCH'S CORNER SUBDIVISION, DIVISION NO. 2, as per the recorded plat thereof, Teton County, Idaho.

LESS: A parcel of land being on the Northerly side of the center-line of State Highway No. 33, Project No. SR-RS-RRS-6830(18) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of Lot 1, Block 2, HATCH'S CORNER SUBDIVISION, Division No. 2, according to the plat thereof, records of Teton County, Idaho, described as follows, to-wit:

Commencing at the Southwest corner of Lot 1, Block 2, HATCH'S CORNER SUBDIVISION, Division No. 2, according to the recorded plat thereof, on file in the records of Teton County, Idaho, shown of record to be North 0 degrees 02'32" East 34.5 feet from the centerline of existing State Highway No. 33 and also bears North 0 degrees 02'32" East 34.5 feet from the Southwest corner of the NW1/4NW1/4 of Section 35, Township 6 North, Range 45 East, Boise Meridian; thence North 0 degrees 30'16" West (shown of record to be North 0 degrees 02'32" East) along the West line of said Lot 1 a distance of 3.5 feet to a point in the Northerly right of way line of existing State Highway No. 33 and bears North 0 degrees 30'16" West 38.0 feet from Station 1488+87.08 of said State Highway No. 33, Project No. SR-RS-RRS-6830(18) Highway Survey and being the REAL POINT OF BEGINNING; thence continuing North 0 degrees 30'16" West along the West line of said Lot 1 a distance of 12.0 feet to a point in a line parallel with and 50.0 feet Northerly from the centerline and bears North 0 degrees 30'16" West from Station 1488+87.08 of said Highway Survey; thence North 89 degrees 29'44" East along said parallel line 418.44 feet to a point in the East line of said Lot 1, opposite State 1493+05.52 of said Highway Survey; thence South 0 degrees 30'16" East (shown of record to be South) along said East line 12.41 feet to a point in the Northerly right of way line of existing State Highway No. 33 that bears North 0 degrees 30'16" West 37.59 feet from Station 1493+05.52 of said Highway Survey; thence Westerly along said existing Northerly right of way line 419.0 feet, more or less, to the REAL POINT OF BEGINNING.  
Highway Station Reference: 1488+87.08 to 1493+05.52

together with their appurtenances.

Dated:

*Horace R. Boyer, Sr.*  
Horace R. Boyer, Sr.

STATE OF IDAHO, COUNTY OF TETON

On this 28<sup>th</sup> day of March, 1995 before me, a notary public in and for said State, personally appeared  
Horace R. Boyer, Sr.

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

*Steven H. Bolt*  
Notary Public

Residing at \_\_\_\_\_, Idaho  
Comm. Expires.

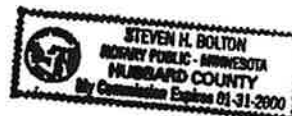
Filed ☒  
Indexed ☒  
Platted ☒

119591

FILED

AT THE REQUEST OF

*First American*  
38 MINUTES PAST 11 A.M.  
DATE April 3, 1995  
*Chas. Drake*  
CLERK OF RECORDER  
BY *Shane D. Dussler*  
DEPUTY







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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

November 12, 2025

PHILIP W THORSON  
PO BOX 278  
TETONIA ID 83452-0278

Re: Change in Water Right Ownership: 22-7731 (Split into 22-7731 and 22-14732),

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 208-497-3790.

Sincerely,

McKenna Webster

Enclosure(s)

C. HORACE R BOYER SR

3 A

**Philip W. Thorson**  
**P.O. Box 278, 5920 Boyer Drive, Teton, ID 83452**  
**Email: philipthrsn@gmail.com**  
**(208) 201-6333**

**RECEIVED**

**OCT 20 2025**

**DEPT. OF WATER RESOURCES  
EASTERN REGION**

October 15, 2025

Idaho Department of Water Resources  
Eastern Region  
900 N. Skyline Drive, Suite A  
Idaho Falls, ID 83402-1718

**RE: SPRING CREEK MANOR PROPERTY ASSOCIATION  
& LOT 7**

I am submitting the documents you require to establish my WATER RIGHTS for LOT 7 in Spring Creek Manor subdivision in Teton, Idaho.

Also included are documents demonstrating creation of the subdivision by Horace R. Boyer, Sr., who held the early water rights he assigned via Quit Claim Deed (Instrument #135026, dated August 31, 1999) unto the Spring Creek Manor Property Owners Association including the individual lots.

The packet of materials is organized as follows: (most recent to oldest)

- Spring Creek Manor, a subdivision
  - Instr.#110897 9/9/1991 Plot Map
- Documents/Instruments/References associated with ownership of LOT 7 by PHILIP W. THORSON.
  1. Instr.# 217397 6/7/2011 Special Warranty Deed
  2. Instr.#213475 9/30/2010 Trustee's Deed, also see Ref. #335859 (RE: J. Wood's default)
- Jared J. Wood and Danielle Wood, husband & wife
  3. Instr.#142967 6/12/2001 Quit Claim Deed to J. Wood, single man
- Ranch Homes, Inc.
  4. Instr.#134883 8/23/1999 Corporation Deed to Jared J. Wood & Danielle Wood, husband & wife

- Horace R. Boyer, Sr. & Martha A. Boyer, husband & wife
  - 5. Instr.#134456 7/16/1999 Warranty Deed to Ranch Homes, Inc.
  - 6. Instr.#135026 4/31/1999 Quit Claim Deed to Spring Creek Manor Property Owners Association (ref. Lots 1,2,3,4& 7, plus Well Lot)
- Horace R. Boyer, Sr., a single man
  - 7. Instr.#119591 4/3/1995 Quit Claim Deed unto Horace R. Boyer, Sr. & Martha Ann Boyer, husband & wife

Respectfully submitted:

A handwritten signature in black ink, appearing to read 'P.W.' with a stylized flourish at the end.

Philip W. Thorson