

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 03 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES
EASTERN 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?
22-14108 <i>OK</i>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
<i>22-14108</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>22-14751</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: ROBERT AND LORENE SPOELHOF FAMILY TRUST

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Sara K Tunstall and Philip L Frezzo

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or5100 Country Club DrVictorID83455

Mailing address

City

State

Zip

201-513-0242philfrezza@gmail.com / sktunstall@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: August 29, 2025
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: *Philip L Frezzo* Title, if applicable _____ Date 10/29/25

Signature of new owner/claimant

Philip L Frezzo

Print name

- Signature: *Sara K Tunstall* Title, if applicable _____ Date 10/29/25

Signature of new owner/claimant

Sara K Tunstall

Print name

- Received by *M. Peltier* Date 11-3-25 For IDWR Office Use Only: Receipt No. E051259 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 *JB*Processed by *JB*Date 12/23/2026

SUPPORT DATA

IN FILE # 22-14108

E051287

#75.-

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/11/2025

Water Right 22-14108

Owner Type **Name and Address**
Current Owner ROBERT AND LORENE SPOELHOF
FAMILY TRUST
183 RAINBOW DR # 8346
LIVINGSTON, TX 77399-1083
(616) 460-5410

Priority Date: 6/1/1890
Basis: Decreed
Status: Active

Source **Tributary**
FOX CREEK TETON RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	0.030 CFS	
	Total Diversion		0.030 CFS	

Source and Point(s) of Diversion:
FOX CREEK L4(SWSWNE) Sec. 29, Twp 04N, Rge 46E, TETON County

Place of Use:
IRRIGATION within TETON County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE					
04N	45E	23															1.5	1.5	

Right Acre Limit: 1.50
POU Total Acres: 1.5

Conditions of Approval:

1. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Legend

-  Water Right Place of Use
-  Recommendation Place of Use
-  Water Permit Place of Use
-  Irrigation Company

Search type: Identify



State of Idaho
Department of
Water Resources
322 East Front Street
Boise, Idaho 83720-0098
Phone: (208) 28-4800
Fax: (208) 287-6700



Scale: 1" = 50 feet

Search Results

Water Right Number	Process	Owner
22-14108	Water Right	ROBERT AND LORENE SPOELHOF FAMILY TRUST
Irrigation Companies		
FOX CREEK CANAL CO		

The black border on the map marks the boundary of irrigation right 22-14108

Disclaimer: Shapes represent an approximation of the water right extent. Please review each water right of interest either on-line (choose the Details link) or by contacting IDWR (208-287-4800). All land within the irrigation company boundary may not have water delivery. Please contact the irrigation company for more information regarding water delivery to your area of interest.

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 291767
Teton County, Driggs, Idaho
08/29/2025 09:47:31 AM No. of Pages: 2
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
Kim Keeley Fee: \$15.00
Deputy Jwenger
Index to: DEED, WARRANTY
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1196313-T (jw)**

Date: **August 12, 2025**

For Value Received, **The Robert and Lorene Spoelhof Family Trust, dated August 16, 2021, with Robert William Spoelhof and Lorene Lu Bylsma Spoelhof acting as the initial Trustees,** hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Sara K Tunstall and Philip L Frezzo, wife and husband,** hereinafter called the Grantee, whose current address is **5100 Country Club Drive, Victor, ID 83455,** the following described premises, situated in **Teton County, Idaho,** to-wit:

Lots 42 and 43 of Block 1 Fox Creek Country Club Estates, as shown on the official plat thereof, recorded June 24, 1983, as Instrument No. 92749, records of Teton County, Idaho.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

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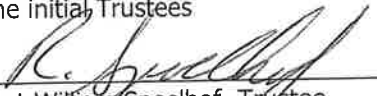
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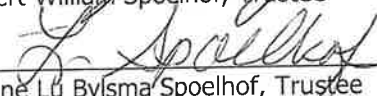
Date: **08/12/2025**

Warranty Deed
- continued

File No.: **1196313-T (jw)**

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dated August 16, 2021, with Robert William
Spoelhof and Lorene Lu Bylsma Spoelhof acting
as the initial Trustees

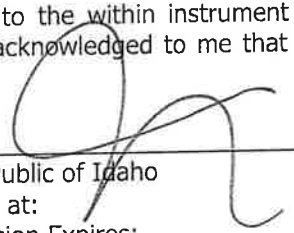

Robert William Spoelhof, Trustee


Lorene Lu Bylsma Spoelhof, Trustee

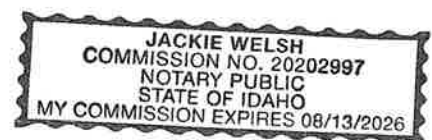
STATE OF Idaho)
ss.

COUNTY OF Teton)

On this ~~Twenty-ninth~~ **day of August, 2025**, before me, a Notary Public in and for said State,
personally appeared **Robert William Spoelhof and Lorene Lu Bylsma Spoelhof**, known or identified
to me to be the person(s) whose name(s) are subscribed to the within instrument as trustees of the
Robert and Lorene Spoelhof Family Trust Trust, and acknowledged to me that they executed the
same as such trustees.



Notary Public of Idaho
Residing at:
Commission Expires:





IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January 23, 2026

PHILIP L FREEZO
5100 COUNTRY CLUB DR
VICTOR ID 83455-5160

Re: Change in Water Right Ownership: 22-14108 (Split into 22-14108 and 22-14751)

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 208-497-3787.

Sincerely,

Jonie Bailly
Technical Records Specialist 1

Enclosure(s)

cc: ROBERT AND LORENE SPOELHOF FAMILY TRUST
WATER DISTRICT 01

RECEIVED

NOV 19 2025

DEPT. OF WATER RESOURCES
EASTERN REGION

November 13, 2025

Sara K Tunstall
Philip L Frezzo
5100 Country Club Dr
Victor, ID 83455

RE: Change in Ownership Water Right No. 22-14108

Dear Jonie Baily (or current IDWR specialist),

My apologies, when originally submitting my previous forms I was unaware that the ownership right change will require a split. Please find enclosed a check for the additional filing fee of \$75.00 to accommodate the split and/or change in water rights ownership for 22-14108.

Please let me know if you require anything else from us.

Thank you.

Sincerely,

Philip L Frezzo
5100 Country Club Dr
Victor, ID 83455
philfrezza@gmail.com
201.513.0242

E051287



IDAHO DEPARTMENT OF
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Governor Brad Little

Director Mathew Weaver

November 13, 2025

SARA K TUNSTALL
PHILLIP L FREZZO
5100 COUNTRY CLUB DR
VICTOR ID 83455

RE: Change in Ownership Water Right No. 22-14108

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Additional Filing Fee:** Please review the map attached. According to our review this ownership change will require a split. The filing fee for a split ownership change is \$100.00 per water right. The department received \$25.00 with your application, please supply an additional \$75.00 filing fee.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Baily
Technical Records Specialist

SCANNED
NOV 13 2025