

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 30 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?
25-7561 <i>OK</i>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
<i>Split into 25-7561,</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>25-14616 +</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>25-14617</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: VICKI NEIBAUER
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): THE LAVRADOR - BOERSIG TRUST
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- Mailing address: PO Box 699
City: CHICAGO PARK State: CA Zip: 95712
- Telephone: 530 559 3611 Email: PEPC 13 @ ~~DATA~~ 1cloud.com
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: 01-03-2022
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 # 25-7561

8. Signature: *[Signature]* Title, if applicable: trustee Date: 12-30-25
 Signature of new owner/claimant
 Print name: Dolores M. LAVRADOR

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

Received by M. Peth Date 12-30-25 For IDWR Office Use Only: Receipt No. E051361 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 *[Signature]* Date 1/30/2026



PioneerTitleCo.
GOING BEYOND

1655 Elk Creek Drive, Suite 100
Idaho Falls, ID 83404

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

RECORDED ELECTRONICALLY
NUMBER: 1711205
BONNEVILLE COUNTY
DATE: 1/03/2021 TIME: 03:06 pm

File No. 794790 /TA

WARRANTY DEED

For Value Received Vicki L Neibaur, a single woman
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Dolores M. Lavrador and Laura J. Boersig, as Trustees of THE LAVRADOR-BOERSIG TRUST, dated
April 30, 2019

hereinafter referred to as Grantee, whose current address is P. O. Box 699, Chicago Park, CA 95712
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: December 28, 2021


Vicki L. Neibaur

State of IDAHO, County of BONNEVILLE

This record was acknowledged before me on DECEMBER 28th, 2021 by VICKI L. NEIBAUR.


Signature of notary public
Commission Expires:



Residing at Idaho Falls, ID
My Commission Expires: 1-30-2027

EXHIBIT A

Part of the Northeast Quarter (NE1/4) of Section 19, 1 North, 38 East of the Boise Meridian, Bonneville County, Idaho, more particularly described as:

Commencing at the North Quarter (N1/4) corner of said Section 19 from which the Northeast corner of said Section 19 bears S89°54'54"E 2647.72 feet the basis of bearing of the this description, (from which a 1/2" iron rod with aluminum cap marked "witness corner" bears S00°05'57"E 45.00 feet from said Northeast corner); thence along the Northerly line of said Section 19 S89°54'54"E 603.61 feet to a 5/8" iron rod with cap marked "KA 10786" said point being THE TRUE POINT OF BEGINNING; thence S89°54'54"E 303.25 feet along the Section line; thence leaving the Section line S00°04'32"W 1593.46 feet along the West line of Parcel 3 as referenced in that certain Quitclaim Deed recorded as Instrument No. 1699777 and rerecorded as Instrument No. 1700438, records of Bonneville County, Idaho, to the center of an existing irrigation ditch; thence S81°40'38"W 19.20 feet to the North corner of that certain Deed recorded as Instrument No. 796969, records of Bonneville County, Idaho, and a 1/2" iron rod with cap marked "KA 10786"; thence S44°47'55"W 16.86 feet along the Northern line of that certain Deed recorded as Instrument No. 796969, records of Bonneville County, Idaho, to the Northeast corner of that certain Deed recorded as Instrument No. 1154078, records of Bonneville County, Idaho, and a 1/2" iron rod with cap marked "KA 10786"; thence N88°35'02"W 272.47 feet along the North line of that certain Deed recorded as Instrument No. 1154078, records of Bonneville County, Idaho, to a 1/2" iron rod with cap marked "KA 10786"; thence N00°04'32"E 1601.92 feet along the East line of Parcel 1 as referenced in that certain Quitclaim Deed recorded as Instrument No. 1699775 and rerecorded as Instrument No. 1700436, records of Bonneville County, Idaho to the Point of Beginning.

TOGETHER WITH a 12-foot irrigation mainline easement more particularly described as follows:

Part of the Northeast Quarter (NE1/4) of Section 19, Township 1 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho more particularly described as:

Commencing at the North Quarter (N1/4) corner of said Section 19 from which the Northeast corner of said Section 19 bears S89°54'54"E 2647.72 feet the basis of bearing of the description, (from which a 1/2" iron rod with aluminum cap marked "witness corner" bears S00°05'57"E 45.00 feet from said Northeast corner); thence along the Northerly line of said Section 19 S89°54'54"E 1007.03 feet to a point on the Northwest line of that certain Right of Way Deed recorded on Page 291 of Book 70, Deed records of Bonneville County, Idaho, being Station 385+96.89, 31.79 feet right of the centerline as shown on the Official Plat of the Ammon-Hackman S-50(1) road survey being marked with a 1/2" iron rod with cap marked "KA 10786"; thence S60°37'04"W 3.59 feet along the Northwest line of that certain Right of Way Deed recorded on Page 291 of Book 70, Deed records of Bonneville County, Idaho, being Station 386+00.00, 30.00 feet right of the centerline as shown on the Official Plat of the Ammon-Hackman S-50(1) road survey being marked with a 1/2" iron rod with cap marked "KA 10786"; thence S00°35'58"W 75.00 feet along the West line of those certain Right of Way Deeds recorded on Pages 289 and 291 of Book 70, Deed records of Bonneville County, Idaho to a point being Station 386+00.00, 45.00 feet left of the centerline as shown on the Official Plat of the Ammon-Hackman S-50(1) road survey being marked with a 1/2" inch iron rod with cap marked "KA 10786"; thence S60°47'24"E 62.65 feet along the Southerly line of that certain Right of Way deed recorded on Page 289 of Book 70, Deed records of Bonneville County, Idaho being Station 385+45.00, 75.00 feet left of the centerline as shown on the Official Plat of the Ammon-Hackman S-50(1) road survey being marked with a 1/2" iron rod with cap marked "KA 10786"; thence S89°24'02"E 509.38 feet along the Southerly line of that certain Right of Way deed recorded on Page 289 of Book 70, Deed records of Bonneville County, Idaho being marked with a 1/2" iron rod with cap marked "KA 10786"; thence leaving the Ammon-Hackman S-50(1) road Right of Way S00°04'32"W 1085.50 feet to a 1/2" iron rod with cap marked "KA 10786" said point being THE TRUE POINT OF BEGINNING; thence N47°37'49"E 133.51 feet to a 1/2" iron rod with cap marked "KA 10786"; thence S44°01'22"E 12.00 feet to a 1/2" iron rod with cap marked "KA 10786"; thence S47°37'49"W 621.08 feet to a 1/2" iron rod with cap marked "KA 10786"; thence N89°58'24"W 624.26 feet to a 1/2" iron rod with cap marked "KA 10786"; thence N00°01'36"E 12.00 feet to a 1/2" iron rod with cap marked "KA 10786"; thence S89°58'24"E 619.60 feet to a 1/2" iron rod with cap marked "KA 10786"; thence N47°37'49"E 482.57 feet to the Point of Beginning.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

All that certain property conveyed to Bonneville County for Roadway Purposes in that certain Right of Way Deed recorded on Page 289 of Book 70 in Deed Records of Bonneville County, Idaho, and any undeeded portion lying within the Road Right of Way.

QUITCLAIM DEED

ORDER NO.: 580369

FOR VALUE RECEIVED,

Vicki L Neibaur, Personal Representative of the Estate of Ryan Ralph Neibaur, also shown of record as Ryan R Neibaur and Ryan Neibaur, deceased, Bonneville County probate case no. CV10-19-7513 and Vicki L Neibaur also shown of record as Vicki Neibaur, a single woman

do(es) hereby convey, release, remise and forever quitclaim unto

Vicki L Neibaur, a single woman

whose current address is: 358 E 97th, Idaho Falls, ID 83401

the following described premises: See attached Exhibit A

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: September 7, 2021

Vicki L Neibaur
Vicki L Neibaur

Vicki L Neibaur PR
Vicki L Neibaur, Personal
Representative

State of
County of

On this 14th day of Sept, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Vicki L Neibaur, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they 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.

Christine J. Finlayson
Notary Public for the State of ID
Residing at: Bonneville
Commission Expires: 11-17-21

State of ID ss.
County of Bonneville

On this 14th day of Sept, 2021, before me, Christine J. Finlayson, a Notary Public in and for said state, personally appeared Vicki L Neibaur known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the estate of Ryan Ralph Neibaur, deceased,

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

Christine J. Finlayson
Notary Public for the State of ID
Residing at: Idaho Falls
Commission Expires: 11-17-21

CHRISTINE J. FINLAYSON
COMMISSION NO. 20204426
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/17/2028



**VICKI NEIBAUR
PARCEL 2
BOUNDARY DESCRIPTION**

PART OF THE NE1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 38 EAST, B.M.
BONNEVILLE COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE N1/4 CORNER OF SAID SECTION 19 FROM WHICH THE
NORTHEAST CORNER OF SAID SECTION 19 BEARS S89°54'54"E, 2647.72 FEET THE BASIS
OF BEARING OF THIS DESCRIPTION, (FROM WHICH A 1/2" IRON ROD WITH ALUMINUM
CAP MARKED "WITNESS CORNER" BEARS S00°05'57"E 45.00 FEET FROM SAID
NORTHEAST CORNER), THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 19
S89°54'54"E, 603.61 FEET TO A 5/8" IRON ROD WITH CAP MARKED "KA 10786" SAID POINT
BEING THE TRUE POINT OF BEGINNING; THENCE S89°54'54"E 303.25 FEET ALONG THE
SECTION LINE; THENCE LEAVING THE SECTION LINE S00°04'32"W 1593.46 FEET ALONG
THE WEST LINE OF PARCEL 3 TO THE CENTER OF AN EXISTING IRRIGATION DITCH;
THENCE S81°40'38"W 19.20 FEET TO THE NORTH CORNER OF DEED INST. NO. 796969 AND
A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S44°47'55"W 16.86 FEET
ALONG THE NORTHERN LINE OF DEED INST. NO. 796969 TO THE NORTHEAST CORNER
OF DEED INST. NO. 1154078 AND A 1/2" IRON ROD WITH CAP MARKED "KA
10786"; THENCE N88°35'02"W 272.47 FEET ALONG THE NORTH LINE OF DEED INST. NO.
1154078 TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE N00°04'32"E 1601.92
FEET ALONG THE EAST LINE OF PARCEL 1 TO THE POINT OF BEGINNING.

PARCEL CONTAINS 11.17 ACRES.

**ALSO: SUBJECT TO AN EXISTING BURIED IRRIGATION PIPE ALONG THE NORTH
SIDE AND AN EXISTING IRRIGATION DITCH ON THE SOUTH SIDE.**

**ALSO: SUBJECT TO A 12-FOOT IRRIGATION MAINLINE EASEMENT MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

PART OF THE NE1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 38 EAST, B.M.
BONNEVILLE COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE N1/4 CORNER OF SAID SECTION 19 FROM WHICH THE
NORTHEAST CORNER OF SAID SECTION 19 BEARS S89°54'54"E, 2647.72 FEET THE BASIS
OF BEARING OF THIS DESCRIPTION, (FROM WHICH A 1/2" IRON ROD WITH ALUMINUM
CAP MARKED "WITNESS CORNER" BEARS S00°05'57"E 45.00 FEET FROM SAID
NORTHEAST CORNER), THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 19
S89°54'54"E, 1007.03 FEET TO A POINT ON THE NORTHWEST LINE OF RIGHT OF WAY
DEED INST. NO. 197696 BEING STATION 385+96.89, 31.79 FEET RIGHT OF THE CENTERLINE
AS SHOWN ON THE OFFICIAL PLAT OF THE AMMON-HACKMAN S-50(1) ROAD SURVEY
BEING MARKED WITH A 1/2" IRON ROD WITH CAP MARKED "KA 10786" THENCE



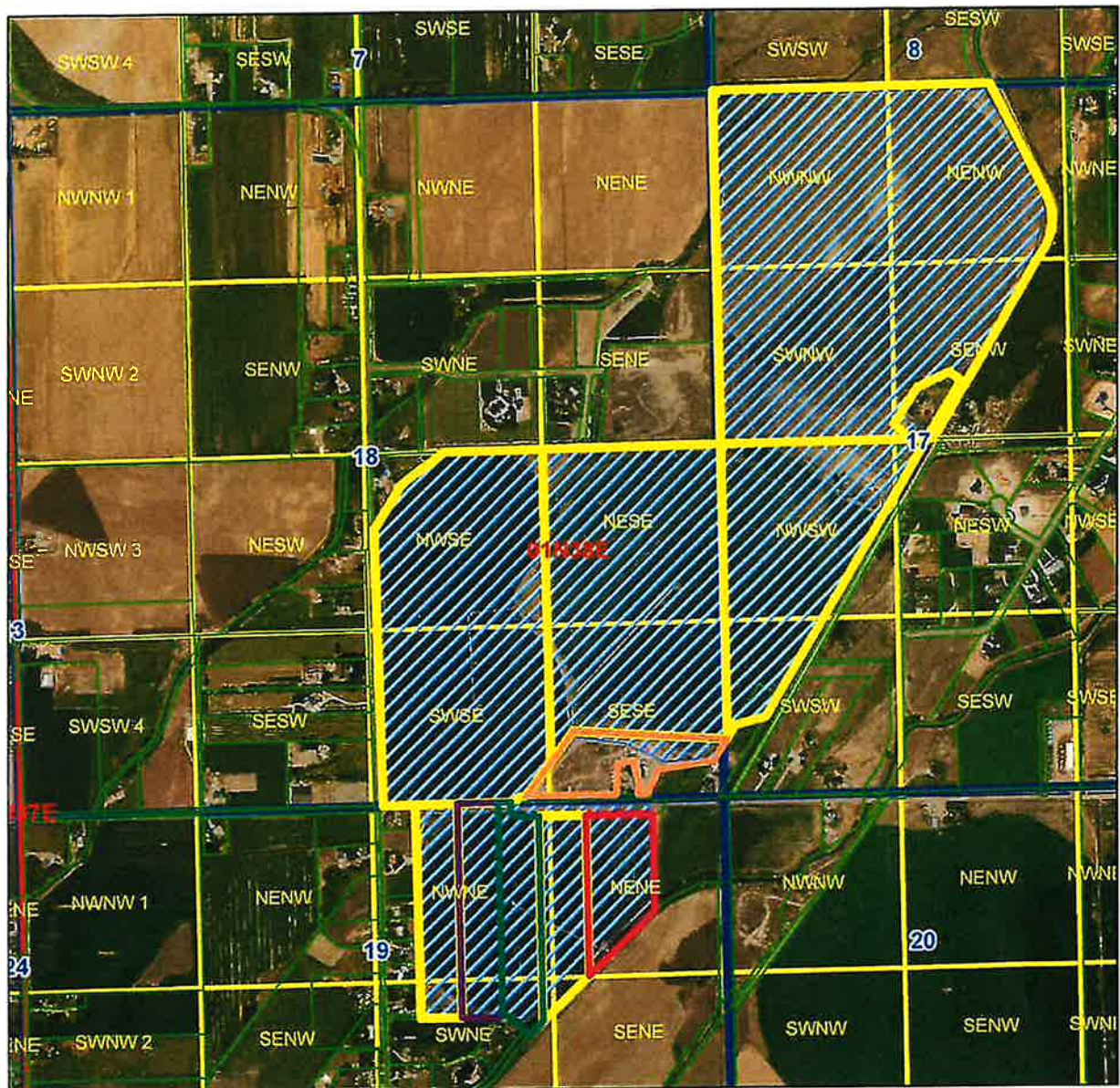


S60°37'04"W 3.59 FEET ALONG THE NORTHWEST LINE OF RIGHT OF WAY DEED INST. NO. 197696 BEING STATION 386+00.00, 30.00 FEET RIGHT OF THE CENTERLINE AS SHOWN ON THE OFFICIAL PLAT OF THE AMMON-HACKMAN S-50(1) ROAD SURVEY BEING MARKED WITH A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S00°35'58"W 75.00 FEET ALONG THE WEST LINE OF RIGHT OF WAY DEED INST. NO. 197696 AND 197695 TO A POINT BEING STATION 386+00.00, 45.00 FEET LEFT OF THE CENTERLINE AS SHOWN ON THE OFFICIAL PLAT OF THE AMMON-HACKMAN S-50(1) ROAD SURVEY BEING MARKED WITH A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S60°47'24"E 62.65 FEET ALONG THE SOUTHERLY LINE OF RIGHT OF WAY DEED INST. NO. 197695 BEING STATION 385+45.00, 75.00 FEET LEFT OF THE CENTERLINE AS SHOWN ON THE OFFICIAL PLAT OF THE AMMON-HACKMAN S-50(1) ROAD SURVEY BEING MARKED WITH A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S89°24'02"E 509.38 FEET ALONG THE SOUTHERLY LINE OF RIGHT OF WAY DEED INST. NO. 197695 BEING MARKED WITH A 1/2" IRON ROD WITH CAP MARKED "KA 10786" THENCE; THENCE LEAVING THE AMMON-HACKMAN S-50(1) ROAD ROW S00°04'32"W 1085.50 FEET TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786" SAID POINT **BEING THE TRUE POINT OF BEGINNING**; THENCE N47°37'49"E 133.51 FEET TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S44°01'22"E 12.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S47°37'49"W 621.08 FEET TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786" THENCE N89°58'24"W 624.26 FEET TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE N00°01'36"E 12.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE S89°58'24"E 619.60 FEET TO A 1/2" IRON ROD WITH CAP MARKED "KA 10786"; THENCE N47°37'49"E 482.57 FEET TO THE **POINT OF BEGINNING**.

EASEMENT CONTAINS 0.34 ACRES MORE OR LESS.



Idaho Department of Water Resources



Legend

- | | |
|---|--|
|  | Adam and Brooke Neibaur |
|  | Jeff and Whitney Trosper |
|  | The Mark and Linda Staats Living Trust |
|  | Lavrador-Boersig Trust |
|  | VL Neibaur Farms LLC |
|  | 25-7561 POU |
|  | Parcels |
|  | Township/Range |
|  | Sections |

Idaho Department of Water Resources



Legend

-  27-7048 POU
-  Parcels
-  Township/Range
-  Sections
-  QQ

State of Idaho
Department of Water Resources
Water Right

25-7561

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 12/30/2025



Legend

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



OK Split Required



1711205 Vicki Neibauer TO The Laurador-Boersig Trust.

12/30/2025

Scale: 1 inch= 500 feet

File:

Tract 1: 11.1689 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3807 ft.

08 n00.0432e 1601.92

01 /ne,nw,19,1n,38e
02 /s89.5454e 603.61
03 s89.5454e 303.25
04 s00.0432w 1593.46
05 s81.4038w 19.20
06 s44.4755w 16.86
07 n88.3502w 272.47



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 30, 2026

THE LAVRADOR BOERSIG TRUST
PO BOX 699
CHICAGO PARK CA 95712-0699

Re: Change in Water Right Ownership: 25-7561 (Split into 25-7561, 25-14616 and 25-14617)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above-mentioned 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 Baily
Technical Records Specialist 1

Enclosure(s)

cc: RYAN NEIBAUR
V L NEIBAUR FARMS LLC
WATER DISTRICT 120