

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 12 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?
27-11012 <u>OK</u>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
27-12362 - 27-7356 <u>OK</u>	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: LA VAR GROVER
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Richard F Matheson
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

667 E 1275 N PO Box 533
Mailing address

Shelley ID 83274
City State Zip

208 357-7013
Telephone

rfmath@aol.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: APRIL 26 1994 + SEP 27, 2004

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):
- ☐ \$25 per undivided water right.
- ☐ \$100 per split water right.
- ☐ No fee is required for pending adjudication claims.
- ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
- ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9

8. Signature: Richard F Matheson 1 11/12/2025
Signature of new owner/claimant Title, if applicable Date
Richard F Matheson
Print name

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

Received by M. Letto Date 11-12-25 For IDWR Office Use Only: Receipt No. E051273 Receipt Amt. 125.00

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 2/5/2026

Water Right Report : 27-11012(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	GROVER, LA VAR	671 E 1275 N	SHELLEY	ID	83274

Water Right Status

Priority Date : 5/10/1964
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	01N	37E	31	0				NW SE BINGHAM	

Water Uses

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

Places of Use

Place of Use Legal Description : DOMESTIC (BINGHAM county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
01N	37E	31			NW	SE	

Conditions

Code Conditions

N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.

N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
RP 0476300

Dates

Licensed Date :
Decreed Date : 4/23/1999
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date:
Protest Deadline Date:

Other Information

State or Federal : S
Water District Number : EXC
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

Water Right Report : 27-7356(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	GROVER, LA VAR	671 E 1275 N	SHELLEY	ID	83274
Current Owner	GROVER, BOYD	673 E 1275 N	SHELLEY	ID	83274

Water Right Status

Priority Date : 5/31/1983
Basis : License
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	01N	37E	31	0				NW SE BINGHAM	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/01	10/31	0.42 CFS	
COMMERCIAL	1/01	12/31	0.02 CFS	
DOMESTIC	1/01	12/31	0.08 CFS	
TOTAL			0.42 CFS	

Places of Use



Place of Use Legal Description : IRRIGATION (BINGHAM county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
01N	37E	31	6		NE	SE	4.0
01N	37E	31			NW	SE	23.0
01N	37E	31			SW	SE	2.0

Place of Use Legal Description : COMMERCIAL (BINGHAM county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
01N	37E	31			NW	SE	

Irrigation Totals

Total Acres Acre Limit
29.00

Conditions

Code Conditions

- 065 The right holder shall use the full allotment of appurtenant surface water rights in conjunction with groundwater diverted under this right and shall only divert groundwater under this right when water from the appurtenant surface water rights cannot be delivered to the right holder.
- 049 The Director retains jurisdiction of the right to incorporate the use into a water district, require streamflow augmentation or other action needed to protect prior surface water and groundwater rights.
- 079 This right shall not be used if the surface water right(s) appurtenant to the place of use is sold, transferred, leased or used on any other place of use.

This right when combined with all other rights shall provide no more than .02 cfs per acre nor exceed a combined annual diversion volume of 116.0 af for the irrigation of lands above. Commercial use is for an office building and is limited to a total annual diversion volume of 0.6 af. Domestic use is for 3 homes and is limited to a total annual diversion volume of 3.6 af.

- R26 This right when combined with all other rights shall provide no more than 4.0 afa per acre for irrigation of the lands above.
- 048 The use of water under this right shall not give rise to any claim against the holder of a senior water right based upon the theories of forfeiture, abandonment, adverse possession, waiver, equitable estoppel, estoppel by laches or customary preference.

Dates

Licensed Date : 4/21/1997
Decreed Date :
Permit Proof Due Date : 3/1/1991
Permit Proof Made Date : 2/25/1991
Permit Approved Date : 2/15/1990
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date: 5/31/1983
Protest Deadline Date:

Other Information

State or Federal :
Water District Number : 120
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

11/12/2025

WARRANTY DEED

425071

WARRANTY DEED made this 26th day of April, 1994, between LaVar M. Grover, a married man, but dealing with his sole and separate property as to both the income and principal thereof, and LaVar M. Grover, not individually, but as trustee of the Testamentary Trust of Doris M. Grover--Unified Credit Shelter Portion, "Grantors," and Richard F. Matheson and Kathleen M. Matheson, husband and wife, whose address is 671 East 1275 North, Shelley, Idaho 83274, "Grantees,"

WITNESSETH:

That Grantors, for good and valuable considerations, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and do, by these presents, grant, bargain, sell, convey, and confirm unto Grantees and to their heirs and assigns forever, all the following described real estate located in the County of Bingham, State of Idaho, to-wit:

TRACT 1:

Beginning at a point that is North 1807.2 feet and North 51°46' East 571.76 feet from the South Quarter corner of Section 31, Township 1 North, Range 37, E.B.M., and running thence South 88°20'30" East 439.38 feet; thence North 1°39'30" East 178.67 feet; thence North 84°37' West 209.77 feet; thence South 51°46' West 299.85 feet to the point of beginning, containing 1.399 acres more or less.

TRACT 2:

Part of the SE 1/4 of Section 31, Township 1 North, Range 37, E.B.M., Bingham County, Idaho, described as:

Beginning at a point that is N 0°16'59" East 1805.63 feet from the South 1/4 corner of said Section 31, said 1/4 corner being N 89°49'00" W 2635.37 feet from the Southeast corner of said Section 31 and running thence N 52°02'59" E 571.76 feet; thence S 88°03'31" E 295.67 feet; thence S 1°47'38" W 345.24 feet; thence N 89°43'48" W 735.56 feet to the point of beginning.

TOGETHER WITH an undivided one-half interest in and to a six-inch portable water mainline leading from a hook-on to the domestic well located on Tract 1, southerly across the easterly boundary of Tract 2 (the other 50% interest therein being retained by Grantors) and further together with three short handlines of a length sufficient to traverse the northerly, middle, and southerly sections of Tract 2, and all fittings and accessories pertaining thereto.

SUBJECT TO:

1. Accruing general taxes for the year 1994 and all subsequent years.
2. All easements and rights-of-way of record or those appearing on the land which affect the described property.
3. All zoning ordinances, building codes, laws, and regulations, and all patent, mineral, or other reservations.

4. A certain Domestic Well Agreement recorded as Instrument No. 353798, on September 30, 1986, records of Bingham County, Idaho, as amended and superseded by that Amended Domestic Well Agreement entered into by the same parties (or their successors), to the original Domestic Well Agreement, which amending agreement was entered into on the 29th day of March, 1994, and recorded as Instrument No. 424257, records of Bingham County, Idaho, on the 30th day of March, 1994.
5. An easement is hereby reserved in both Grantors and Grover Construction Co., Inc., to provide ingress to and egress from an existing roadway, which lies along the westerly boundary of Tracts 1 and 2, and leads from a county road on the north to a point approximately 30 feet northerly of the western-most tip of Tract 2. The said reserved easement begins approximately 30 feet easterly of the westerly-most tip of Tract 2 above described and extends further easterly a distance of 25 feet across the westerly portion of Tract 2, said easement being currently serviced by a gate on the north and a gate on the south of tract 2. This easement shall include, but not be limited to, the right and privilege to traverse said area, to install a roadway over and across said 25 foot easement area, and to come thereon and also to come upon the property lying to the east and west of Tract 2 for such distance as will accommodate men, equipment, and materials to install, repair, maintain, and replace such a 25 foot roadway.
6. Another easement is hereby reserved in both Grantors along the easterly boundary of Tract 2 of sufficient width to install, maintain, repair, and replace that certain portable six inch water mainline, with sufficient men, equipment, and materials to accomplish the same, which mainline will be used to sprinkle irrigate the 4.55 acre tract lying immediately south of Tract B, being retained by Grantors.

BUT OTHERWISE together with the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, specifically including, but not being limited to, the right to the joint use, with Grantors and Grover Construction, Co., Inc., of a roadway easement lying along the westerly border of Tracts 1 and 2. But, the Grantors make no warranty as to the nature, extent, width, or other details pertaining to said easement and the rights of ingress to and egress from Tracts 1 and 2 above described associated therewith.

FURTHER TOGETHER WITH all built-in appliances, drapes, carpeting, blinds, light fixtures, attached plumbing and heating fixtures, storm doors and storm windows, attached television antennas, and all trees, plants, and shrubs.

TO HAVE AND TO HOLD, all and singular the above-described premises together with the appurtenances thereon unto the Grantees and to their heirs and assigns forever.

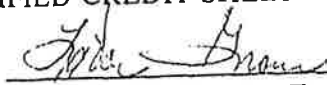
And Grantors and their heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantees, their heirs, and assigns against Grantors and their heirs and against all and every person or persons whomsoever lawfully claiming the same.

IN WITNESS WHEREOF, Grantors have hereunto set their hands the day and year first above written.



LaVar M. Grover

THE DORIS M. GROVER TESTAMENTARY TRUST,
UNIFIED CREDIT SHELTER PORTION

By:  Trustee
LaVar M. Grover, Trustee

JK

STATE OF IDAHO)
) ss.
County of Bonneville)

On this 26th day of April, 1994, before me, Bertla Stafford, the undersigned, a Notary Public in and for the State of Idaho, personally appeared **LaVar M. Grover**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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.

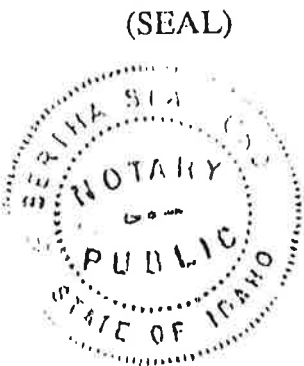


STATE OF IDAHO)
) ss.
County of Bonneville)

Bertla Stafford
Notary Public for State of Idaho
Residing at: Idaho, ID
My Commission Expires: 2-24-99

On this 26th day of April, 1994, before me, Bertla Stafford, the undersigned, a Notary Public in and for the State of Idaho, personally appeared **LaVar M. Grover**, known to me to be the person whose name is subscribed to the within instrument as Trustee of the Doris M. Grover Testamentary Trust Unified Credit Shelter Portion, and acknowledged to me that he executed the same in such capacity.

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



(SEAL)

Bertla Stafford
Notary Public for State of Idaho
Residing at: Idaho, ID
My Commission Expires: 2-24-99

425071

FIRST AMERICAN TITLE COMPANY

RECORDED AT THE REQUEST OF

94 APR 28 PM 3 47

FILE 98 DEF 201



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:672826

FOR VALUE RECEIVED

Grover Construction Co., Inc., an Idaho Corporation

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

Richard Matheson and Kathleen Matheson, husband and wife

whose current address is

PO Box 533
Shelley, ID 83274 *R.M. K.M.*

the grantee(s), the following described premises, in Bingham County, Idaho, TO WIT:

Commencing at the Southeast corner of Section 31, Township 1 North, Range 37 East of the Boise Meridian, Bingham County, Idaho;
Running thence North 89°49'00" West along the Section line 2,635.37 feet to the South Quarter corner of Section 31;
Thence North 00°16'59" East, 1,805.63 feet;
Thence South 89°43'48" East, 735.56 feet to the True Point of Beginning;
Running thence North 01°47'38" East, 345.24 feet;
Thence South 88°03'31" East, 310.90 feet;
Thence North 01°56'29" East, 167.79 feet;
Thence South 84°20'07" East, 30.06 feet;
Thence South 01°56'21" West, 157.58 feet;
Thence South 88°07'37" East, 204.91 feet;
Thence South 01°56'21" West, 12.00 feet;
Thence South 88°07'37" East, 149.76 feet;
Thence South 00°36'24" West, 319.25 feet;
Thence North 89°54'58" West, 702.48 feet to the True Point of Beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does 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: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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



Instrument # 765402
BINGHAM COUNTY, IDAHO
2024-09-27 10:21:23 AM No. of Pages: 2
Recorded for: ALLIANCE TITLE - REXBURG OFFICE
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy JPulley
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:672826

FOR VALUE RECEIVED

Grover Construction Co., Inc., an Idaho Corporation

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

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**PO Box 533
Shelley, ID 83274**

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East of the Boise Meridian, Bingham County, Idaho;
Running thence North 89°49'00" West along the Section line 2,635.37 feet to the
South Quarter corner of Section 31;
Thence North 00°16'59" East, 1,805.63 feet;
Thence South 89°43'48" East, 735.56 feet to the True Point of Beginning;
Running thence North 01°47'38" East, 345.24 feet;
Thence South 88°03'31" East, 310.90 feet;
Thence North 01°56'29" East, 167.79 feet;
Thence South 84°20'07" East, 30.06 feet;
Thence South 01°56'21" West, 157.58 feet;
Thence South 88°07'37" East, 204.91 feet;
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Thence South 88°07'37" East, 149.76 feet;
Thence South 00°36'24" West, 319.25 feet;
Thence North 89°54'58" West, 702.48 feet to the True Point of Beginning.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does 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: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated: September 27, 2024

Grover Construction Co. Inc

By: [Signature]
Gerald L. Grover, President

State of Idaho } ss.
County of Bonneville)

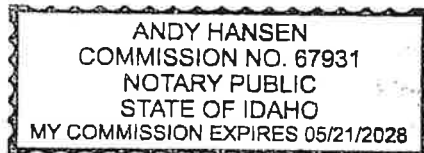
On this 27 day of September, 2024, before me, The Undersigned, a Notary Public in and for said state, personally appeared Gerald L. Grover known to me to be the President of the Grover Construction Co, Inc Corporation, and that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name and acknowledged that he/she/they executed the same.

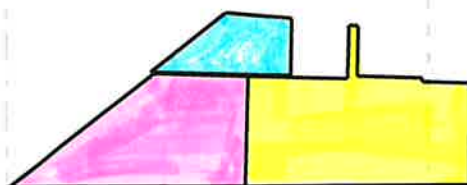
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Idaho

Residing at: Idaho Falls

Commission Expires: 05/21/2028





Tract 1
Tract 2

425071 Lavar Grover To Richard Matheson & Kathleen Matheson

765402 Grover Construction Co. dnc To Richard Matheson & Kathleen Matheson

11/13/2025

Scale: 1 inch= 600 feet

File:

Tract 1: 1.3992 Acres (60947 Sq. Feet), Closure: n54.5253e 0.01 ft. (1/97369), Perimeter=1128 ft. 1.5
Tract 2: 4.1583 Acres (181137 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1948 ft. 4.4
Tract 3: 5.4996 Acres (239562 Sq. Feet), Closure: n33.0902w 0.02 ft. (1/143940), Perimeter=2400 ft. 5.9

01 /se,sw,31,1n,37e
02 /n00e 1807.2
03 /n51.46e 571.76
04 s88.2030e 439.38
05 n1.3930e 178.67
06 n84.37w 209.77
07 s51.46w 299.85
08 @0
09 /se,sw,31,1n,37e
10 /n0.1659e 1805.63
11 n52.0259e 571.76
12 s88.0331e 295.67
13 s1.4738w 345.24
14 n89.4348w 735.56
15 @0
16 /se,sw,31,1n,37e
17 /n00.1659e 1805.63
18 /s89.4348e 735.56

19 n01.4738e 345.24
20 s88.0331e 310.90
21 n01.5629e 167.79
22 s84.2007e 30.06
23 s01.5621w 157.58
24 s88.0737e 204.91
25 s01.5621w 12.00
26 s88.0737e 149.76
27 s00.3624w 319.25
28 n89.5458w 702.48



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

February 05, 2026

RICHARD F MATHESON
PO BOX 533
SHELLEY ID 83274-0533

Re: Change in Water Right Ownership: 27-7356 (Split into 27-7356 and 27-12362), 27-11012 (No Split Required)

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
Water Resource Agent

Enclosure(s)

c: LA VAR GROVER

BOYD GROVER

WD 120

BINGHAM GWD