

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 12 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?
25-10224 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
25-10224 25-14619	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Betty June Chase

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Richard Hulse and Emma Hulse

New owner(s) as listed on the conveyance document

Name connector

☒ and ☐ or

3637 Grove Lane

Idaho Falls

ID

83404

Mailing address

City

State

Zip

801.209.5686

rhulse@usa.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: 12 December 2016
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.

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: Richard Hulse Title, if applicable: _____ Date: 8.11.2025

Signature of new owner/claimant

Title, if applicable

Date

Print name

Signature: _____ Title, if applicable: _____ Date: _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

Received by: M. Patten Date: 8-12-25 For IDWR Office Use Only: E051433 \$75.-

Active in the Water Supply Bank? Yes ☐ No ☐

If yes, forward to the State Office for processing

W-9 received? Yes ☐ No ☐

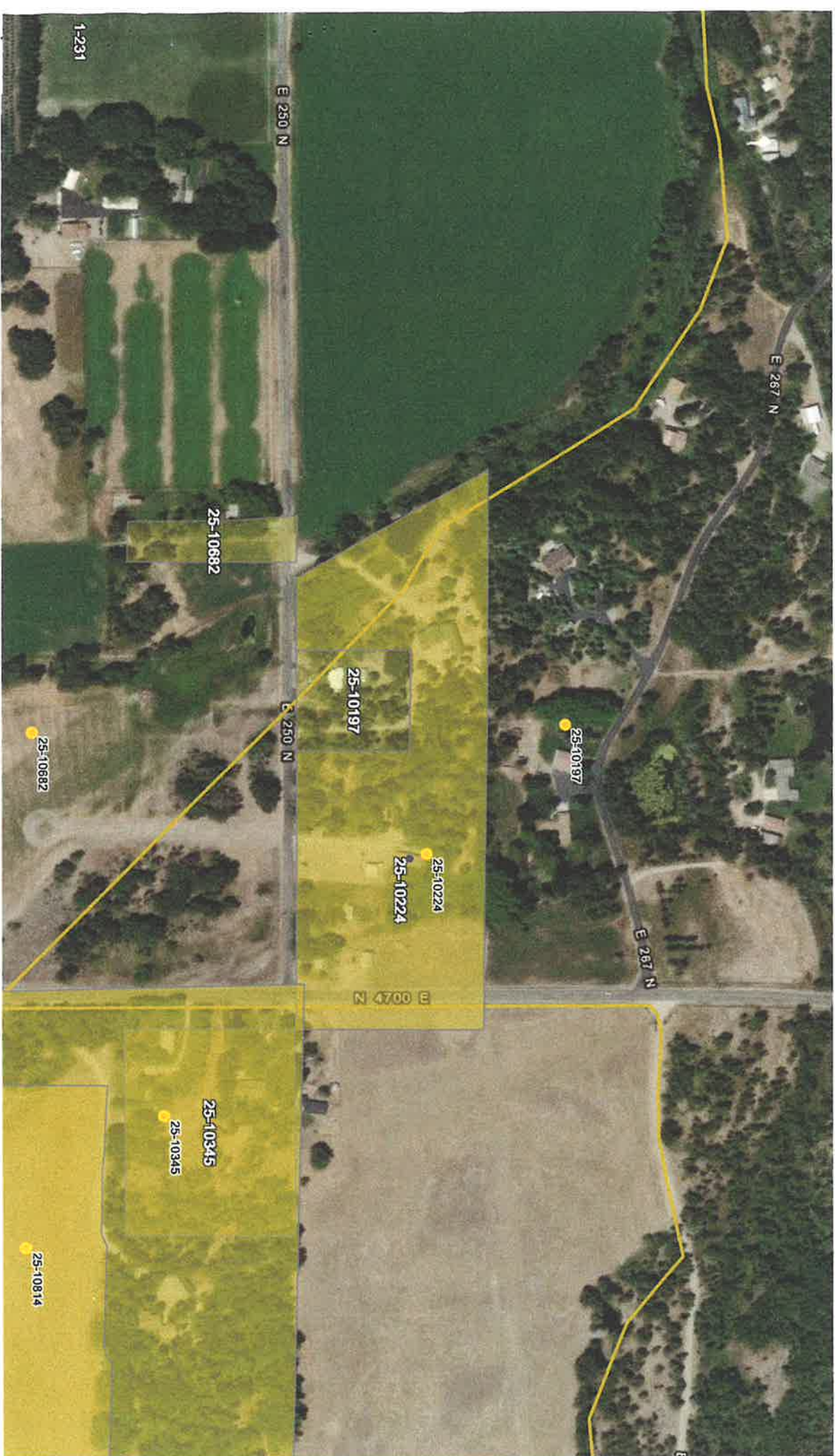
Name on W-9

Approved by: JB

Processed by: JB

Date: 3/5/2026

Receipt Amt. 25.00



RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
110 N. Clark Street/PO Box 405
Rigby, ID 83442

Instrument # 427320

RIGBY, JEFFERSON, IDAHO
12-20-2016 03:51:32 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - RIGBY
COLLEEN C POOLE Fee: \$13.00
Ex-Officio Recorder Deputy: LK
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **611682-RI (ss)**

Date: **December 16, 2016**

For Value Received, **Betty June Chase, a widow**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **The Bank of Commerce FBO Richard Hulse IRA as to an 82.86% interest and Richard Hulse and Emma Hulse, husband and wife, as to a 17.14% interest**, hereinafter called the Grantee, whose current address is **1455 Northgate Mile, Idaho Falls, ID 83401**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

Beginning at the East Quarter Corner of Section 20, Township 4 North, Range 40 East of the Boise Meridian, Jefferson County, Idaho; running thence S89°56'01"W along the East - West Center Section line 300.38 feet to the TRUE POINT OF BEGINNING; running thence S89°56'01"W along said centerline 361.18 feet; thence N00°03'59"W 484.96 feet; thence N89°56'00"E 427.77 feet; thence S07°45'06"W 489.52 feet to the true point of beginning.

RESERVING AND RETAINING UNTO GRANTOR A LIFE ESTATE IN THE PROPERTY, WHICH RESERVED LIFE ESTATE SHALL AUTOMATICALLY TERMINATE UPON THE DEATH OF THE GRANTOR.

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.

Date: 12/16/2016

Warranty Deed
- continued

File No.: 611682-RI (ss)

Betty June Chase
Betty June Chase

STATE OF Idaho)
SS.
COUNTY OF Jefferson)

On this **Twentieth day of December, 2016**, before me, a Notary Public in and for said State, personally appeared **Betty June Chase**, known or identified to me 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.



Shaney Swanson
Notary Public for the State of Idaho
Residing at: Idaho Falls, ID
My Commission Expires: 1-3-21

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

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
110 N. Clark Street/PO Box 405
Rigby, ID 83442

Instrument # 495017
RIGBY, JEFFERSON, IDAHO
11-05-2025 04:13:01 PM No. of Pages: 2
Recorded for: FLYING S TITLE AND ESCROW - RIGBY
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: MH
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1210286-RI (ss)**

Date: **November 04, 2025**

For Value Received, **Vanessa L. O'Neal, an unmarried woman**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **The Bank of Commerce FBO Richard Hulse IRA**, hereinafter called the Grantee, whose current address is **375 Yellowstone Ave., Idaho Falls, ID 83402**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

A portion of the Northeast Quarter (NE1/4) of Section 20, Township 4 North, Range 40 East of the Boise Meridian, Jefferson County, Idaho, more particularly described as follows:

COMMENCING at the East Quarter corner of said Section 20, said corner monumented with an Aluminum Cap, recorded as Instrument No. 396976 in the Jefferson County Clerk's Office; Thence S89°56'01"W along the South line of the Northeast Quarter of said Section 20 a distance of 204.00 feet to the POINT OF BEGINNING, said point on line monumented with MAG Nail and Washer stamped "KEVIN L THOMPSON 10563"; Thence continuing S89°56'01"W along said South line a distance of 96.38 feet to the Southwest corner of Warranty Deed Instrument No. 368225; Thence N07°45'06"E a distance of 489.52 feet to the Northwest corner of said Warranty Deed; Thence N89°56'00"E along the North line of said Warranty Deed a distance of 213.36 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "PLS 10944"; Thence continuing N89°56'00"E a distance of 25.18 feet to the Northeast corner of said Warranty Deed and the East line of said Section 20; Thence S00°29'40"W along said East line a distance of 272.99 feet; Thence N85°29'08"W a distance of 24.26 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563"; Thence continuing N85°29'08"W a distance of 168.74 feet, said corner monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563"; Thence S03°22'41"W a distance of 195.82 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563"; Thence continuing S03°22'41"W a distance of 32.00 feet to the POINT OF BEGINNING.

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,

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

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
110 N. Clark Street/PO Box 405
Rigby, ID 83442

RECORDED simplifile®

495018
County Jefferson
Date 11-5-25 Time 4:13

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 1210286-RI (ss)

Date: November 04, 2025

For Value Received, **Vanessa L. O'Neal, an unmarried woman**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **The Bank of Commerce FBO Richard Hulse IRA**, hereinafter called the Grantee, whose current address is **375 Yellowstone Ave., Idaho Falls, ID 83402**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

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COMMENCING at the East Quarter corner of said Section 20, said corner monumented with an Aluminum Cap, recorded as Instrument No. 396976 in the Jefferson County Clerk's Office; Thence S89°56'01"W along the South line of the Northeast Quarter of said Section 20 a distance of 204.00 feet to the POINT OF BEGINNING, said point on line monumented with MAG Nail and Washer stamped "KEVIN L THOMPSON 10563"; Thence continuing S89°56'01"W along said South line a distance of 96.38 feet to the Southwest corner of Warranty Deed Instrument No. 368225; Thence N07°45'06"E a distance of 489.52 feet to the Northwest corner of said Warranty Deed; Thence N89°56'00"E along the North line of said Warranty Deed a distance of 213.36 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "PLS 10944"; Thence continuing N89°56'00"E a distance of 25.18 feet to the Northeast corner of said Warranty Deed and the East line of said Section 20; Thence S00°29'40"W along said East line a distance of 272.99 feet; Thence N85°29'08"W a distance of 24.26 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563"; Thence continuing N85°29'08"W a distance of 168.74 feet, said corner monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563"; Thence S03°22'41"W a distance of 195.82 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563"; Thence continuing S03°22'41"W a distance of 32.00 feet to the POINT OF BEGINNING.

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,

Date: 11/04/2025

Warranty Deed
- continued

File No.: 1210286-RI (ss)

restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Vanessa L. O'Neal
Vanessa L. O'Neal

STATE OF Idaho)
COUNTY OF Jefferson)
SS.

On this ^{5th} ~~Fourth~~ day of November, 2025, before me, a Notary Public in and for said State, personally appeared **Vanessa L. O'Neal**, known or identified to me 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.



Teresa Anderson
Notary Public for the State of Idaho
Residing at: Big Sky, Id
My Commission Expires: 7-1-29

Instrument # 495018
RIGBY, JEFFERSON, IDAHO
11-05-2025 04:13:01 PM No. of Pages: 2
Recorded for: FLYING S TITLE AND ESCROW - RIGBY
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: DC
Index To: QUIT CLAIM DEED
Electronically Recorded by Simplifile

AFTER RECORDING MAIL TO:

Vanessa L. O'Neal
4699 East 250 North
Rigby, ID, 83442

QUITCLAIM DEED

File No.: 1210286-RI (ss)

Date: November 04, 2025

For Value Received, **Vanessa L. O'Neal, an unmarried woman**, do(es) hereby convey, release, remise, and forever quit claim unto **Vanessa L. O'Neal, an unmarried woman**, whose address is **4699 East 250 North, Rigby, ID, 83442**, herein after called the Grantee, the following described premises situated in **Jefferson County, Idaho**, to-wit:

See Attached Exhibit A Legal Description

together with its appurtenances.

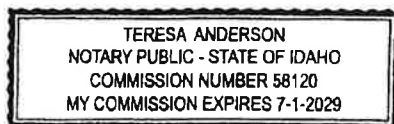
Dated: 11-5-25

Vanessa L. O'Neal
Vanessa L. O'Neal

STATE OF Idaho)
ss.

COUNTY OF Jefferson)

On this ^{5th} ~~fourth~~ day of November, 2025, before me, a Notary Public in and for said State, personally appeared **Vanessa L. O'Neal**, 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.



Teresa Anderson
Notary Public of Idaho
Residing at: Rigby, ID
Commission Expires: 7-1-29

AFTER RECORDING MAIL TO:

Vanessa L. O'Neal
4699 East 250 North
Rigby, ID, 83442

E-RECORDED simplifile

ID: 495018
County: Jefferson
Date: 11.5.25 Time: 4:13

QUITCLAIM DEED

File No.: **1210286-RI (ss)**

Date: **November 04, 2025**

For Value Received, **Vanessa L. O'Neal, an unmarried woman**, do(es) hereby convey, release, remise, and forever quit claim unto **Vanessa L. O'Neal, an unmarried woman**, whose address is **4699 East 250 North, Rigby, ID, 83442**, herein after called the Grantee, the following described premises situated in **Jefferson County, Idaho**, to-wit:

See Attached Exhibit A Legal Description

together with its appurtenances.

Dated: 11-5-25

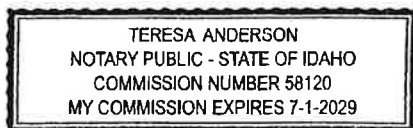
Vanessa L. O'Neal

Vanessa L. O'Neal

STATE OF Idaho)
ss.

COUNTY OF Jefferson)

On this ^{5th} ~~Fourth~~ day of November, 2025, before me, a Notary Public in and for said State, personally appeared **Vanessa L. O'Neal**, 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.



Teresa Anderson
Notary Public of Idaho
Residing at: Rigby, Id
Commission Expires: 7-1-29



JOB NAME ----- Richard & Emma Hulse

JOB NO. ----- 2025-113

DATE ----- October 23, 2025

TRACT NO. ----- 1 (New Description for Home @ 4699 E. 250 N., Rigby)

Exhibit A

LAND DESCRIPTION

A portion of the Northeast Quarter (NE1/4) of Section 20, Township 4 North, Range 40 East of the Boise Meridian, Jefferson County, Idaho, more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 20, said corner monumented with an Aluminum Cap, recorded as Instrument No. 396976 in the Jefferson County Clerk's Office;

Thence S89°56'01"W along the South line of the Northeast Quarter of said Section 20 a distance of 204.00 feet, said corner monumented with MAG Nail and Washer stamped "KEVIN L THOMPSON 10563";

Thence N03°22'41"E a distance of 32.00 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";

Thence continuing N03°22'41"E a distance of 195.82 feet, said corner monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";

Thence S85°29'08"E a distance of 168.74 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";

Thence continuing S85°29'08"E a distance of 24.26 feet to the East line of said Section 20;

Thence S00°29'40"W a distance of 212.00 feet to the POINT OF BEGINNING, containing 1.00 acres more or less.

Subject to: Easements and Right-of-Ways for public utilities, highways, roads, ditches, canals, power poles, and transmission lines as they exist.



STATE OF IDAHO
CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS

CERTIFICATE OF DEATH

Date Filed AUGUST 08, 2025

State File No. 2025-09807

DECEASED (GIVEN) NAME BETTY J CHASE			
SEX FEMALE	AGE 96 YEARS	DATE OF BIRTH FEBRUARY 21, 1929	
BIRTHPLACE ARCHER, IDAHO		PLACE OF RESIDENCE LEWISVILLE, IDAHO	
MARITAL STATUS AT TIME OF DEATH WIDOWED		NAME OF SURVIVING SPOUSE (if wife, maiden name)	WAS DECEASED EVER IN U.S. ARMED FORCES? NO
FATHER NAME ALBERT JACOB ASHBOCKER		BIRTHPLACE IDAHO	
MOTHER - MAIDEN NAME ANNA LOUISE DAVIS		BIRTHPLACE IDAHO	
METHOD OF DISPOSITION BURIAL	FUNERAL SERVICE AGENCY BRADLEY BREY YOUNGSTROM		
NAME AND ADDRESS OF FUNERAL FACILITY ECKERSKILL MEMORIAL CHAPEL, RIGBY, IDAHO			
DATE OF DEATH AUG. 01, 2025	TIME OF DEATH 5:45 P.M.	CITY, TOWN OR LOCATION OF DEATH LEWISVILLE, IDAHO	COUNTY OF DEATH JEFFERSON
CAUSE OF DEATH (underlying cause only) • GASTRIC CANCER			
DOES THIS DEATH FOLLOW A PREVIOUSLY REPORTED DEATH? a. b. c. d.			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH (if any, including if the underlying cause does apply) NONE STATED			AUTHORITY FOR DEATH NO
MANNER OF DEATH NATURAL	NAME OF CERTIFIER WILLIAM DAVID ADAMS, D.O.	TITLE PHYSICIAN	
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
EXTERNAL CAUSES ONLY			
DATE OF INJURY	HOUR OF INJURY	PLACE OF INJURY	ALIBY AT SCENE?
LOCATION WHERE INJURY OCCURRED			
DESCRIPTION OF HOW INJURY OCCURRED			

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS

SEPTEMBER 02, 2025

DATE ISSUED:

This copy is not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

REG. 11-10-12

James B. Goldette
JAMES B. GYDELOTTE
STATE REGISTRAR

ANY ALTERATION OR ERASURE VOID THIS CERTIFICATE



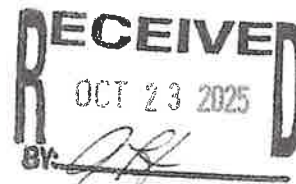
Boundary Line Adjustment Application

JEFFERSON COUNTY PLANNING AND ZONING, 210 Courthouse Way Suite 170, Rigby, Idaho 83442

(208)745-9220

SUBMITTALS:

- ☒ Detailed letter by the applicant. Describe the modification.
☒ Warranty Deed or proof of ownership.
☒ Modified Legal Descriptions
☒ Proper fee from Fee Schedule



Planning and Zoning Department requires twenty (20) working days to review applications.

TODAY'S DATE: 9-9-25

SITE INFORMATION:

Quarter: _____ Section: 20 Township: 4 N Range: 40 Total Acres: 2

Subdivision Name: N/A Lot: _____ Block: _____

Site Address: 4699 E. 250 N. City: Rigby

Tax Parcel Number(s): RPO4N40E202188 Zoning: _____ Area of City Impact: NO

OWNER: ☐ Primary Point of Contact

Name: Vanessa L. O'Neal

Address: 4699 E. 250 N

City: Rigby State: ID

Telephone: 307-231-1132 Zip: 83442

Email: vlmoneal@gmail.com

APPLICANT: ☒ Primary Point of Contact

Name: Rick & Emma Hulse

Address: 3637 Grove Lane

City: Idaho Falls State: ID

Telephone: 208-589-1058 Zip: 83404

Email: emma.hulse@yahoo.com

I consent to this application and allow Planning and Zoning staff to enter the property for site inspections related to this application.

I consent to this application and allow Planning and Zoning staff to enter the property for site inspections related to this application.

Vanessa L. O'Neal 9/14/2025
Signature: (Owner) Date

[Signature] 9/15/25
Signature: (Applicant) Date

Note to applicant. A record of survey is not a legal change to the property. The lot lines will not be considered adjusted until deeds are recorded with the Jefferson County Clerk's Office. The Lot Line Adjustment application must be submitted and approved prior to recording deeds.

Sec. 110-70 Boundary Line Adjustments

Purpose. A change in location of the property line between two (2) or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel. Further defined as a combining of one or more parcels to create fewer parcels and where no greater number of parcels than originally existed is thereby created. No boundary adjusted parcel may be reduced below the minimum parcel size for the zoning district in which the parcel is located, except that if a parcel is already below the minimum parcel size, the boundary line adjustment shall not create any parcels that are smaller than the smallest original parcel in the subject configuration.

ASSESSOR'S OFFICE REVIEW:

Date Received: _____ Reviewer: _____

Conclusions: _____

Planning and Zoning Office Review:

Date Received: _____ Reviewer: _____

Do the parcels meet zoning requirements for acreage, density, parcel area, and setback lines? Yes ☐ No ☐

Notes: _____

Do the parcels conform with the Comprehensive Plan?: Yes ☐ No ☐

Notes: _____

Within reasonable foresight, will the Boundary Line Adjustment adversely impact adjoining properties?: Yes ☐ No ☐

Approved?: Yes ☐ No ☐ Notes: _____

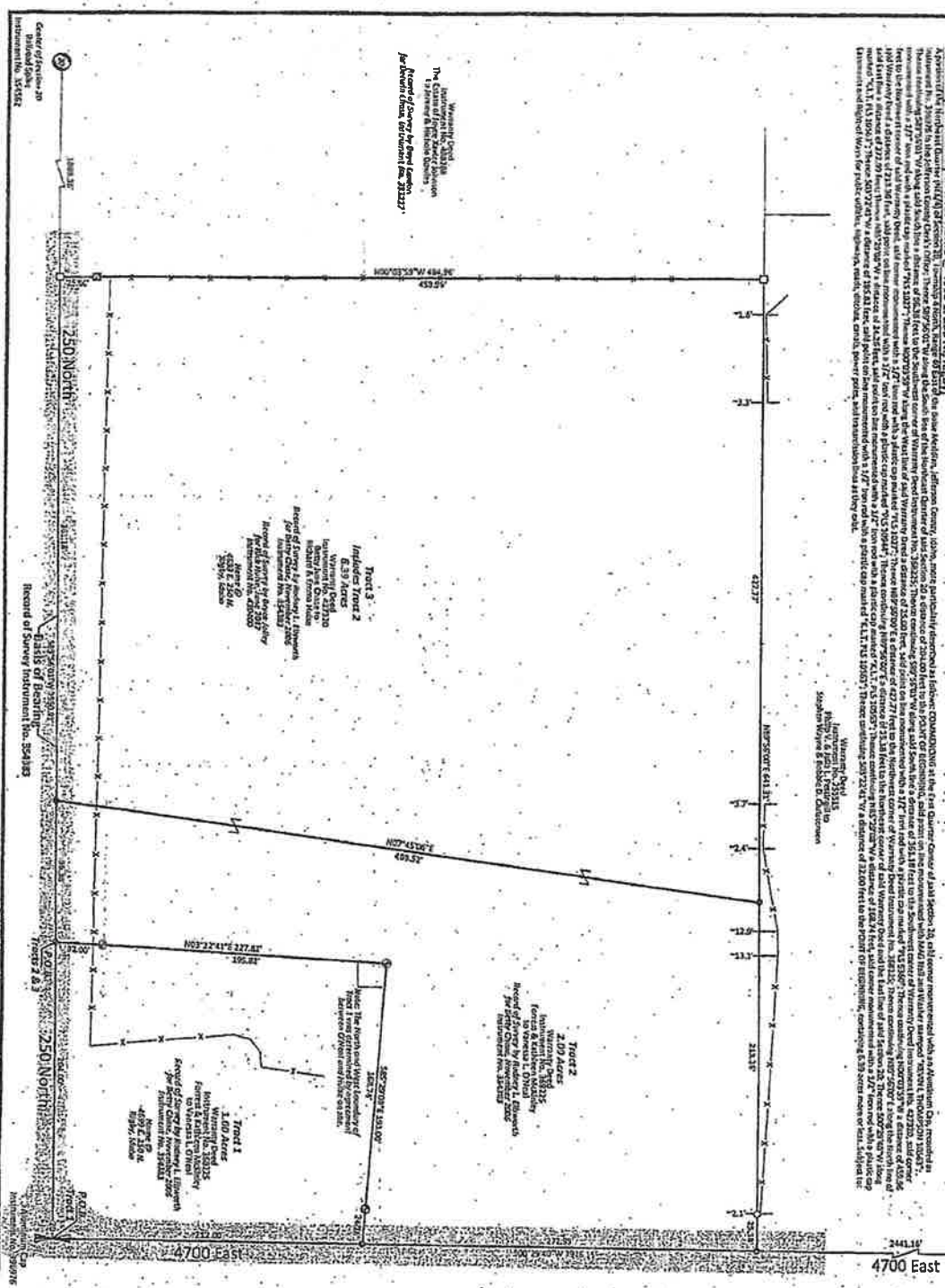
RECORDED'S INSTRUMENT

[illegible]

TRACT 2 (O'Neal to Hulse)
a portion of the tract being claimed by

[illegible]

TRACT 3 (New Description for Home @ 4693 E. 250 N., Riley)
A portion of the Northeast Quarter (NE1/4) of Section 20, Township 4 North, Range 65 East of
Range 65 North, Section 20, Township 4 North, Range 65 East of

[illegible]

Instrument No. 35315
Philip V. & Julia L. Pettigall to
Stephen Wayne & Robbie D. Chutierrez

4700 East

1950 BLM Brass Cap
Instrument No. 353234

LEGEND

- ◆ Set 3/2" iron rod with washer stamped "K&N, THOMPSON 10563"
- ◆ Found 3/2" iron rod with cap marked "P, L.S. 1027"
- ◆ Found 3/2" iron rod with cap marked "P, L.S. 5560"
- ◆ Found 3/2" iron rod with cap marked "P, L.S. 10394"
- ◆ Calculated position (no monument found or set)

REFERENCE INSTRUMENT NO.5

RECORD OF SURVEY INSTRUMENT NO. 333227, 354383 & 430400
WORTHINGTON DEED INSTRUMENT NO. 253515, 368225, 427320 & 488288

SURVEYOR'S NARRATIVE

Basic of Bearings: The bearing along this line is the basis for all other bearings shown on this survey which are derived from Record of Survey Instrument No. 364383.

[illegible]

The recording of the record of Survey does not express or imply that the Trusts declared herein will be granted a building right from the local governing agency. It also does not express or imply that said spirit or boundary line adjustments will be deemed compliant with said local governing agency. This Record of Survey does not convey property.

This survey does not constitute a Title Search by Thompson Land Surveying, Inc., nor was a Title Report prepared by the Client. Only Encumbrances mentioned in current deeds are shown.

CERTIFICATE OF SURVEY

10563



RECORD OF SURVEY

LOCATED IN THE NE 1/4 OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN,
JEFFERSON COUNTY, IDAHO

Job Name:	Richard & Emma Hulse	Drawn By:	K.S.T
Job Number:	2025-113	Checked By:	K.L
GoGo File:	Brown Neil 2004-88.pro	Date:	10/22/2025

Revision No.	Scale: 1" = 50'	Sheet	Of
		1	1

WARRANTY DEED

ALLIANCE TITLE & ESCROW CORP

300818951 kb

FORREST McKINLEY and KATHLEEN McKINLEY, husband and wife, as GRANTOR,
for good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto
VANESSA L. O'NEAL, an unmarried woman, as GRANTEE,
whose address is 4699 East 250 North Rigby, Idaho 83442, and Grantee's successors and assigns, all of the following described real
property, to-wit:

Beginning at the East Quarter corner of Section 20, Township 4 North, Range 40 East, Boise Meridian,
Jefferson County, Idaho; running thence South 89°56'01" West along the East-West Center Section line
300.38 feet; thence North 07°45'06" East 489.52 feet; thence North 89°56'00" East 238.54 feet to the East
line of said Section 20; thence South 00°29'40" West 484.99 feet to the point of beginning.

SUBJECT TO the 2008 and subsequent years general taxes and assessments, all existing patent
reservations, easements, right of ways, protective and restrictive covenants, zoning ordinances and
applicable building codes, laws and regulations.

TOGETHER WITH any and all improvements, water and ditch rights, easements, tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining, and any reversion, remainder, rents, issues, and profits thereof.

Grantor, for himself and his successors and assigns, does hereby warranty and agree to forever defend the Grantee, and Grantee's successors and
assigns, in the quiet and peaceful possession of said premises against the lawful claims of any and all persons.

In construing this Deed and where the context so requires, the singular includes the plural, and the masculine, the feminine and neuter.

Dated: May 9, 2008.

Instrument # 368225
RIGBY, JEFFERSON, IDAHO
2008-05-09 02:10:00 No. of Pages: 1
Recorded for: ALLIANCE TITLE - RIGBY
CHRISTINE BOULTER Fee: 3.00
Ex-Officio Recorder Deputy LKinghorn
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

FORREST McKINLEY
KATHLEEN McKINLEY

STATE OF IDAHO)

) ss

COUNTY OF BONNEVILLE)

On May 9, 2008, before me, the undersigned, personally appeared
FORREST McKINLEY and KATHLEEN McKINLEY
known or identified to me to be the persons whose names are subscribed to
the within instrument, and acknowledged to me that they executed the same.

Notary Public for the State of Idaho
Commission Expiration Date: _____

Residing at Idaho Falls, Idaho
My Commission Expires: 01/2009

NOTARY PUBLIC
LENORE J. KATHI
STATE OF IDAHO

368225

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
110 N. Clark Street/PO Box 405
Rigby, ID 83442

Instrument # 427320
RIGBY, JEFFERSON, IDAHO
12-20-2016 03:51:32 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - RIGBY
COLLEEN C POOLE Fee: \$13.00
Ex-Officio Recorder Deputy: LK
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 611682-RI (ss)

Date: December 16, 2016

For Value Received, **Betty June Chase, a widow**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **The Bank of Commerce FBO Richard Hulse IRA as to an 82.86% interest and Richard Hulse and Emma Hulse, husband and wife, as to a 17.14% interest**, hereinafter called the Grantee, whose current address is **1455 Northgate Mile, Idaho Falls, ID 83401**, the following described premises, situated in **Jefferson County, Idaho**, to-wit:

Beginning at the East Quarter Corner of Section 20, Township 4 North, Range 40 East of the Boise Meridian, Jefferson County, Idaho; running thence **S89°56'01"W** along the East - West Center Section line **300.38 feet** to the **TRUE POINT OF BEGINNING**; running thence **S89°56'01"W** along said centerline **361.18 feet**; thence **N00°03'59"W** **484.96 feet**; thence **N89°56'00"E** **427.77 feet**; thence **S07°45'06"W** **489.52 feet** to the true point of beginning.

☒ **RESERVING AND RETAINING UNTO GRANTOR A LIFE ESTATE IN THE PROPERTY, WHICH RESERVED LIFE ESTATE SHALL AUTOMATICALLY TERMINATE UPON THE DEATH OF THE GRANTOR.**

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.

File No.: 611682-RI (ss)

Betty June Chase
Betty June Chase

On this **Twentieth** day of **December, 2016**, before me, a Notary Public in and for said State, personally appeared **Betty June Chase**, known or identified to me 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.



Notary Public for the State of Idaho
Residing at: Idaho Falls, ID
My Commission Expires: 1-3-21

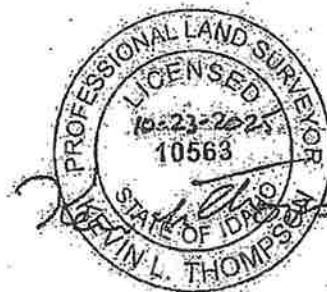
JOB NAME ----- Richard & Emma Hulse
JOB NO. ----- 2025-113
DATE ----- October 23, 2025
TRACT NO. ----- 1 (New Description for Home @ 4699 E. 250 N., Rigby)

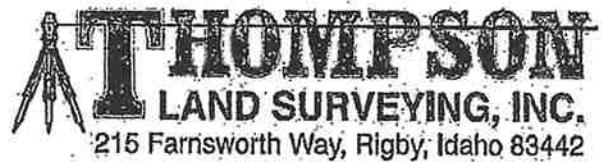
LAND DESCRIPTION

A portion of the Northeast Quarter (NE1/4) of Section 20, Township 4 North, Range 40 East of the Boise Meridian, Jefferson County, Idaho, more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 20, said corner monumented with an Aluminum Cap, recorded as Instrument No. 396976 in the Jefferson County Clerk's Office;
Thence S89°56'01"W along the South line of the Northeast Quarter of said Section 20 a distance of 204.00 feet, said corner monumented with MAG Nail and Washer stamped "KEVIN L THOMPSON 10563";
Thence N03°22'41"E a distance of 32.00 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
Thence continuing N03°22'41"E a distance of 195.82 feet, said corner monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
Thence S85°29'08"E a distance of 168.74 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
Thence continuing S85°29'08"E a distance of 24.26 feet to the East line of said Section 20;
Thence S00°29'40"W a distance of 212.00 feet to the POINT OF BEGINNING, containing 1.00 acres more or less.

Subject to: Easements and Right-of-Ways for public utilities, highways, roads, ditches, canals, power poles, and transmission lines as they exist.





JOB NAME ----- Richard & Emma Hulse
JOB NO. ----- 2025-113
DATE ----- October 23, 2025
TRACT NO. ----- 2 (O'Neal to Hulse)

LAND DESCRIPTION

A portion of the Northeast Quarter (NE1/4) of Section 20, Township 4 North, Range 40 East of the Boise Meridian, Jefferson County, Idaho, more particularly described as follows:

COMMENCING at the East Quarter Corner of said Section 20; said corner monumented with an Aluminum Cap, recorded as Instrument No. 396976 in the Jefferson County Clerk's Office;
Thence S89°56'01"W along the South line of the Northeast Quarter of said Section 20 a distance of 204.00 feet to the POINT OF BEGINNING, said point on line monumented with MAG Nail and Washer stamped "KEVIN L THOMPSON 10563";
Thence continuing S89°56'01"W along said South line a distance of 96.38 feet to the Southwest corner of Warranty Deed Instrument No. 368225;
Thence N07°45'06"E a distance of 489.52 feet to the Northwest corner of said Warranty Deed;
Thence N89°56'00"E along the North line of said Warranty Deed a distance of 213.36 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "PLS 10944";
Thence continuing N89°56'00"E a distance of 25.18 feet to the Northeast corner of said Warranty Deed and the East line of said Section 20;
Thence S00°29'40"W along said East line a distance of 272.99 feet;
Thence N85°29'08"W a distance of 24.26 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
Thence continuing N85°29'08"W a distance of 168.74 feet, said corner monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
Thence S03°22'41"W a distance of 195.82 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";
Thence continuing S03°22'41"W a distance of 32.00 feet to the POINT OF BEGINNING, containing 2.00 acres more or less.
Subject to: Easements and Right-of-Ways for public utilities, highways, roads, ditches, canals, power poles, and transmission lines as they exist.



JOB NAME ——— Richard & Emma Hulse
JOB NO. ——— 2025-113
DATE ——— October 23, 2025
TRACT NO. ——— 3 (New Description for Home @ 4693 E. 250 N., Rigby)



LAND DESCRIPTION

A portion of the Northeast Quarter (NE1/4) of Section 20, Township 4 North, Range 40 East of the Boise Meridian, Jefferson County, Idaho, more particularly described as follows:

COMMENCING at the East Quarter Corner of said Section 20, said corner monumented with an Aluminum Cap, recorded as Instrument No. 396976 in the Jefferson County Clerk's Office;

Thence S89°56'01"W along the South line of the Northeast Quarter of said Section 20 a distance of 204.00 feet to the POINT OF BEGINNING, said point on line monumented with MAG Nail and Washer stamped "KEVIN L THOMPSON 10563";

Thence continuing S89°56'01"W along said South line a distance of 96.38 feet to the Southwest corner of Warranty Deed Instrument No. 368225;

Thence continuing S89°56'01"W along said South line a distance of 361.18 feet to the Southwest corner of Warranty Deed Instrument No. 427320, said corner monumented with a 1/2" iron rod with a plastic cap marked "PLS 1027";

Thence N00°03'59"W along the West line of said Warranty Deed a distance of 25.00 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "PLS 5360";

Thence continuing N00°03'59"W a distance of 459.96 feet to the Northwest corner of said Warranty Deed, said corner monumented with a 1/2" iron rod with a plastic cap marked "PLS 1027";

Thence N89°56'00"E a distance of 427.77 feet to the Northwest corner of Warranty Deed Instrument No. 368225;

Thence continuing N89°56'00"E along the North line of said Warranty Deed a distance of 213.36 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "PLS 10944";

Thence continuing N89°56'00"E a distance of 25.18 feet to the Northeast corner of said Warranty Deed and the East line of said Section 20;

Thence S00°29'40"W along said East line a distance of 272.99 feet;

Thence N85°29'08"W a distance of 24.26 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";

Thence continuing N85°29'08"W a distance of 168.74 feet, said corner monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";

Thence S03°22'41"W a distance of 195.82 feet, said point on line monumented with a 1/2" iron rod with a plastic cap marked "K.L.T. PLS 10563";

Thence continuing S03°22'41"W a distance of 32.00 feet to the POINT OF BEGINNING, containing 6.39 acres more or less.

Subject to: Easements and Right-of-Ways for public utilities, highways, roads, ditches, canals, power poles, and transmission lines as they exist.



Jefferson County Planning, Zoning & Building

210 Courthouse Way, Suite 170 Rigby, Idaho 83442
Email: plzoffice@co.jefferson.id.us Website: www.jcgo.id.us

11/03/2025

RE: Boundary Line Adjustment BLA25-0028

Assessor's Parcel Numbers: RP04N40E202188 & RP04N40E202190

Instrument # 495039

RIGBY, JEFFERSON, IDAHO

11-6-2025 01:22:32 PM No. of Pages: 1

Recorded for : PLANNING AND ZONING JEFFERSON CO

COLLEEN C. POOLE

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: BOUNDARY LINE ADJUSTMENT

TO: Vanessa O'Neal
4699 E 250 N
Rigby, ID 83442

Rick & Emma Hulse
3637 Grove Lane
Idaho Falls ID 83404

PURPOSE: Requesting a boundary line adjustment decreasing tract 1 to one (1) acre and increasing tract 2 to 6.39 acres.

LOCATION: 4699 E 250 N, Rigby ID 83442 in Section 5, Township 04 North, Range 40 East, Boise-Meridian.

CONDITIONS OF APPROVAL:

1. Deeds must be recorded.

This Boundary Line Adjustment is issued pursuant to Secs. 110-70 of the Subdivision Code and the written decision of the Planning Administrator on November 3, 2025.

Milton Ollerton
Jefferson County Planning Administrator

11/03/2025

Approval date

ACKNOWLEDGMENT

STATE OF IDAHO)
: ss.

County of Jefferson)

On the 3rd day of November, 2025, before me, the undersigned Notary Public, personally appeared H. Milton Ollerton, 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 set my hand and seal the day and year as above written.

Notary Public for Idaho

Residing at Rigby Idaho.

Commission Expires: 9/29/2031



* Need full copy of 495017 (Only 1 page received) Requested
Via email 2/23/2026

* Full copy received 2/24/2026
OK to data enter

Original Homes is on the O'Neal property



427320 Betty June Chase TO The Bank of Commerce
(FBO Richard Hulse IRA) 82.86% and Richard & Emma
Hulse 17.14%

495017 Vanessa O'Neal TO The Bank of Commerce
(FBO Richard Hulse IRA)

Vanessa L O'Neal property

12/23/2025

Scale: 1 inch= 200 feet

File: Hulse.ndp

Tract 1: 4.3918 Acres (191306 Sq. Feet), Closure: n12.0932w 0.01 ft. (1/219652), Perimeter=1763 ft.
Tract 2: 3.0000 Acres (130680 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/339457), Perimeter=1513 ft.
Tract 3: 1.0010 Acres (43603 Sq. Feet), Closure: s41.2947e 0.01 ft. (1/137336), Perimeter=837 ft.
Tract 4: 1.9990 Acres (87076 Sq. Feet), Closure: n87.1431w 0.01 ft. (1/294105), Perimeter=1518 ft.
Tract 5: 6.3782 Acres (277834 Sq. Feet), Closure: n85.2804w 24.27 ft. (1/94), Perimeter=2278 ft.
Tract 6: 1.9990 Acres (87076 Sq. Feet), Closure: n87.1431w 0.01 ft. (1/294105), Perimeter=1518 ft.

Tract Data and Deed Calls: File= Hulse.ndp

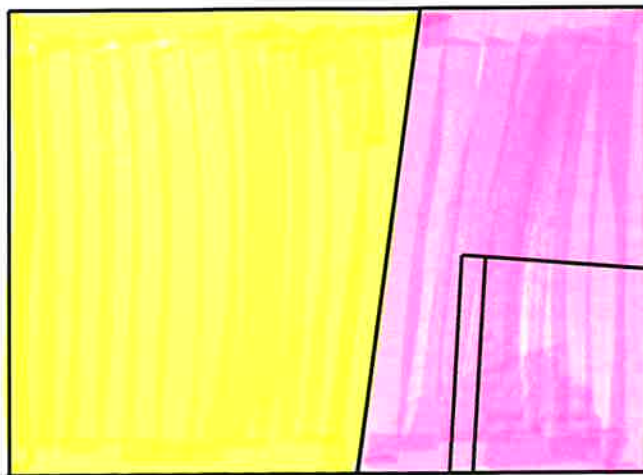
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15: s89.5601w 204.00
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53: n89.5600e 25.18
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Tract Data and Deed Calls: File= Hulse.ndp

55: n85.2908w 24.26
56: n85.2908w 168.74
57: s03.2241w 195.82
58: s03.2241w 32.00

2/10/2024 Richard Hulse came in the office. He did purchase additional property from Vanessa O'Neal. Making his acre total 6.3782. We are waiting for that deed, County could not find it. He will send it ASAP.



427320 Betty June Chase To The Bank of Commerce (FBO Richard Hulse IRA) 82.86% and Richard & Emma Hulse 17.14%
Attachment 3 Forrest McKinley & Kathleen McKinley To Vanessa O'Neal

12/23/2025

Scale: 1 inch= 200 feet

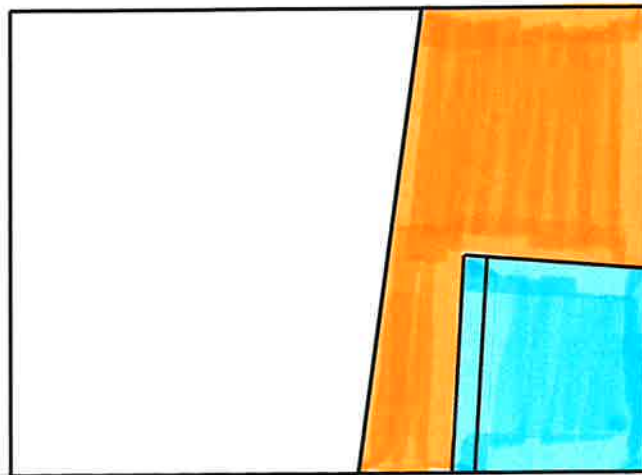
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46: s03.2241w 32.00



Attachment 5

Attachment 6

12/23/2025

Scale: 1 inch= 200 feet

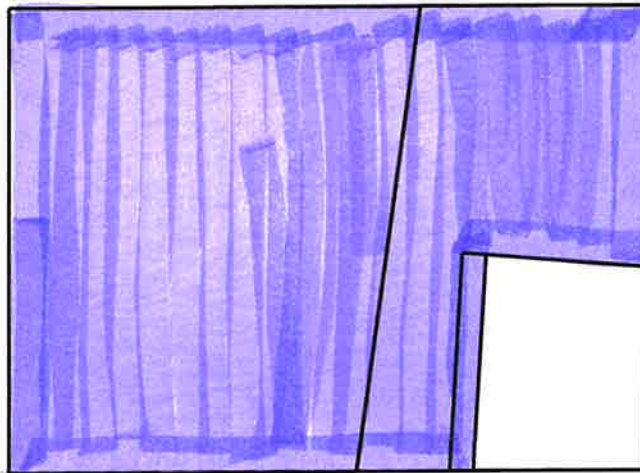
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46: s03.2241w 32.00



Attachment 7

12/23/2025

Scale: 1 inch= 200 feet

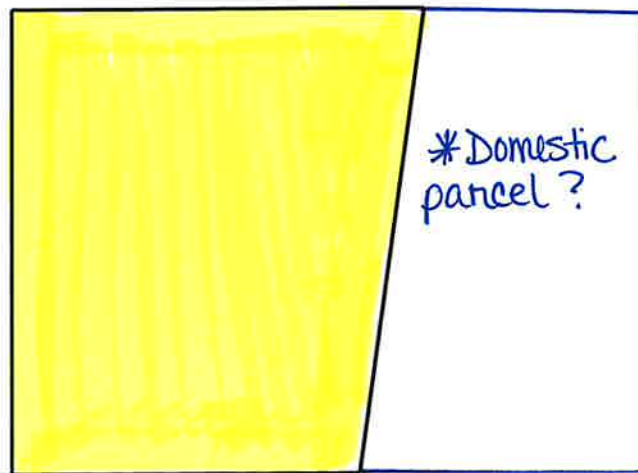
File: Hulse.ndp

Tract 1: 4.3918 Acres (191306 Sq. Feet), Closure: n12.0932w 0.01 ft. (1/219652), Perimeter=1763 ft.
Tract 2: 3.0000 Acres (130680 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/339457), Perimeter=1513 ft.
Tract 3: 1.0010 Acres (43603 Sq. Feet), Closure: s41.2947e 0.01 ft. (1/137336), Perimeter=837 ft.
Tract 4: 1.9990 Acres (87076 Sq. Feet), Closure: n87.1431w 0.01 ft. (1/294105), Perimeter=1518 ft.
Tract 5: 6.3782 Acres (277834 Sq. Feet), Closure: n85.2804w 24.27 ft. (1/94), Perimeter=2278 ft.

Tract Data and Deed Calls: File= Hulse.ndp

Tract 01: 4.3918 Acres (191306 Sq. Feet), Closure: n12.0932w 0.01 ft. (1/219652), Perimeter=1763 ft.
Tract 02: 3.0000 Acres (130680 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/339457), Perimeter=1513 ft.
Tract 03: 1.0010 Acres (43603 Sq. Feet), Closure: s41.2947e 0.01 ft. (1/137336), Perimeter=837 ft.
Tract 04: 1.9990 Acres (87076 Sq. Feet), Closure: n87.1431w 0.01 ft. (1/294105), Perimeter=1518 ft.
Tract 05: 6.3782 Acres (277834 Sq. Feet), Closure: n85.2804w 24.27 ft. (1/94), Perimeter=2278 ft.
Tract 05: 6.3782 Acres (277834 Sq. Feet), Closure: n85.2804w 24.27 ft. (1/94), Perimeter=2278 ft.

1: /ne,se,20,4n,40e
2: /s89.5601w 300.38
3: s89.5601w 361.18
4: n00.0359w 484.96
5: n89.5600e 427.77
6: s07.4506w 489.52
7: @0
8: /ne,se,20,4n,40e
9: s89.5601w 300.38
10: n07.4506e 489.52
11: n89.5600e 238.54
12: s00.2940w 484.99
13: @0
14: /ne,se,20,4n,40e
15: s89.5601w 204.00
16: n03.2241e 32.00
17: n03.2241e 195.82
18: s85.2908e 168.74
19: s85.2908e 24.26
20: s00.2940w 212.00
21: @0
22: /ne,se,20,4n,40e
23: /s89.5601w 204.00
24: s89.5601w 96.38
25: n07.4506e 489.52
26: n89.5600e 213.36
27: n89.5600e 25.18
28: s00.2940w 272.99
29: n85.2908w 24.26
30: n85.2908w 168.74
31: s03.2241w 195.82
32: s03.2241w 32.00
33: @0
34: /ne,se,20,4n,40e
35: /s89.5601w 204.00
36: s89.5601w 96.38
37: s89.5601w 361.18
38: n00.0359w 25.00
39: n00.0359w 459.96
40: n89.5600e 427.77
41: n89.5600e 213.36
42: n89.5600e 25.18
43: s00.2940w 272.99
44: n85.2908w 168.74
45: s03.2241w 195.82
46: s03.2241w 32.00



427320 Betty June Chase TO The Bank of Commerce
(FBO Richard Hulse IRA) 82.86% and Richard &
Emma Hulse 17.14%

12/23/2025

Scale: 1 inch= 200 feet

File:

Tract 1: 4.3918 Acres (191306 Sq. Feet), Closure: n12.0932w 0.01 ft. (1/219652), Perimeter=1763 ft.

01 /ne,se,20,4n,40e
02 /s89.5601w 300.38
03 s89.5601w 361.18
04 n00.0359w 484.96
05 n89.5600e 427.77
06 s07.4506w 489.52



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

March 05, 2026

RICHARD HULSE
3637 GROVE LN
IDAHO FALLS ID 83404-6841

Re: Change in Water Right Ownership: 25-10224 (Split into 25-10224 and 25-14619)

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: BETTY CHASE
DERWIN CHASE

Baily, Jonie

From: Rick Hulse <rhulse@usa.com>
Sent: Tuesday, February 24, 2026 11:43 AM
To: Baily, Jonie
Subject: Re: Receipt/Ownership Change for Water Right 25-10224
Attachments: POL-Recorded documents Vanessa deed property.pdf

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.

Attached is the full deed documentation. Also, the original house is currently owned by Vanessa O'Neal, Betty Chase and her husband, Derwin Chase, owned the house from 1947 through 2008. It was sold to a family named McKinley in 2008 and then shortly after sold to Vanessa O'Neal. In 2025 two acres of the three sold to me.

Let me know if you need additional information.

Thanks,

On Feb 23, 2026, at 1:10 PM, Baily, Jonie <Jonie.Baily@idwr.idaho.gov> wrote:

Thank you for sending this information. Can you please send a full copy of the recorded deed 495017? Also, can you tell me who owns the original house I assume built around 1947? Thank you for working on this.

From: Rick Hulse <rhulse@usa.com>
Sent: Monday, February 23, 2026 11:33 AM
To: Baily, Jonie <Jonie.Baily@idwr.idaho.gov>
Subject: Re: Receipt/Ownership Change for Water Right 25-10224

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.

Jonie,

It was a pleasure meeting you, attached are the two documents you requested. 1. A warranty deed for the property I purchased from Vanessa O'Neal and 2. A copy of the death certificate for Betty Chase. Please let me know if you need

On Feb 10, 2026, at 1:58 PM, Baily, Jonie <Jonie.Baily@idwr.idaho.gov> wrote:

Please find attached the additional filing fee for the ownership change for 25-10224. When you get the chance, please submit a copy of the recorded deed for the property purchased from Oneal. If you have any questions, please let me know. Thank you.

<image001.png>

Jonie Baily | Technical Records Specialist

900 N Skyline Drive Ste. A, Idaho Falls, ID 83402

Phone number: (208) 525-7161

Fax number: (208) 525-7177

Email: jonie.baily@idwr.idaho.gov

Website: www.idwr.idaho.gov

<Receipt number E051433 additional fee for ownership change 25-10224.pdf>

<image001.jpg>

February 6, 2026

Ms. Jonie Bailey
Technical Records Specialist
Idaho Department of Water Resources

Subject: Change of Ownership of Water Rights No. 25-10224

Ms. Bailey:

This letter is intended to provide additional information and insight into historical ownership of property and water rights 25-10224.

Per Idaho Department of Water resources database, the water rights No. 25-10224 owner is listed as Mrs. Betty Chase. Shortly after World War II, Mrs. Chase and her husband, Derwin Chase, purchased several hundred acres of land along the Snake River surrounding and including what is now two parcels located at 4693 E 250 N and 4699 E 250 N Rigby, Idaho (the property noted in your letter dated January 13, 2026). Mrs. Chase and her husband resided in the home at 4699 E 250 N (built in 1947) from the late 1940's until 2008. Over time, they sold their farm land to others and finally retained approximately 12 acres. That property boundary is shown on the Idaho State water rights map and listed as water rights owned by Mrs. Chase. In 2008, health concerns in their family resulted in them placing a manufactured home on their property and they moved to that new home. Shortly after moving into the new home, Mr and Mrs Chase divided 3 acres of their property, including the house built in 1947, and sold that property eventually being owned by Vanessa O'Neal. The livestock water rights were not transferred but retained by Mrs Chase. In 2010, Mr Chase died and Mrs Chase continued living in her new home.

In 2016, Mrs Chase, a close relative of mine, discussed her plans for her remaining property. She was nearly 90 and could no longer care for the property, she asked me if I would buy the property. I purchased the property and we both agreed she could continue to live there as long as she wished (see attached deed). In 2025, Mrs Chase informed me of the livestock water rights and said I should have those rights transferred into my name, I sent the application into the State of Idaho in August of 2025. Later in 2025, I purchased two of the neighboring (formerly owned by Mrs Chase) three acres owned by Vanessa O'Neal (see attached property deed).

Mrs Chase owned the property listed with water rights 25-10224 continuously from the late 1940's through 2008 when 3 acres were sold and then 2016 when approximately 5 more acres were sold. Mrs Chase never relinquished those water rights or transferred them during any sale of property. Unfortunately, Mrs Chase passed away shortly after informing me of those water rights. I now own the majority of the property where those water rights exist and would like to have those rights transferred to me.

I would like to discuss this further with someone at the Idaho Department of Water Resources so this issue can be resolved without further delay. Please advise me on your process for establishing a meeting either in person, teleconference, or by phone.

Thank you for your time and attention to this matter.

Regards,



Rick Hulse



IDAHO DEPARTMENT OF
WATER RESOURCES

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Governor Brad Little

Director Mathew Weaver

January 13, 2026

RICHARD HULSE
EMMA HULSE
3637 GROVE LN
IDAHO FALLS ID 83404

RE: Change in Ownership Water Right No. 25-10224

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:

**** **Evidence of Ownership/Filing Fee:** According to the information available this application would require a split. It appears the domestic portion of the water right is appurtenant to the property owned by Vanessa O'Neal (4699 E 250 N, home built around 1947). Your parcel maybe entitled to a portion of the stockwater. If you believe you are entitled to a portion of the stockwater for this water right a split is required. The filing fee for a split ownership change is \$100.00 per water right. Therefore, an additional \$75.00 would be required.

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

JAN 14 2026