

RECEIVED

MAR 14 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP DEPT. OF WATER RESOURCES
SOUTHERN 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?
47-2481	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-17522	Yes ☐	Yes ☐		Yes ☐	Yes ☐
NOT	Yes ☐	Yes ☐		Yes ☐	Yes ☐
Processed	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

- 2.** Previous Owner's Name: Carol Hopwood
Name of current water right holder/claimant
- 3.** New Owner(s)/Claimant(s): James J. Lebel DBA Mobile Restoration
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
PO Box 1511 Twin Falls ID 83303
Mailing address City State Zip

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: March 7, 2025
- 6.** Do you own the land identified as the water right place of use? Yes ☐ No ☒
o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
- 7.** This form must be signed and submitted with the following **REQUIRED** items:
☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
o \$25 per undivided water right.
o \$100 per split water right.
o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: James J. LeBelle Owner 3/7/25
Signature of new owner/claimant Title, if applicable Date
James J. LeBelle
Print name

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

RETURNED

For IDWR Office Use Only:

Received by SG Date 3-14-2025 Receipt No. 5040558 Receipt Amt. \$50

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 _____ Processed by DM Date 5-11-2026

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
08:22:45 AM 03-10-2025
2025003180
NO. PAGES 3 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AP
Electronically Recorded by Simplifile



Order Number: 25540141

Warranty Deed

For Value Received,

Carol Hopwood, a single woman, the Grantor, does hereby grant, bargain sell and convey unto, **James J. LeBelle DBA Mobile Restoration**, whose current address is **PO Box 1511, Twin Falls, ID 83303**, the Grantee, the following described premises, in **Twin Falls County, Idaho**, To Wit:

See Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated: March 7, 2025

Carol Hopwood
Carol Hopwood

State of Idaho, County of Cassia, ss.

On this 7 day of March in the year of 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Carol Hopwood, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Annette Roth
Notary Public
Residing In: Rupert ID
My Commission Expires: 8-4-2029
(seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

**TOWNSHIP 11 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 33: Part of the NE¼, more particularly described as follows:

**Commencing at the Northeast corner of said Section 33 which point bears North 00°27'43" West a distance of 2634.12 feet from the East ¼ of said Section 33; Thence South 00°27'43" East a distance of 187.69 feet along the Easterly boundary of said NE¼ to the TRUE POINT OF BEGINNING;
Thence South 00°27'43" East a distance of 1,172.32 feet along said Easterly boundary;
Thence South 89°32'17" West a distance of 1,334.29 feet to the center of the Highline Canal;
Thence Northeasterly along the center of said Highline Canal the following courses and distances North 34°33'13" East a distance of 8.68 feet;
Thence North 35°55'43" East a distance of 796.68 feet;
Thence North 39°43'14" East a distance of 139.05 feet;
Thence North 47°00'05" East a distance of 134.59 feet;
Thence North 50°54'00" East a distance of 305.00 feet;
Thence North 58°40'46" East a distance of 112.03 feet;
Thence North 71°44'42" East a distance of 116.39 feet;
Thence North 78°33'03" East a distance of 226.70 feet to the Easterly boundary of said NE¼ and the TRUE POINT OF BEGINNING.**

Maline, Denise

From: Maline, Denise
Sent: Monday, May 11, 2026 11:41 AM
To: IdwrPayable
Subject: Refund Request - TitleOne in Burley (LeBelle)
Attachments: Refund Request - TitleOne Burley.pdf

Good morning,

Attached please find a refund request being submitted for processing. Please let me know if you have any questions.

Sincerely,



Denise Maline, Administrative Assistant I

Idaho Dept. of Water Resources, Southern Region

650 Addison Ave W Ste 500

Twin Falls ID 83301-5858

(208) 293-9908

denise.maline@idwr.idaho.gov

Idaho Department of Water Resources Receipt

Receipt ID: S040558

Payment Amount	\$50.00	Date Received	3/14/2025	Region	SOUTHERN
Payment Type	Check	Check Number	56592		
Payer	TITLEONE				
Comments	CHANGE OF OWNERSHIP FROM: CAROL HOPWOOD TO: JAMES J LEBELLE DBA MOBILE RESTORATION. (2) WR#S, 47-2481, 47-17522.				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$50.00	OWNERSHIP CHANGES/SECURITY INTERESTS	64140	0229	21		1155



Signature Line (Department Representative)

Change in Water Right Ownership: 47-2481 & 47-17522

Ownership could not be updated because water rights need to be split. No response from the property owner or Title Company. *Property has since been sold again and IDWR is working with the (current) owner to obtain necessary fees.*

Please issue a \$50.00 refund to:

TitleOne
PO Box 177
Burley ID 83318-0177
(208) 878-3524

DM 5-11-2026



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

May 11, 2026

JAMES J LEBELLE
DBA MOBILE RESTORATION
PO BOX 1511
TWIN FALLS ID 83303-1511

Re: Change in Ownership for Water Right No(s): 47-2481 & 47-17522

Dear Mr. LeBelle:

The Department received a Notice of Change in Water Right Ownership (Notice) on March 14, 2025 for the above referenced water rights. The department is unable to process the Notice at this time due to the lack of appropriate filing fees. Water Right No. 47-17522 needs to be split, therefore additional fees are required to do so.

A letter was sent to you on March 31, 2025, requesting additional information and filing fees to complete this process. The department has also attempted to resolve this matter with TitleOne, without success. To date, no response has been received, and the Notice is being returned.

Because this Notice cannot be processed, a refund request in the amount of \$50.00 has been submitted for processing and will be sent to TitleOne in Burley, Idaho under separate cover.

Please note, the department is aware that you later sold the property to Michael & Robyn ZeBarth. We received a Notice of Change in Water Right Ownership from the ZeBarth's and are working with them to resolve this matter and update the water rights accurately. No further action is necessary from you at this time.

We apologize for the delay in resolving this matter. The department has numerous Water Right ownership changes we are working through and processing.

If you have any questions regarding this matter, please contact our office at (208) 736-3033.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Burley, ID (File #25540141)

Maline, Denise

From: Maline, Denise
Sent: Thursday, October 2, 2025 1:40 PM
To: Annette Roth
Cc: Ashley Martinkus
Subject: FW: [External] FW: Water Right paperwork for James LeBelle / Mobile Restoration 47-2481 & 47-17522
Attachments: Map for LeBelle.pdf; 47-17522 (Hopwood to LeBelle).pdf

Good afternoon,

I am going through my pending ownership changes and came across the transactions for Hopwood / LeBelle / ZeBarth. I still have 2 pending ownership changes in which one of the water rights need to be split. Do you by chance have any updates on these? From my recollection, LeBelle only purchased a portion of the ground & water right from Hopwood. LeBelle then later sold to ZeBarth.

Any help & updates would be appreciated. I just need to know which way to go with these.

Thank you,

Denise



Denise Maline, Administrative Assistant I

Idaho Dept. of Water Resources, Southern Region
650 Addison Ave W Ste 500
Twin Falls ID 83301-5858
(208) 293-9908
denise.maline@idwr.idaho.gov

From: Maline, Denise
Sent: Monday, August 18, 2025 11:44 AM
To: Annette Roth <aroth@titleonecorp.com>
Subject: FW: [External] FW: Water Right paperwork for James LeBelle / Mobile Restoration 47-2481 & 47-17522

Good morning,

I am following up on the message below to see if we have any further information on how to proceed. We have 2 pending water right ownership transactions which need to be clarified before we can move forward with processing.

Any information you can provide is appreciated.

Thank you,

Denise



Denise Maline, Administrative Assistant I

Idaho Dept. of Water Resources, Southern Region
650 Addison Ave W Ste 500
Twin Falls ID 83301-5858
(208) 293-9908
denise.maline@idwr.idaho.gov

From: Maline, Denise

Sent: Wednesday, July 2, 2025 8:31 AM

To: Annette Roth <aroth@titleonecorp.com>

Subject: RE: [External] FW: Water Right paperwork for James LeBelle / Mobile Restoration 47-2481 & 47-17522

Good morning Annette,

Water Right 47-17522 has a total of 38.8 acres. Per the ownership change that was filed in March for Mr. LeBelle, he only purchased the northern portion of the ground covered on this water right; which is the ground in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, and a small sliver that overlaps into the SE $\frac{1}{4}$ NE $\frac{1}{4}$. The remainder of the ground in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ was not conveyed to Mr. LeBelle, therefore it was determined that the water right needed to be split.

Per the attached map, the blue outlined area is **all** of the ground covered under water right 47-17522. The striped area in **red** is the ground purchased by Mr. LeBelle (which has since been sold to ZeBarth). The ground in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ was not conveyed to Mr. LeBelle or the ZeBarth's. The conveyance document to the ZeBarth's received a few days ago outlines the same ground previously purchased by Mr. LeBelle. The remainder of the ground in SE $\frac{1}{4}$ NE $\frac{1}{4}$ is not owned by either Mr. LeBelle or the ZeBarth's.

If I am misinterpreting this, please let me know.

Thank you,

Denise



Denise Maline, Administrative Assistant I

Idaho Dept. of Water Resources, Southern Region
650 Addison Ave W Ste 500
Twin Falls ID 83301-5858
(208) 293-9908
denise.maline@idwr.idaho.gov

From: Annette Roth <aroeth@titleonecorp.com>

Sent: Tuesday, July 1, 2025 5:39 PM

To: Maline, Denise <Denise.Maline@idwr.idaho.gov>; Dylan Osterhout <Dylan.Osterhout@TitleOneCorp.com>

Cc: _Team Desiree Iverson <TeamDIverson@titleonecorp.com>; Ashley Martinkus <Ashley.Martinkus@TitleOneCorp.com>

Subject: RE: [External] FW: Water Right paperwork for James LeBelle / Mobile Restoration 47-2481 & 47-17522

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.

Hi Denise, It is my understanding that all of Miss Hopwoods ground has now been sold. Can you please tell me which portion you are thinking this needs to be split with?

Thanks

Annette Roth

Senior Ag Escrow Officer

TitleOne

PO Box 177

211 W. 13th St.

Burley, Idaho 83318

TitleOneCorp.com

Direct: 208-881-0087

Office: 208-878-3524

Fax: 866-582-7546



Our offices will be closed Friday, July 4th in observance of Independence Day.

From: Maline, Denise <Denise.Maline@idwr.idaho.gov>

Sent: Tuesday, July 1, 2025 5:29 PM

To: Dylan Osterhout <Dylan.Osterhout@TitleOneCorp.com>

Cc: _Team Desiree Iverson <TeamDIverson@titleonecorp.com>; Annette Roth <aroeth@titleonecorp.com>; Ashley Martinkus <ashley.martinkus@titleonecorp.com>

Subject: RE: [External] FW: Water Right paperwork for James LeBelle / Mobile Restoration 47-2481 & 47-17522

Hi Dylan,

Thank you for verifying this. If that is the case, we still need additional fees to split water right 47-17522. That water right is for a total of 38.8 acres and Mr. LeBelle (now owned by the ZeBarth's) did not acquire all 38.8 acres. It appears that Ms. Hopwood retained a portion of the ground associate with these water rights. I have attached the water right report with notes, as well as a map.

Unless I am mistaken and overlooking something – an additional \$75.00 is needed to split the water right between Ms. Hopwood and ZeBarth's. I am not certain if TitleOne will pay those fees, or if I should contact the ZeBarth's.

Please call me if you have any questions.

Thank you,

Denise



Denise Maline, Administrative Assistant I

Idaho Dept. of Water Resources, Southern Region
650 Addison Ave W Ste 500
Twin Falls ID 83301-5858
(208) 293-9908
denise.maline@idwr.idaho.gov

From: Dylan Osterhout <Dylan.Osterhout@TitleOneCorp.com>
Sent: Tuesday, July 1, 2025 3:06 PM
To: Maline, Denise <Denise.Maline@idwr.idaho.gov>
Cc: _Team Desiree Iverson <TeamDIverson@titleonecorp.com>
Subject: RE: [External] FW: Water Right paperwork for James LeBelle / Mobile Restoration 47-2481 & 47-17522

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Hey Denise!

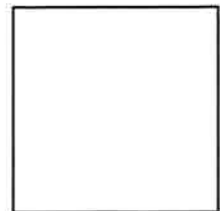
With talking with Annette it sounds like both the water rights need to be transferred over to Zebbarth. Please let me know if you need any other additional information from us.

Thanks

Dylan Osterhout

Escrow Assistant
TitleOne
1411 Falls Ave. E., Suite 1131
Twin Falls, Idaho 83301
TitleOneCorp.com

Direct: 208-738-4521
Office: 208-933-2650
Fax: 866-422-4314



Our offices will be closed Friday, July 4th in observance of Independence Day.

From: Maline, Denise <Denise.Maline@idwr.idaho.gov>
Sent: Tuesday, July 1, 2025 12:59 PM
To: Ashley Martinkus <ashley.martinkus@titleonecorp.com>
Cc: Annette Roth <aroth@titleonecorp.com>; _Team Desiree Iverson <teamdiverson@titleonecorp.com>
Subject: [External] FW: Water Right paperwork for James LeBelle / Mobile Restoration 47-2481 & 47-17522

Good afternoon,

I had reached out a few weeks ago regarding this property transaction. I am reaching out again because we received another water right ownership change yesterday for the same 2 water rights. The 2nd one came from Desiree Iverson. If I am interpreting it correctly, Mr. LeBelle did in fact only purchase a portion of the ground from Carol Hopwood, associated with 47-17522. Then ZeBarth's purchased that piece from LeBelle. That file # is 25553391.

It looks like we still need to split water right 47-17522, which requires an additional \$75.00; then we can move forward with processing the paperwork for ZeBarth. I am not sure who to contact to get the \$75.00 from, since we have been unsuccessful with contacting Mr. LeBelle. Perhaps Desiree's team can shed some light on this and confirm what took place? I copied them on this e-mail.

I really appreciate your help with this! Thank you ☺

Denise @ IDWR Twin Falls



Denise Maline, Administrative Assistant I

Idaho Dept. of Water Resources, Southern Region

650 Addison Ave W Ste 500

Twin Falls ID 83301-5858

(208) 293-9908

denise.maline@idwr.idaho.gov

From: Maline, Denise

Sent: Wednesday, June 4, 2025 10:23 AM

To: Annette Roth <aroeth@titleonecorp.com>; ashley.martinkus@titleonecorp.com

Subject: Water Right paperwork for James LeBelle / Mobile Restoration 47-2481 & 47-17522

Good morning!

One of our water right agents was previously working on an ownership change from Carol Hopwood to James LeBelle (dba Mobile Restoration). He no longer works here so this paperwork was given to me a few days ago. It looks like one of the water rights may need to be split because LeBelle only acquired a portion of the property associated with this water right. Water Right 47-17522 has a total of 38.8 acres. LeBelle only acquired about 16.5 of those acres. I have attached the water right report showing the ground that LeBelle acquired (in red). I also attached a map showing the same thing. The larger blue outlined area is the entire water right. The red stiped area is the portion LeBelle acquired.

Our agent sent a letter to Mr. LeBelle at the end of March but we haven't heard anything from him; therefore I thought I would reach out to you. I want to make sure we are interpreting this correctly and we do in fact need to split the water right.

Can you please verify this for me? If it needs split, we need an additional \$75.00. I can try to contact Mr. LeBelle again if needed.

Thank you – I appreciate your help on this!

Denise



Denise Maline, Administrative Assistant I
Idaho Dept. of Water Resources, Southern Region
650 Addison Ave W Ste 500
Twin Falls ID 83301-5858
(208) 293-9908
denise.maline@idwr.idaho.gov

This email originated from outside the organization. Do not click links or open any attachments unless you recognize the source of the email.

BEWARE OF CYBER-FRAUD! Before wiring any funds, call the intended recipient at a number you know is valid to confirm the instructions and be wary of any request to change wire instructions you already received.

This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.

In our ongoing focus on your security, we have changed our encryption provider to Mimecast encryption. This may require you to create a new account.

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IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

March 31, 2025

JAMES J LE BELLE
DBA MOBILE RESTORATION
PO BOX 1511
TWIN FALLS ID 83303-1511

RE: Change in Ownership Water Right No(s): 47-2481

Dear Interested Parties:

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

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

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question
- Legal Description of Property

During our review of the documentation you submitted, we found deficiency in documentation and the legal description of the place of use for the water right(s) indicated in your notice. The water right number 47-17522 place of use falls into two separate parcels and the legal description of premises provided only describes one of the two parcels. A map has been provided to show the area that needs additional description (Red is the second parcel and Green is the described parcel).

If you do not own that parcel, then this water right will need to be split. The fee for splitting water rights is \$100.00. The total fee to change the ownership of right 47-2481 and split the water right 47-17522 would be \$125.00. Since \$50.00 has already been paid an additional \$75.00 is needed to complete the notice of ownership change.

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

Also, please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 293-9909

Sincerely,

Collin Glass
Water Resource Agent

Enclosure(s). Map Indicating Deficiency



RECEIVED

MAR 14 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

211 W. 13th St.
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

Idaho Department of Water Resources
650 Addison Avenue West
Suite 500
Twin Falls, ID 83301

Date: March 12, 2025

Escrow No. 25540141

Greetings,

Enclosed please find the following:

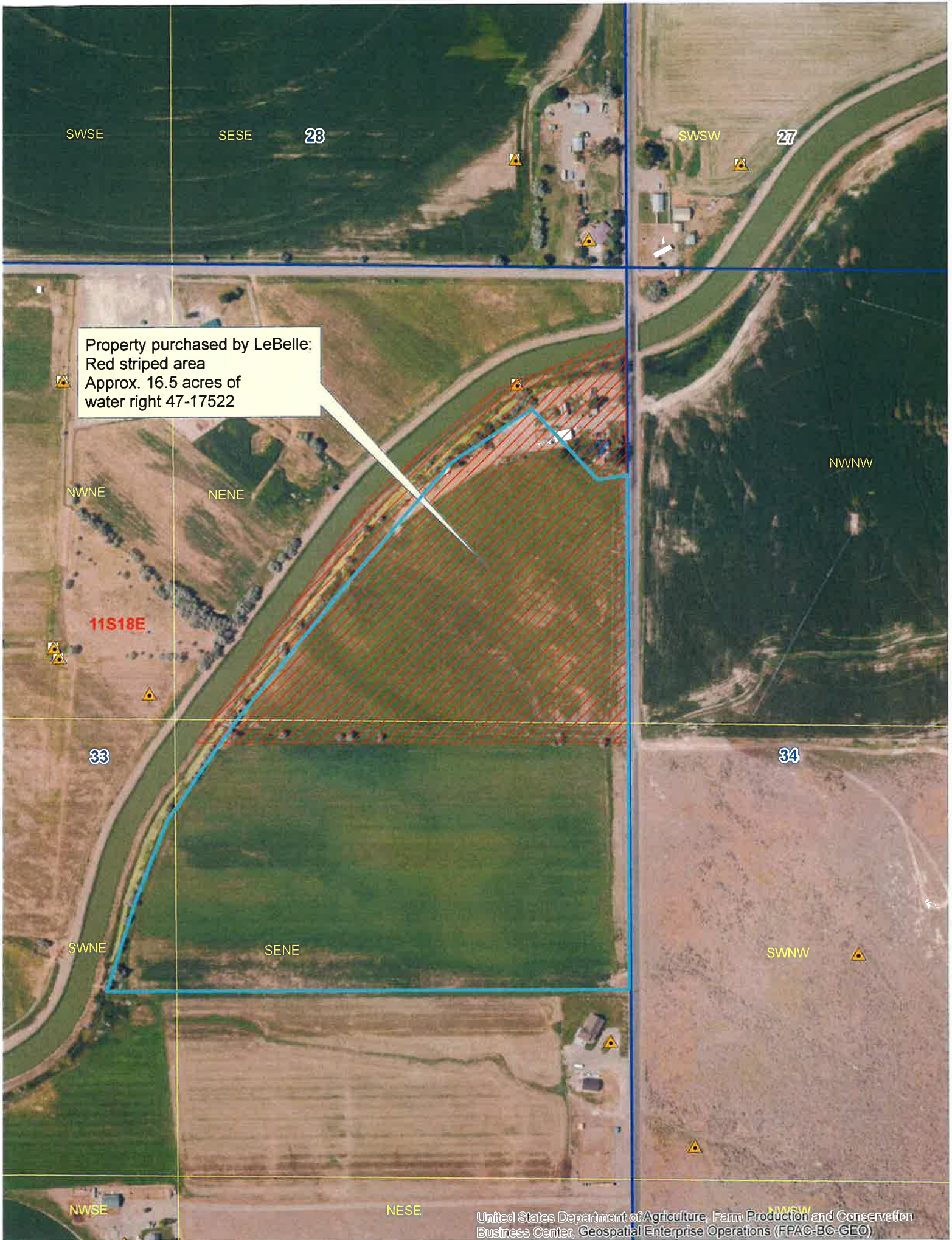
- TitleOne Check Number: 56592 in the amount of \$50.00
- Original executed Notice of Change of Ownership
- Copy of original executed Warranty Deed recorded on March 10, 2025 as Instrument No. 2025003180, records of Twin Falls Co., ID

Please make the necessary changes to your records to reflect new ownership and send a receipted copy to TitleOne, PO Box 177, Burley ID 83318.

Best Regards,
TITLEONE

Ashley Martinkus
Ag Escrow Assistant

AR/AM
Enc.
FedEx



Property purchased by LeBelle;
Red striped area
Approx. 16.5 acres of
water right 47-17522



11S 18E
S-33

NWNE

NENE

SWNE

SENE

6/3/2025

Scale: 1 inch= 450 feet

File:

Tract 1: 23.0264 Acres, Closure: s52.5158w 0.02 ft. (1/228572), Perimeter=4346 ft.

01 /ne,33,11s,18e
02 /s00.2743e 187.69
03 s00.2743e 1172.32
04 s89.3217w 1334.29
05 n34.3313e 8.68
06 n35.5543e 796.68
07 n39.4314e 139.05
08 n47.0005e 134.59
09 n50.5400e 305.00

10 n58.4046e 112.03
11 n71.4442e 116.39
12 n78.3303e 226.70