

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 10 2026

IDWR / NORTH

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?
85-15422	Yes ☐	Yes ☐		Yes ☐	Yes ☐
85-15405	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: David + Patricia Steadman or David A Steadman Estate
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Byron + April Sheets
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

15 Mill Loop Rd. Grangeville ID. 83530
Mailing address City State Zip
208-899-3254 byron.sheets63@gmail.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 7-22-21

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

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

SUPPORT DATA

IN FILE # 85-15405

8. Signature: Byron w sheets 7-7-27
 Signature of new owner/claimant Title, if applicable Date
Byron w sheets
 Print name

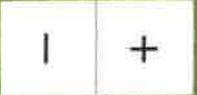
Signature: April D Sheets 7-7-27
 Signature of new owner/claimant Title, if applicable Date
April D Sheets
 Print name

For IDWR Office Use Only:

Received by MB Date 7/10/26 Receipt No. N046151 Receipt Amt. \$50.00
 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 _____ Processed by NS Date 8-10-26

15 Mill Loop Rd, Gra... X

Legend & Layers M



85-4354

85-15405

85-15422

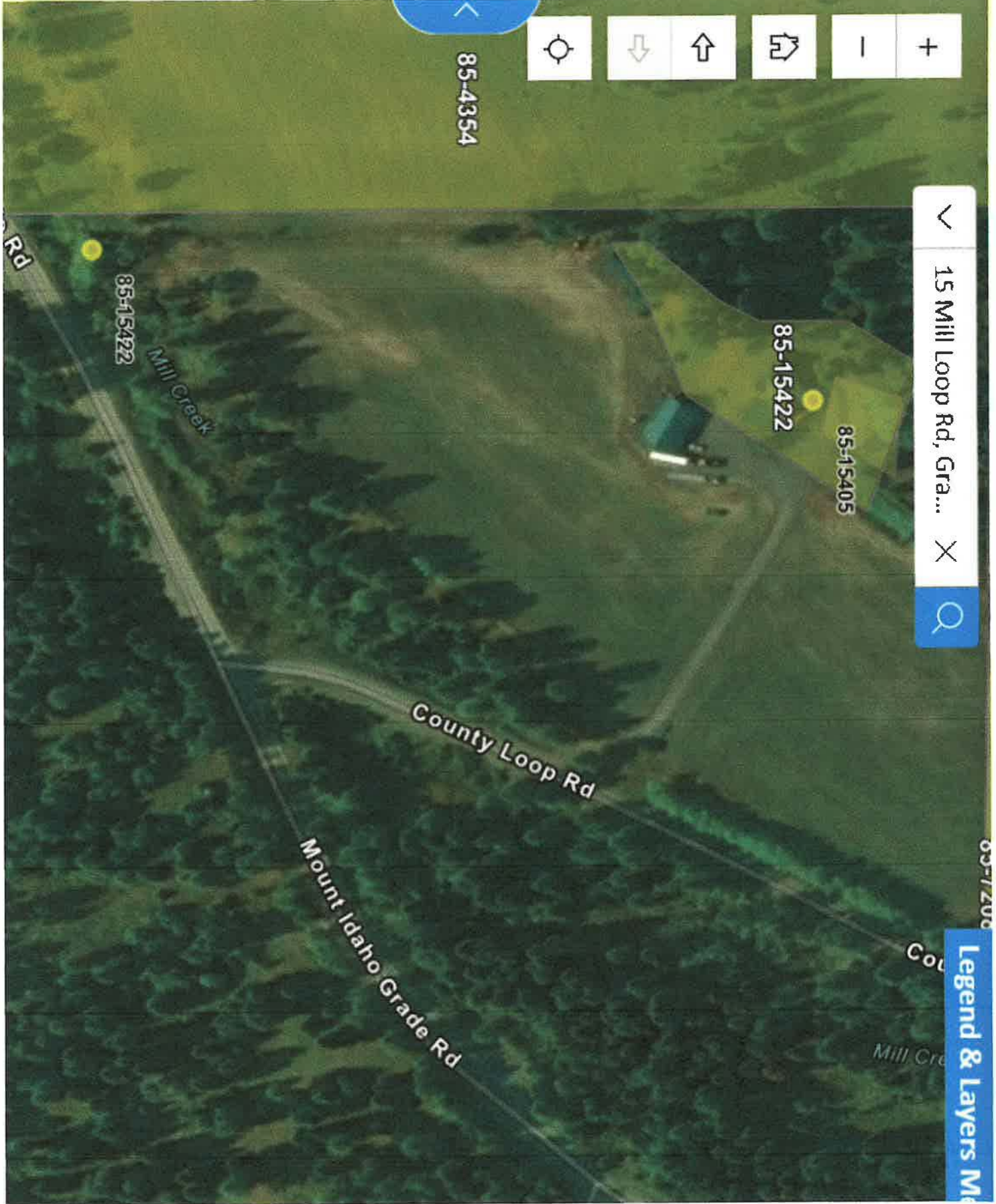
85-15422

Mill Creek

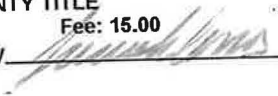
County Loop Rd

Mount Idaho Grade Rd

Rd



Instrument # 548465

IDAHO COUNTY, IDAHO,
3-17-2025 02:34:58 PM No. of Pages: 10
Recorded for : IDAHO COUNTY TITLE
KATHY M. ACKERMAN Fee: 15.00
Ex-Officio Recorder Deputy 

(Space Above For Recorder's Use)

CORRECTION SPECIAL WARRANTY DEED

For value received, GWENDOLYN M. HART, as Personal Representative of the ESTATE OF DAVID A. STEADMAN, deceased, having been duly appointed as such personal representative on July 22, 2021, in Idaho County Case No. CV25-21-0388, Idaho Second Judicial District, and PATRICIA A. STEADMAN, also known as Patricia Steadman, an unmarried woman, ("Grantors"), do hereby grant, bargain, sell and convey to BYRON W. SHEETS and APRIL D. SHEETS, husband and wife, ("Grantees"), whose mailing address is: 10626 Purple Sage Rd., Middleton ID 83644, and Grantees' heirs, successors and assigns forever, the following described real property situated in Idaho County, State of Idaho, ("subject premises"):

Township 30 North, Range 3 East, Boise Meridian, Idaho County, Idaho,
Section 27: A parcel of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Northwest corner of said Section 27;

thence N 88°27'17" E, 1313.28 feet along the North section line to the W 1/16th corner;

thence S 00°12'45" E, 2700.41 feet along the 1/16th line to the C-W 1/16th corner of said Section 27, which point is the Initial Point of Beginning;

thence N 73°52'05" E, 1110.004 feet to a P.C. of a curve on the Westerly right of way of a Grangeville Highway District Road;

thence around a curve to the left through a central angle of 21°12'58", an arc distance of 109.937 feet, a radius of 296.890 feet, a tangent of 55.61 feet, and a chord bearing of S 29°06'50" W with a chord distance of 109.310 feet along said right of way to a P.T.;

thence S 18°36'19" W, 237.790 feet to a P.C. of a curve;

thence around a curve to the right through a central angle of 08°16'47", an arc distance of 75.576 feet, a radius of 522.961 feet, a tangent of 37.85 feet, and a chord bearing of S 22°39'14" W with a chord distance of 75.510 feet to a P.T.;

thence S 26°53'06" W, 621.750 feet to a P.C. of a curve;

thence around a curve to the left through a central angle of 06°38'15", an arc distance of 103.348 feet, a radius of 892.140 feet, a tangent of 51.73 feet, and a chord bearing of S 23°33'43" W with a chord distance of 103.290 feet to a P.T.;

thence S 20°14'51" W, 115.960 feet to a P.C. of a curve;

thence around a curve to the left through a central angle of 28°29'48", an arc distance of 73.354 feet, a radius of 147.491 feet, a tangent of 37.45 feet, and a chord bearing of S 06°11'09" W with a chord distance of 72.600 feet to a P.T.;

thence S 08°14'57" E, 43.950 feet to an intersection on the Northerly right of way of the Mount Idaho Highway;
thence S 65°34'25" W, 379.960 feet along said right of way to a P.C. of a curve;
thence around a curve to the left through a central angle of 08°46'42", an arc distance of 221.366 feet, a radius of 1444.850 feet, a tangent of 110.90 feet, and a chord bearing of S 61°05'54" W with a chord distance of 221.150 feet to a P.T. on the West 1/16th line of the NE¼SW¼;
thence N 00°12'43" W, 1219.840 feet along said 1/16th line back to the Initial Point of Beginning.
Sometimes known as Assessor's Tax no. 519.

SUBJECT TO taxes and assessments for the current tax year, and all subsequent years, together with any and all existing easements, rights-of-way, reservations, covenants, restrictions and encumbrances of record, and the following matters:

1. Right of Way Easement, including the terms and provisions thereof, by and between LOTIE S. OVERMAN, a widow, and THE WASHINGTON WATER POWER COMPANY, a corporation, recorded July 23, 1936, under Instrument No. 114031, in Book 65 page 25, records of Idaho County, Idaho.
2. Right of Way Deed, including the terms and provisions thereof, by and between R. W. OVERMAN and THE UNITED STATES OF AMERICA, recorded November 7, 1936, under Instrument No. 115471, Book 65 page 474, records of Idaho County, Idaho.
3. Right of Way Easement, including the terms and provisions thereof, by and between JOE WORKMAN and MRS. DENA WORKMAN and THE WASHINGTON WATER POWER COMPANY, recorded March 30, 1948, under Instrument No. 159147, Book 80 page 485, records of Idaho County, Idaho.
4. Right of Way Easement, including the terms and provisions thereof, by and between DENA WORKMAN and THE WASHINGTON WATER POWER COMPANY, a corporation, recorded November 7, 1980, under Instrument No. 288134, records of Idaho County, Idaho.
5. Matters as shown in Survey No. S-184, recorded November 2, 1981, under Instrument No. 294850, Survey No. S-521, recorded December 17, 1988, under Instrument No. 340219 and Survey No. S-2297, recorded May 5, 2005, under Instrument No. 441402, all records of Idaho County, Idaho.
6. Idaho County Airport Zoning Ordinance, including the terms and provisions thereof, recorded September 15, 1983, under Instrument No. 308346; Amended Ordinance #19, recorded February 14, 2012, under Instrument No. 482785; and Grangeville City Ordinance No. 872, recorded April 17, 2012, under Instrument No. 483606; all records of Idaho County, Idaho.

TOGETHER WITH any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the subject premises.

The Grantors covenant to the Grantees only as follows: that Grantors have not previously conveyed the same estate, or any portion thereof or interest therein, to any other person; that the subject premises is free from all encumbrances created by Grantors or those claiming through Grantors, excepting those as may be herein set forth, and excepting those of record; and that subject to the foregoing limitations, Grantors will warrant and defend the same from all lawful claims of or through Grantors, and no others.

Except as otherwise expressly provided in this instrument, Grantors hereby declare pursuant to Title 5, Chapter 2 of the Idaho Code, that in the event Grantors shall have permitted or suffered at any time prior to the making of this instrument, any person or entity to possess, use or occupy the subject premises, or any portion thereof, for any purpose, with or without the knowledge of Grantors, it was not the intent of Grantors, by permitting or suffering such possession, use or occupation, to thereby define property boundaries or ownership thereof.

This deed is hereby made and delivered by Grantors, and hereby accepted by Grantees, as amending that certain Special Warranty Deed recorded on September 9, 2021, as Instrument No. 532334, records of Idaho County, Idaho, to correct scrivener errors in the legal description of the subject premises contained therein.

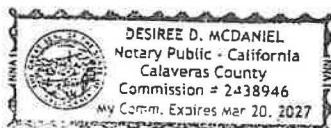
DATED this 12 day of March, 2025.

ESTATE OF DAVID A. STEADMAN,
deceased

By: Gwendolyn M. Hart
GWENDOLYN M. HART
Personal Representative

State of California)
: ss.
County of Calaveras)

This record was acknowledged before me on March 12, 2025, by GWENDOLYN M. HART, as Personal Representative of the ESTATE OF DAVID A. STEADMAN.



Desiree D. McDaniel
Signature of notary public
My commission expires: 03-20-2027

Patricia A. Steadman
PATRICIA A. STEADMAN, also known
as Patricia Steadman, by Gwendolyn Hart,
her attorney-in-fact

Gwendolyn M. Hart
Gwendolyn Hart, as attorney-in-fact for
PATRICIA A. STEADMAN, also known
as Patricia Steadman

State of California)
: ss.
County of Calaveras)

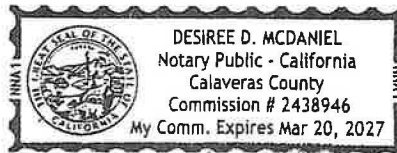
This record was acknowledged before me on March 12, 2025, by Gwendolyn Hart, as attorney-in-fact for PATRICIA A. STEADMAN, the principal, and by Gwendolyn Hart, attorney-in-fact for PATRICIA A. STEADMAN.

Desiree D. McDaniel

Signature of notary public

My commission expires: March 20, 2027

[GRANTEES' SIGNATURES ON FOLLOWING PAGE]



Byron W. Sheets
BYRON W. SHEETS

April D. Sheets
APRIL D. SHEETS

State of Idaho)
: ss.

County of Idaho)

This record was acknowledged before me on 2-26, 2025, BYRON W. SHEETS and APRIL D. SHEETS.



Kayla E. Blake
Signature of notary public

My commission expires: 6-10-2028



IDAHO DEPARTMENT OF
WATER RESOURCES

Northern Region • 7600 N Mineral Drive, Suite 100 • Coeur D'Alene, ID 83815-7763

Phone: 208-762-2800 • Fax: 208-762-2819 • Email: northerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

August 10, 2026

BYRON SHEETS
APRIL SHEETS
15 MILL LOOP RD
GRANGEVILLE ID 83530-5104

Re: Change in Ownership for Water Right No(s): 85-15405 & 85-15422

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

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 208-762-2813.

Sincerely,

Natalie Steading
Tech Records Specialist 1

Enclosure(s)