

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 31 2026

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES

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?
29-14435	Yes ☐	Yes ☐	29-14455	Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: A.W. Handy Family Investments LTD
Name of current water right holder/claimant

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

12777 N Walton Rd Pocatello ID 83202
Mailing address City State Zip
435-669-2581 roger@midnightoil.org
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: 5/18/2022

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

7. This form must be signed and submitted with the following **REQUIRED** items:
- ☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
 - ☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
 - ☐ Filing fee (see instructions for further explanation):
 - ☐ \$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: Roger Ivey 8/27/26
Signature of new owner/claimant Title, if applicable Date
Roger Ivey
Print name

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

For IDWR Office Use Only:

Received by KW Date 8.31.2026 Receipt No. C128131 Receipt Amt. \$25.00
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 PL Date 9/8/2026



WARRANTY DEED

Order No.: 504049AM

FOR VALUE RECEIVED

Nathan H Semons and Brianne M Semons, husband and wife
the grantor(s), do(es) hereby grant, bargain, sell and convey unto

~~Roger Ivey, a married man to his sole and separate property~~
and Andrea Ivey, husband and wife, as joint tenants
whose current address is:
12777 N Walton Rd
Pocatello, ID 83202

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

**Lot 8, Block 2, Prairie Estates - Replat, a Replat of Lots 1 & 2, Block 1 and Lots 3 through 13,
Block 2, Prairie Estates, Bannock County, Idaho, as the same appears on the official plat thereof,
recorded July 30, 2019 as Instrument No. 21911109.**

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.

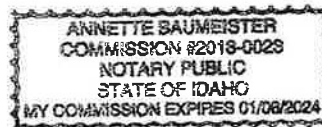
Dated: May 4, 2022

Nathan H Semons

Brianne M Semons

State of Idaho } ss
County of Bannock }

On this 18 day of May, 2022, before me, the undersigned a Notary Public in and for said state, personally
appeared Nathan H Semons and Brianne M Semons, 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 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.

Notary Public for the State of Idaho
Residing at: Chubbuck

PRAIRIE ESTATES - REPLAT

A REPLAT OF LOTS 1 & 2,
BLOCK 1 AND LOTS 3 THROUGH 13,
BLOCK 2 PRAIRIE ESTATES
LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 26
AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 OF SECTION 36,
ALL BEING IN TOWNSHIP 5 SOUTH, RANGE 34
EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

LINE TABLE

BEARING	DISTANCE
S 33°17'51"W	208.27
S 1°10'21"W	198.72
S 38°45'16"W	130.27
S 72°43'08"E	17.84
S 64°18'40"E	35.17
N 89°55'05"W	30.05
N 65°02'25"W	190.68
N 72°35'43"E	200.70
N 27°34'10"W	50.16
N 58°02'03"W	202.50
N 64°03'31"W	204.47

SEE RECORDS OF SURVEY FOR EDWIN
DOKA (INST NO. 20412800)

BRYAN TELLY
INST NO. 21500046



JOYCE BROWN
INST NO. 2101757

JASON STINGER
INST NO. 21109232

ROSE MARIE
HERNANDEZ
INST NO. 20721991

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INST NO. 20721991

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HERNANDEZ
INST NO. 20721991

#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C23	1030.00'	10°57'56"	197.73	98.87	N 85°53'31"E	196.83
C24	1000.00'	5°19'56"	85.62	47.85	N 77°46'01"E	94.58
C25	135.00'	75°40'02"	183.26	110.63	N 68°00'16"E	171.14
C26	150.00'	7°31'08"	19.86	9.88	S 88°51'00"E	19.93
C27	800.00'	32°11'29"	440.48	230.84	N 86°48'51"E	443.58
C28	830.00'	14°07'51"	204.71	102.87	S 82°05'22"W	204.18
C29	830.00'	0°55'06"	13.30	6.65	N 73°10'14"W	13.30
C30	830.00'	8°07'11"	104.72	54.66	S 76°50'02"W	108.03
C31	770.00'	6°07'01"	150.01	75.01	N 82°46'20"W	150.01
C32	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C33	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C34	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C35	770.00'	8°07'01"	112.14	56.07	N 76°50'02"E	112.04
C36	250.00'	1°33'52"	50.59	25.30	S 88°50'54"E	50.49
C37	250.00'	1°33'52"	50.59	25.30	S 88°50'54"E	50.49
C38	250.00'	1°33'52"	50.59	25.30	S 88°50'54"E	50.49
C39	75.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C40	105.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C41	105.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C42	105.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C43	770.00'	32°11'29"	440.48	230.84	N 86°48'51"E	443.58

#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C23	1030.00'	10°57'56"	197.73	98.87	N 85°53'31"E	196.83
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C25	135.00'	75°40'02"	183.26	110.63	N 68°00'16"E	171.14
C26	150.00'	7°31'08"	19.86	9.88	S 88°51'00"E	19.93
C27	800.00'	32°11'29"	440.48	230.84	N 86°48'51"E	443.58
C28	830.00'	14°07'51"	204.71	102.87	S 82°05'22"W	204.18
C29	830.00'	0°55'06"	13.30	6.65	N 73°10'14"W	13.30
C30	830.00'	8°07'11"	104.72	54.66	S 76°50'02"W	108.03
C31	770.00'	6°07'01"	150.01	75.01	N 82°46'20"W	150.01
C32	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C33	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C34	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C35	770.00'	8°07'01"	112.14	56.07	N 76°50'02"E	112.04
C36	250.00'	1°33'52"	50.59	25.30	S 88°50'54"E	50.49
C37	250.00'	1°33'52"	50.59	25.30	S 88°50'54"E	50.49
C38	250.00'	1°33'52"	50.59	25.30	S 88°50'54"E	50.49
C39	75.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C40	105.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C41	105.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C42	105.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
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C25	135.00'	75°40'02"	183.26	110.63	N 68°00'16"E	171.14
C26	150.00'	7°31'08"	19.86	9.88	S 88°51'00"E	19.93
C27	800.00'	32°11'29"	440.48	230.84	N 86°48'51"E	443.58
C28	830.00'	14°07'51"	204.71	102.87	S 82°05'22"W	204.18
C29	830.00'	0°55'06"	13.30	6.65	N 73°10'14"W	13.30
C30	830.00'	8°07'11"	104.72	54.66	S 76°50'02"W	108.03
C31	770.00'	6°07'01"	150.01	75.01	N 82°46'20"W	150.01
C32	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C33	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C34	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C35	770.00'	8°07'01"	112.14	56.07	N 76°50'02"E	112.04
C36	250.00'	1°33'52"	50.59	25.30	S 88°50'54"E	50.49
C37	250.00'	1°33'52"	50.59	25.30	S 88°50'54"E	50.49
C38	250.00'	1°33'52"	50.59	25.30	S 88°50'54"E	50.49
C39	75.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C40	105.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C41	105.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C42	105.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C43	770.00'	32°11'29"	440.48	230.84	N 86°48'51"E	443.58

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C26	150.00'	7°31'08"	19.86	9.88	S 88°51'00"E	19.93
C27	800.00'	32°11'29"	440.48	230.84	N 86°48'51"E	443.58
C28	830.00'	14°07'51"	204.71	102.87	S 82°05'22"W	204.18
C29	830.00'	0°55'06"	13.30	6.65	N 73°10'14"W	13.30
C30	830.00'	8°07'11"	104.72	54.66	S 76°50'02"W	108.03
C31	770.00'	6°07'01"	150.01	75.01	N 82°46'20"W	150.01
C32	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C33	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C34	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C35	770.00'	8°07'01"	112.14	56.07	N 76°50'02"E	112.04
C36	250.00'	1°33'52"	50.59	25.30	S 88°50'54"E	50.49
C37	250.00'	1°33'52"	50.59	25.30	S 88°50'54"E	50.49
C38	250.00'	1°33'52"	50.59	25.30	S 88°50'54"E	50.49
C39	75.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C40	105.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C41	105.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C42	105.00'	26°34'25"	48.70	24.80	N 82°24'07"E	48.25
C43	770.00'	32°11'29"	440.48	230.84	N 86°48'51"E	443.58

CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARINGS	CHORD DISTANCE
C23	1030.00'	10°57'56"	197.13	98.87	N 85°53'31"E	196.87
C24	1000.00'	5°19'56"	85.62	47.88	N 77°46'01"E	84.59
C25	135.00'	75°40'02"	183.26	110.63	N 68°00'16"E	171.14
C26	150.00'	7°31'08"	19.86	9.88	S 88°51'00"E	19.93
C27	800.00'	32°11'29"	440.48	230.84	N 86°48'51"E	443.58
C28	830.00'	14°07'51"	204.71	102.87	S 82°05'22"W	204.18
C29	830.00'	0°55'06"	13.30	6.65	N 73°10'14"W	13.30
C30	830.00'	8°07'11"	104.72	54.86	S 76°50'02"W	108.07
C31	770.00'	6°07'11"	150.17	75.08	S 82°46'24"W	150.19
C32	770.00'	1°07'23"	15.01	7.51	N 81°40'20"W	15.01
C33	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C34	770.00'	1°07'01"	15.01	7.51	N 81°37'19"W	15.01
C35	770.00'	8°07'00"	112.14	56.17	N 76°50'28"W	112.04
C36	250.00'	1°33'52"	50.59	25.30	S 88°50'54"E	50.49
C37	220.00'	1°13'32"	44.61	22.31	N 80°52'28"E	44.44
C38	210.00'	1°35'32"	50.65	25.32	S 88°50'54"E	50.56
C39	75.00'	50°09'28"	86.86	37.51	N 89°07'02"E	87.10
C40	105.00'	26°34'25"	48.70	24.80	N 89°07'02"E	48.26
C41	105.00'	26°04'11"	44.89	24.79	N 85°49'49"E	45.26
C42	1000.00'	48°52'11"	84.67	44.82	S 57°38'19"E	81.97
C43	770.00'	32°11'26"	432.81	232.18	N 86°48'51"E	436.94

CK 1

[illegible]

ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION HAS CAUSED THE SAME TO BE SUBDIVIDED INTO BLOCKS WITHIN AND CO HEREBY WARRANT AND SAVE THE COUNTY OF BANNOCK HARMLESS FROM ANY AND ALL CLAIMS OR ENCUMBRANCES. IT IS THE INTENTION OF THE OWNERS TO INCLUDE THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION IN THIS PLAT. THE LOCATION AND THE DIVISIONS OF THE BLOCKS AND LOTS ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF PROPERTY, LOT 1(R) BLOCK 1 AND LOT 3(R) BLOCK 2 IS DEDICATED TO THE HOMEOWNERS ASSOCIATION. THE EASEMENT'S SHOW ARE GRANTED TO THE PUBLIC FOR TRAVEL AND ANY SLOPES, DRAINAGE OR FOR ANY OTHER PURPOSES. THE PUBLIC PURPOSES ARE TO BE THE EASEMENT WITHIN THE BLOCKS. THEREFORE, THOSE FOR SUCH UTILITIES PURPOSES ARE TO BE THE EASEMENT WITHIN THE BLOCKS. THEREFORE, THOSE FOR SUCH UTILITIES PURPOSES ARE TO BE THE EASEMENT WITHIN THE BLOCKS.

EN LEDIN HARDY, AS AGENT
POWER OF ATTORNEY
REAL PROPERTIES LLC

21911807

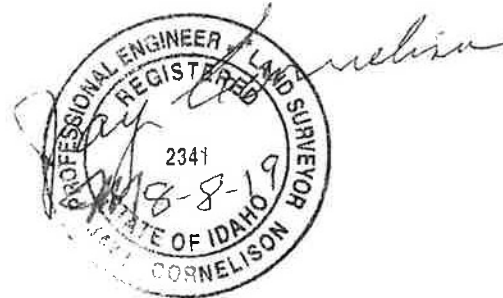
PRAIRIE ESTATES – REPLAT
CERTIFICATE OF CORRECTION TO THE FRACTIONAL DESIGNATION OF THE SECTIONS IN THE
TITLE BLOCKS AND LEGAL DESCRIPTIONS AND CORRECTION OF THE BASIS OF BEARINGS

It is hereby certified that the undersigned was the Professional Land Surveyor under whose direction PRAIRIE ESTATES – REPLAT, being a subdivision in Township 5 South, Range 34 East, Boise Meridian, Bannock County, Idaho. The plat was recorded in Bannock County as Instrument Number 21911109.

The Fractional Designation as shown in the title blocks and legal descriptions was found to contain an error. The correct fractional designation in the title blocks and legal descriptions should read as follows:

LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, ALL BEING IN TOWNSHIP 5 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

The Basis of Bearings statement was incorrectly listed as being the North line of Section 26. The North line of Section 26 is NOT shown on the face of the plat. The correct basis of bearings is the North line of Section 35 between the East 1/16 Corner on the North line of Section 35 and the Northeast Corner of Section 35.



State of Idaho)

) SS.

County of Bannock)

On this 8 Day of Aug, 2019, JAY L. CORNELISON appeared before me, Scott + Jenkins, a Notary Public In And For Said State, personally known to me to be the person whose name is subscribed to the within 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 first above written.

[Signature]
Notary Public

Residing at Bannock CO, Idaho

My Comm. Expires: 11-09-2023

SCOTT JENKINS
Notary Public - State of Idaho
Commission Number 58752
My Commission Expires 11-09-2023

Focused on Solutions



1523 Yellowstone Avenue
Pocatello, ID 83201
208-232-4700



While this is a photographic reproduction of the recorded plat,
the company assumes no liability for variation, if any, with a re-survey
AmeriTitle



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

September 08, 2026

ROGER IVEY
12777 N WALTON RD
POCATELLO 83202

Re: Change in Ownership for Water Right No(s): 29-14435, 29-14455

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 208-287-4978.

Sincerely,

Petula Lee
Technical Records Specialist 1

Enclosure(s)
Water District 120

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