

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 15 2025

DE WATER RESOURCES
WESTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, [see #7](#) of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
65-3493	Yes ☐	Yes ☐		Yes ☐	Yes ☐
65-3503	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Dillon, NJ; Dillon William B
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Sims Bruce; Sims Nicole
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- 5300 SE 3rd Ave New Plymouth ID 83655
Mailing address City State Zip
- 256-794-4520; 760-522-3299 bruceasims@gmail.com; nicolemsims16@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: 12/27/2024
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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.

SUPPORT DATA

IN FILE # 65-3493

8. Signature:  12/8/25
Signature of new owner/claimant Title, if applicable Date
Bruce Sims
Print name
- Signature:  12/8/25
Signature of new owner/claimant Title, if applicable Date
Nicole Sims
Print name

For IDWR Office Use Only:

Received by Sh Date 12/15/2025 Receipt No. W052845 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 MB Date 9/18/26

Instrument # 458785

PAYETTE COUNTY

2024-12-27 03:25:58 PM No. of Pages: 3

Recorded for: TITLEONE BOISE

LINDSEY BRATCHER Fee: \$15.00

Ex-Officio Recorder Deputy Melody Capener

Index To: WARRANTY DEED

Electronically Recorded by Simplifile



Order Number: 24523402

Warranty Deed

For value received,

Dennis Daniel Dillon, as Personal Representative for The Estate of William Bryan Dillon, III, deceased

the grantor, does hereby grant, bargain, sell, and convey unto

Bruce A Sims, a married man, and Nicole M.. Sims, a married woman, as joint tenants with rights of survivorship

whose current address is 5300 SE 3rd Ave New Plymouth, ID 83655

the grantee, the following described premises, in Payette 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.

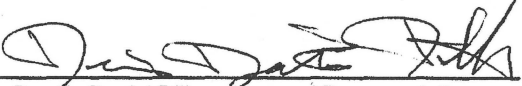
Remainder of page intentionally left blank.

Order Number: 24523402

Warranty Deed - Page 1 of 3

Dated: November 21, 2024

The Estate of William Bryan Dillon, III, deceased

By  PR
Dennis Daniel Dillon, Personal Representative

State of KS, County of Sedgwick, ss.

On this 21st day of Dec in the year of 2024, before me, the undersigned, a notary public in and for said state, personally appeared Dennis Daniel Dillon, PR. known or identified to me to be the person whose name is subscribed to the within instrument, as the personal representative of the estate of William Bryan Dillon, III and acknowledged to me that he/she executed the same as such personal representative of the estate of William Bryan Dillon, III.


Notary Public
Residing In: Sedgwick, KS
My Commission Expires: 9-2-25
(seal)

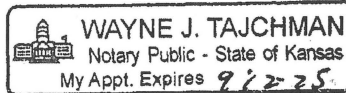


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

All that portion of the following described tract of land lying within the boundaries of the Southwest quarter of the Southeast quarter in Section 23, Township 7 North, Range 4 West, Boise Meridian, Payette County, Idaho:

Commencing at the Section corner common to Sections 23, 24, 25 and 26, Township 7 North, Range 4 West, Boise Meridian;

thence South 89°20'45" West along the Section line between Sections 23 and 26 a distance of 1331.47 feet to the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 23, an iron pin;

thence continuing South 89°20'45" West 1331.48 feet to the Quarter Corner common to Sections 23 and 26, an iron pin, and the True Point of Beginning;

thence South 89°20'51" West along said Section line 123.09 feet to an iron pin, and the center line of a drainage ditch;

thence North 48°52'28" East along the center line of said drainage ditch 610.06 feet;

thence North 65°12'35" East 117.97 feet to a point;

thence South 44°38'59" West 631.32 feet to the Point of Beginning.

ALSO,

A portion of the Southwest quarter of the Southeast quarter in Section 23, Township 7 North, Range 4 West, Boise Meridian, Payette County, Idaho, described as follows:

Beginning at the Southwest corner of said Southwest quarter of the Southeast quarter;

thence East along the South line of said Southwest quarter of the Southeast quarter to the Southeast corner thereof;

thence North along the East line of said Southwest quarter of the Southeast quarter to the Northeast corner thereof;

thence in a Southwesterly direction in a straight line to the Southwest corner of said Southwest quarter of the Southeast quarter and the Point of Beginning.

EXCEPTING THEREFROM the following tract of land:

Commencing at the Section corner common to Sections 23, 24, 25 and 26 in Township 7 North, Range 4 West, Boise Meridian;

thence South 89°20'45" West along the Section line between Sections 23 and 26 a distance of 1331.47 feet to the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 23, an iron pin;

thence North 0°26'47" West along the 1/16 Subdivision line 1322.23 feet to the 1/16 Corner, a brass cap, and the True Point of Beginning;

thence South 44°38'59" West 1248.58 feet to a point at the center line of a drainage ditch;

thence following along the center line of said drainage ditch North 65°12'35" East 422.09 feet to a point;

thence North 29°11'41" East 186.41 feet to a point;

thence North 51°09'48" East 399.45 feet to a point;

thence North 34°57'03" East 163.17 feet to a point on the 1/16 Subdivision line;

thence North 0°26'47" West along said Subdivision line 164.32 feet to the Point of Beginning.

RECORD OF SURVEY

A PORTION OF THE SW 1/4 SE 1/4 OF SECTION 23,
TOWNSHIP 7 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
PAYETTE COUNTY, IDAHO

Reference Surveys:

Inst. No. 443229; Book 15, Page 40
Inst. No. 382416; Book 10, Page 99
Inst. No. 415006; Book 12, Page 63
Inst. No. 287171; Book 6, Page 50

Reference Deed:

Inst. No. 215911

SW1/4SE1/4

☉ Drainage Ditch

Parcel 1
18.134 Acres

W1/16S Corner
Section 23
CP&FR Inst. No.
443228

1206.78

(123.09')
123.72'

S88°53'05"E

N88°53'05"W

1330.50'

S 1/4 Corner
Section 23
CP&FR Inst. No.
287172

1331.89'

N88°53'49"W

SE 3RD AVENUE

SE1/16 Corner
Section 23
CP&FR Inst. No.
458279

164.32'

18' W.C.

N38°40'15"E
1831.7'

N57°53'01"E
399.45'

N30°54'14"E
188.41'

N66°55'48"E
540.06'

N60°45'43"E
610.00'

1157.66'

N17°26'26"E

1321.98'

BASE OF BEARING

E1/16S Corner
Section 23
CP&FR Inst. No.
287173

3.68'

0' 100' 200'

Scale: 1" = 100'

LEGEND

- ⊙ BRASS CAP MONUMENT - FOUND
- ⊕ ALUMINUM CAP MONUMENT - FOUND
- ⊙ 5/8" REBAR - FOUND
- ⊙ 5/8" x 24" REBAR - SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- - - SECTION/ALIQUOT PART LINE
- - - TAX PARCEL LINE
- FENCE LINE
- W.C. WITNESS CORNER
- (xxx.xx) DATA OF RECORD

Surveyor's Narrative:

This survey was performed at the request of Bruce Sims to locate and or establish the boundary monuments for the parcels described in the referenced deeds. Section control and existing property corner monuments were located, verified and held as shown. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

CERTIFICATION

I, Zane Laufenberg, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



INDEX No. 744-23-2-3-0-00-00

SURVEY FOR:

BRUCE SIMMS

Drawn By: ZCL

Date: Nov. 19, 2024

Surveyed By: ZCL

Job No. OC0324

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 18, 2026

BRUCE A SIMS AND NICOLE M SIMS
5300 SE 3RD AVE
NEW PLYMOUTH ID 83655-5313

Re: Change in Ownership for Water Right No(s): 65-3493; 65-3503

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 208-605-4633.

Sincerely,

Marina Bozdog
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/18/2026

Water Right 65-3493

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	BRUCE A SIMS 5300 SE 3RD AVE NEW PLYMOUTH, ID 83655-5313 (256) 794-4520
Current Owner	NICOLE M SIMS 5300 SE 3RD AVE NEW PLYMOUTH, ID 83655-5313 (760) 522-3299

Priority Date: 6/1/1943
Basis: Decreed
Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
STOCKWATER	1/01	12/31	0.040 CFS	2.0 AF
DOMESTIC	1/01	12/31	0.040 CFS	1.2 AF
	<u>Total Diversion</u>		0.060 CFS	3.2 AF

Source and Point(s) of Diversion:
GROUND WATER SWSWSE Sec. 23, Twp 07N, Rge 04W, PAYETTE County

Place Of Use:

STOCKWATER within PAYETTE County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07N	04W	23															X		

DOMESTIC within PAYETTE County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07N	04W	23															X		

Conditions of Approval:

- N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
- N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/18/2026

3. STOCKWATER, 30 RANGE CATTLE PARCEL NO. 745-001-0 25

Dates and Other Information:

Decreed Date: 8/28/1998

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Owner Name Connector: AND

Water District Number: EXC

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/18/2026

Water Right 65-3503

Owner Type **Name and Address**
Current Owner BRUCE A SIMS
5300 SE 3RD AVE
NEW PLYMOUTH, ID 83655-5313
(256) 794-4520

Current Owner NICOLE M SIMS
5300 SE 3RD AVE
NEW PLYMOUTH, ID 83655-5313
(760) 522-3299

Priority Date: 4/1/1957

Basis: Decreed

Status: Active

Source
WASTE WATER

Tributary
PAYETTE RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION STORAGE	03/15	11/15		145.6 AF
IRRIGATION FROM STORAGE	03/15	11/15		36.0 AF
	<u>Total Diversion</u>			145.6 AF

Source and Point(s) of Diversion:

WASTE WATER SESWSE Sec. 23, Twp 07N, Rge 04W, PAYETTE County

Place Of Use:

IRRIGATION FROM STORAGE within PAYETTE County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07N	04W	23																18.0	18.0

POU Total Acres: 18.0

IRRIGATION STORAGE within PAYETTE County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07N	04W	23															X		

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS
NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE

Proof Report

EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE
ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO
LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-
1412(6), IDAHO CODE.

Dates and Other Information:

Decreed Date: 6/28/2002

Civil Case Number: 39576

Judicial District: FIFTH

State or Federal: S

Water District Number: 65

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A