



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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

October 13, 2026

IDLEMAN FAMILY TRUST  
26249 PET LN  
PARMA ID 83660-7018

RE: Change in Ownership Water Right No(s): 67-10435 & 67-11454

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a from you on March 30, 2026 for the above referenced water rights. After reviewing the documents provided and the adjudication claim backfile, the Notice could not be processed because water rights 67-10435 and 67-11454 are not appurtenant to your property.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$125 has been requested and will be mailed to Ryan Idleman under separate cover from the Idaho State Controller's Office.

If you have any questions regarding this matter, please contact me at 208-287-4942.

Sincerely,

Jean Hersley  
Technical Records Specialist 2

Enclosure(s)

# RETURNED

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## 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? |
|-----------------------|-----------------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 67-11454              | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| 67-10435              | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name:

Carlos Wood  
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

The Idlerman Family Trust  
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

26249 Pet Lane  
Mailing address

Parma  
City

Id  
State

83660  
Zip

208-559-1753  
Telephone

Ryan@Idle-x.com  
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: April 17 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.

SUPPORT DATA  
IN FILE 67-10435

8. Signature:

Signature of new owner/claimant

Title, if applicable

Date

Ryan Idlerman  
Print name

Signature:

Signature of new owner/claimant

Title, if applicable

Date

Print name

**For IDWR Office Use Only:**

Received by SH

Date

3/30/2026

Receipt No.

W053011

Receipt Amt.

125

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

Date

RETURNED

Instrument # 145997

Adams County, Council, Idaho

04/17/2025 03:13:01 PM No. of Pages: 4

Recorded for: TIMBERLINE TITLE & ESCROW

Sherry Ward Fee: \$15.00

Deputy kvand

**Prepared By**

Name: Timberline Title & Escrow

Address: 104 Industrial Avenue, PO BOX 6, Council, ID  
83612

Escrow #: 25-1045

Space Above This Line for Recorder's Use

**WARRANTY DEED**

STATE OF IDAHO

ADAMS COUNTY

**FOR VALUE RECEIVED**

**J. William Jones, an unmarried man**

GRANTOR(S), does (do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

**Ryan Idleman and Christina Idleman, Trustees of The Idleman Family Trust dated June 29,  
2023**

GRANTEE(S), whose current address is: 26249 Pet Lane, Parma, ID 83660

the following described real property in Adams County, Idaho, more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Executed this 17 day of April, 2025

Grantor:

J. William Jones



RETURNED

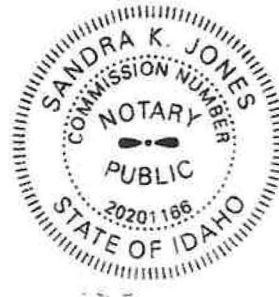
Instrument # 145997  
04/17/2025 03:13:01 PM Page 2 of 4

STATE OF IDAHO  
COUNTY OF ADAMS

On this 17<sup>th</sup> day of April, 2025, before me, a notary public, personally appeared J. William Jones, personally 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.

Sandra K Jones  
Notary Public

My Commission Expires on 03/23/2026



**Mountain West Surveys, Inc.**  
**P.O. Box 769**  
**Council, Idaho 83612**  
**208-549-3900**

**Parcel 3 for Jones (Job No. 2209)**

**10 April 2025**

A portion of the Southwest one-quarter of the Northwest one-quarter of Section 14, Township 16 North, Range 01 West, Boise Meridian, Adams County, Idaho, more particularly described as follows:

**BEGINNING** at the Southwest corner of said Northwest one-quarter (the West one-quarter corner) of said Section 14, from which the South one-sixteenth corner common to said Section 14 and Section 15 (said Township and Range) bears South 00° 15' 27" West a distance of 1308.28 feet;

THENCE North 89° 06' 09" East along the South line of said Northwest one-quarter (the West-East centerline) of said Section 14 a distance of 835.23 feet;

THENCE leaving said South line North 00° 12' 03" West a distance of 422.40 feet;

THENCE South 89° 06' 09" West parallel with said South line a distance of 831.84 feet to the West line of said Southwest one-quarter of said Northwest one-quarter of said Section 14;

THENCE South 00° 15' 33" West along said West line a distance of 422.46 feet to the **POINT OF BEGINNING**.

Containing 8.08 acres, more or less.

TOGETHER WITH an easement for ingress, egress and utilities over a portion of the Southeast one-quarter of the Northeast one-quarter of Section 15, Township 16 North, Range 01 West, Boise Meridian, Adams County, Idaho, lying East of Exeter Road and consisting of an existing driveway in use and beginning at the permitted approach to the state highway right-of-way for Exeter Road as shown on sheet 28 of 38 in the official right-of-way plans for the US-95 Council Alternate Route, Federal Aid Project Number NH-3110(130), on file at the District 3 offices of the Idaho Transportation Department, with Approach Permit

RETURNED

Instrument # 145997  
04/17/2025 03:13:01 PM Page 4 of 4

Number depicted on said plans as "P12-01" and located on the left side of Station 63+65 for said Exeter Road, and running thence Easterly over the improved course of said existing driveway to the West line of the above-described Parcel 3 tract of land.





# Idaho Department of Water Resources

SRBA Recommendation:

**67-11454**

(Irrigation From Storage)

## Legend

⊙ **Point of Diversion**

**Place of Use**



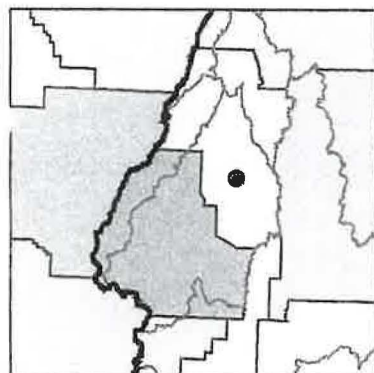
**Townships**



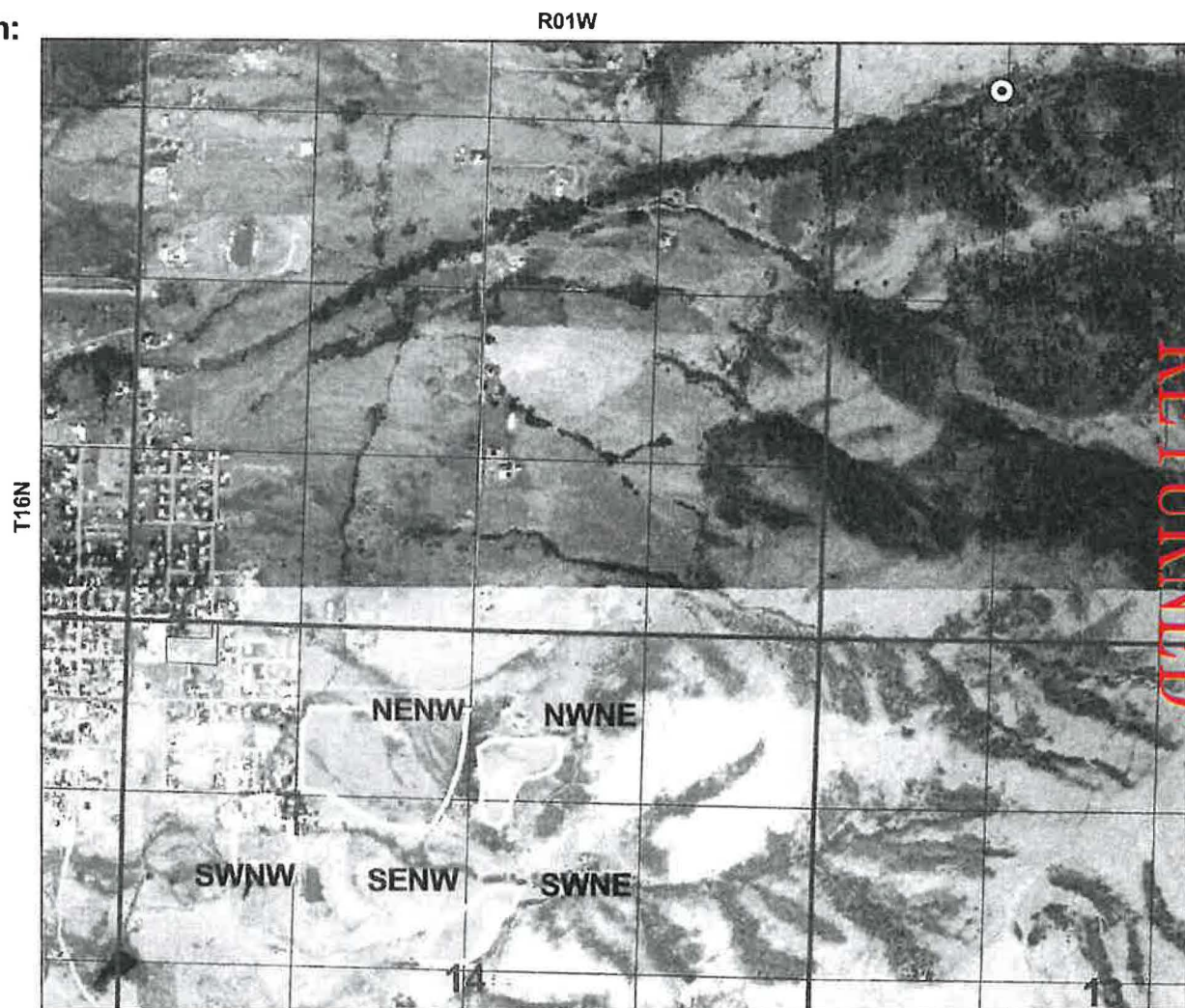
**PLS Sections**



**Quarter Quarters**



Adams County  
IDWR Basin 67

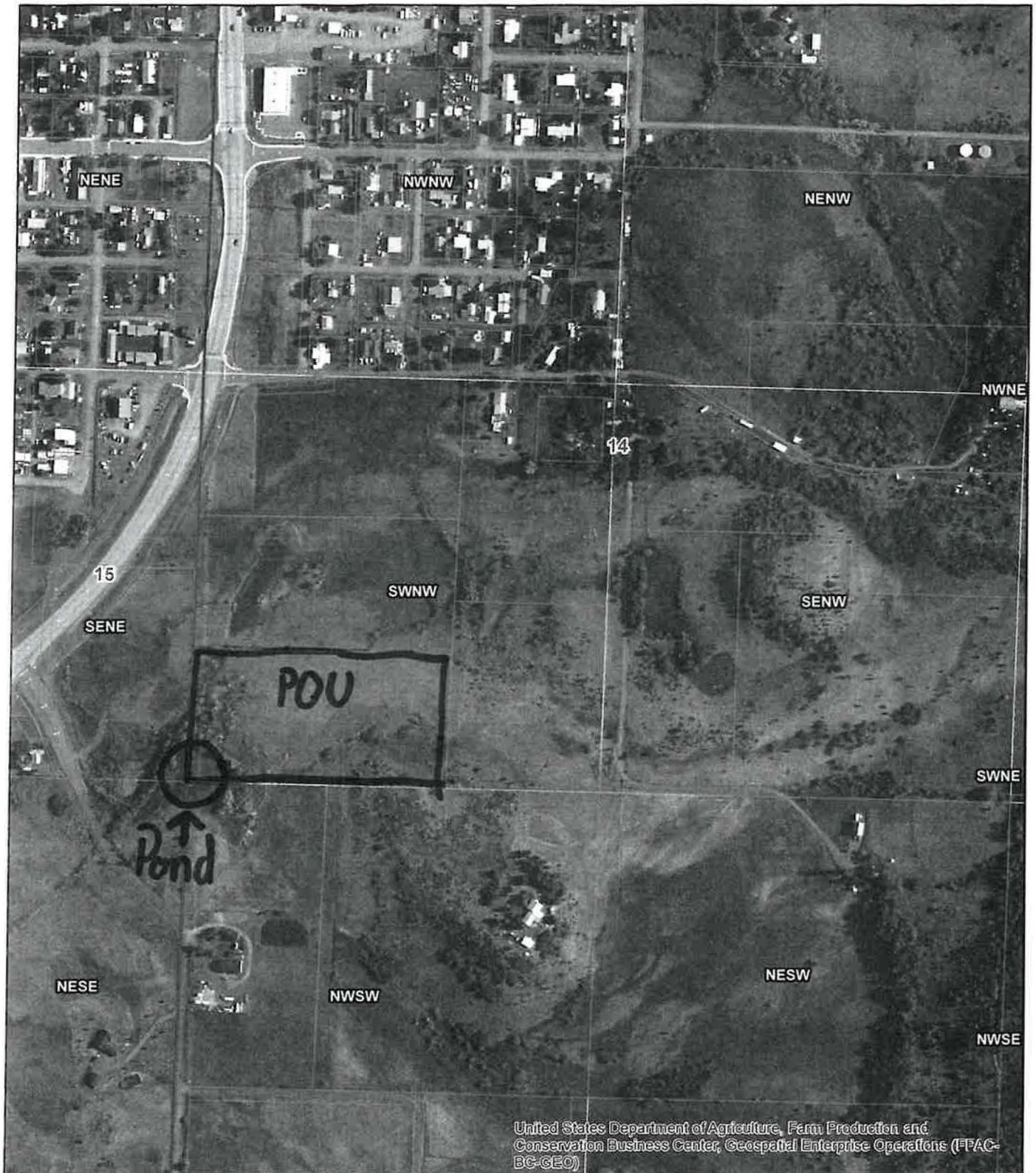


0 0.6 1.2 Miles

Prepared by IDWR State Office  
On Sunday, November 26, 2006  
1987/88 Aerial Photography

RETURNED

RETURNED  
67-11454



Parcels Township/Range  
Stream Sections  
QQ

0 0.09 0.18 Miles

# RETURNED

State of Idaho  
Department of Water Resources

## Water Right

67-10435

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



### Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



Scale 1:62,500 11/01/00

INSTRUMENT No. 1555  
**RETURNED**

## The United States of America

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

Certificate No. 1757

WHEREAS, Samuel Criss of Washington County, Idaho, has deposited in the GENERAL LAND OFFICE of the United States a Certificate of the Register of the LAND OFFICE at Boise, Idaho, whereby it appears that full payment has been made by the said Samuel Criss according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands," and the Acts supplemental thereto, for the

North east quarter of the South east quarter and the South east quarter of the North east quarter of Section fifteen and the South west quarter of the North west quarter of Section Fourteen in township sixteen North of Range one West of Boise Meridian in Idaho, containing one hundred and twenty acres, according to the Official Plat of the Survey of the said lands, returned to the GENERAL LAND OFFICE by the Surveyor General, which said Tract has been purchased by the said Samuel Criss

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAVE GIVEN AND GRANTED, and by these presents DO GIVE AND GRANT, unto the said Samuel Criss and to his heirs, the said Tract above described;

TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said Samuel Criss and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

In testimony whereof I, Theodore Roosevelt President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.



GIVEN under my hand, at the City of Washington, the ninth day of October, in the year of our Lord One thousand nine hundred and one and of the Independence of the United States the one hundred and twenty sixth

By the President: T. Roosevelt

By F. M. Mc Kean Secretary

C H Brush Recorder of the General Land Office.

Recorded Idaho Vol 27 page 362

Filed for record at request of Trenam & Klotz at 10:40 o'clock A M February 4, 1908

Frank E Smith, Recorder

Fees \$1.25

By Harriet Smith, Deputy

(Deeds 20-274)

Deed Record  
**RETURNED**

THIS INDENTURE Made the 7th day of December in the year of our Lord one thousand nine hundred and seven, between Sam Criss, of Council, County of Washington, State of Idaho, the party of the first part, and W H Upchurch, and Margaret A Upchurch, husband and wife, of Council County of Washington, State of Idaho, the parties of the second part.

WITNESSETH That the said party of the first part, for and in consideration of the sum of Six Hundred & No/100 Dollars, lawful money of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, the following described real estate situate in the County of Washington, State of Idaho, to-wit:-

The South west quarter ( $\frac{1}{4}$ ) of the North west quarter ( $\frac{1}{4}$ ) of Section Fourteen (14) Township Sixteen (16) North of Range one (1) West of Boise Meridian, excepting a tract located directly in the northeast corner of said Southwest quarter ( $\frac{1}{4}$ ) of the North west quarter ( $\frac{1}{4}$ ) of section fourteen, extending twenty eight (28) rods east and west, by thirty one and one half ( $31\frac{1}{2}$ ) rods north and south, containing five and  $51/100$  acres, heretofore conveyed to C L Weed, and further excepting a tract twenty (20) rods east and west by eight (8) rods north and south, located in the northwestern part of said southwest quarter ( $\frac{1}{4}$ ) of the north west quarter ( $\frac{1}{4}$ ) of section fourteen (14) containing one (1) acre heretofore conveyed by deed in escrow, to Sarah C Lane.

Also ten (10) shares in the East Fork Ditch Company Ltd, together with a one fifth ( $1/5$ ) interest in the irrigating ditch known as the Sam Criss, ditch, by which the water from East Fork Ditch is conveyed to the lands hereby conveyed, and the party of the first part hereby agrees to transfer to second parties said ten shares on the books of said Company

Also first party reserves the right for reservoir purposes to lands not to exceed two acres in extent, located in the extreme southwest corner of the lands hereby conveyed, the same being within the limits of the reservoir belonging to said party of the first part located above the old grade and right of way of the P & I N Ry Co.

The above described property is not community property, and is not occupied by grantor or his wife, as a residence or home.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining and the rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the above mentioned and described property together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever. And the said party of the first part and his heirs the said premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against the said party of the first part and his heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same shall and will Warrant and by these presents forever Defend.

IN WITNESS WHEREOF The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of: A. L. Freehafer

Sam Criss (Seal)

STATE OF IDAHO : ss  
County of Washington :

On this 7th day of December in the year 1907, before me, A L Freehafer, a Notary Public in and for said County, personally appeared Sam Criss, 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 in this certificate first above written

(Notarial Seal)

A L Freehafer, Notary Public.

Filed for record at request of A L Freehafer at 9 o'clock A M December 16, 1907

Fees \$1.65

Frank E Smith, Ex-Officio Recorder  
By Harriet Smith, Deputy

(Deeds 20-173)

Book E  
Pg 252

Sam Criss  
reserved  
land in SW  
corner for  
reservoir

Deed Record  
**RETURNED**

Book B  
 pg 222

THIS INDENTURE Made the First day of April in the year of our Lord one thousand nine hundred and one between Sam Criss and Bessie Criss, his wife of Council, County of Washington, State of Idaho, the parties of the first part and E. B. Cohen and Harry Criss, partners doing business as Cohen & Criss, of Council, County of Washington, State of Idaho, the parties of the second part.

WITNESSETH, that the said parties of the first part for and in consideration of the sum of one thousand Dollars lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell, convey and confirm unto the said parties of the second part and to their heirs and assigns forever:

An undivided one eighth interest in and to the North East 1/4 of the North East 1/4 and the South east 1/4 of the North east 1/4 of Section Fifteen and South west 1/4 of North west 1/4 of Section Fourteen Township Sixteen North of Range one West of Boise Meridian, the said grantors reserving <sup>as</sup> a part of their undivided portion those lots on which the improvements owned by them are now situated..

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining and the rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises together with the appurtenances, unto the said parties of the second part and to their heirs and assigns forever. And the said parties of the first part and their heirs the said premises in the quiet and peaceable possession of the said parties of the second part and their heirs against the said parties of the first part and their heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and seals the day and year first above written

Signed, sealed and delivered in the ;  
 presence of:

W D Lovejoy :  
 W M Perrill :

Sam Criss (Seal)

her  
 Bessie X Criss (Seal)  
 mark

State of Idaho )  
 ) ss  
 County of Washington )

I. R. \$1.00 cancelled

On this 1st day of April in the year 1901 before me W M Perrill, a Notary Public in and for said County, personally appeared Sam Criss known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same; and on this 1 day of April in the year 1901 before me the officer above described, personally appeared Bessie Criss, known to me to be the person whose name is subscribed to the within instrument, described as a married woman and upon an examination without the hearing of her husband, I made her acquainted with the contents of the instrument and thereupon she acknowledged to me that she executed the same, and that she does not wish to retract such execution.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal they day and year in this certificate first above written.

(SEAL)

W M Perrill  
 Notary Public

Filed at the request of W D Lovejoy this 1st day of April A D 1901 at 4 o'clock P M

Fees \$1.45

I F Smith,  
 Ex-Officio Recorder

(Deeds 11-151)

THIS INDENTURE made this First day of April in the year of our Lord one thousand nine hundred and one between Sam Criss and his wife Bessie Criss, of Council, County of Washington, State of Idaho, the parties of the first part and George L Brown of Weiser, County of Washington, State of Idaho, the party of the second part,

WITNESSETH that the said parties of the first part for and in consideration of the sum of One Dollar, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged and other valuable considerations do by these presents grant, bargain, sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever:

An undivided Two Thirds (2/3) interest in and to the following described tracts of land situated in said County and State, to-wit:

The North east quarter of the South east quarter, the S E Quarter of the N E quarter of Section Fifteen (15) and the S W quarter of the N W quarter of Section Fourteen (14) all in Township Sixteen (16) North of Range one West.

The parties of the first part reserve all of the Improvements on said land and in a division thereof shall have the land on which said improvements are situated, as a part of the remaining one third interest.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises, to-gether with the appurtenances, unto the said party of the second part and to his heirs and assigns forever. And the said parties of the first part and their heirs the said premises in the quiet and peaceable possession of the said party of the second part and his heirs and assigns against the said parties of the first part and their heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and seals the day and year first above written.

|                                |   |                  |        |
|--------------------------------|---|------------------|--------|
| Signed sealed and delivered in | } | <u>Sam Criss</u> | (Seal) |
| the presence of: Lewis Shaw    | } | Sam Criss        | (Seal) |
| W M Perrill                    | } | her              |        |
|                                |   | Bessie X Criss   | (Seal) |
|                                |   | mark             |        |

State of Idaho )  
                  ) ss  
County of Washington )

On this 2nd day of April in the year 1901 before me W M Perrill, a Notary Public in and for said County, personally appeared Sam Criss known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, and on this 2nd day of April in the year 1901, before me, the officer above described, personally appeared Bessie Criss known to me to be the person whose name is subscribed to the within instrument, described as a married woman and upon an examination without the hearing of her husband, I made her acquainted with the contents of the instrument and thereupon she acknowledged to me that she executed the same and that she does not wish to retract such execution.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

W M Perrill

Notary Public

Filed at the request of Geo L Brown this 2<sup>nd</sup> day of April 1901 at 5 o'clock P M

Fees \$1.45  
(Deeds 11-152)

I P Smith, Ex-Officio Recorder  
By E R Loberg, Deputy

RETURNED

This Indenture, made this 29 day of May in the year of our Lord, One Thousand Nine Hundred and Nine, between W. H. Upchurch and Margaret A. Upchurch husband and wife of Council County of Washington, State of Idaho, the parties of the first part and Frank E. Brown of Council, County of Washington, State of Idaho the party of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Eight Hundred Dollars, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof of hereby acknowledged have granted, bargained and sold and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever, all the following described real estate situate in the County of Washington, State of Idaho towit:

The South West Quarter ( $\frac{1}{4}$ ) of the North West Quarter ( $\frac{1}{4}$ ) of Section Fourteen (14) Township Sixteen (16) North of Range One (1) West of Boise Meridian, excepting a tract thirty (30) rods wide extending along the entire east side of said Quarter, containing fifteen (15) acres and excepting also a tract of land not to exceed two (2) acres in extent, located in the extreme south west corner of the lands hereby conveyed, the same being within the limits of a reservoir located above the old grade and right of way of the P. & I. N. Ry. Co. together with water rights of five inches from Cottonwood Creek in Sorenson Rinehart Ditch.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to the said property as well in law as in equity of the said parties of the first part.

To Have and to Hold all and singular the above mentioned and described premises, together with the appurtenances unto the party of the second part, and to his heirs and assigns forever. And the said parties of the first part and their heirs the said premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against the said parties of the first part and their heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same shall and will warrant and by these presents forever defend.

In Witness Whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered W. H. Upchurch (Seal)

In the presence of Margaret A. Upchurch (Seal)

P. L. Frazier

H. W. Harding

State of Oregon )  
County of Marion ) ss

On this 29 day of May in the year 1909 before me P. L. Frazier, a Notary Public in and for said County, personally appeared W. H. Upchurch and Margaret A. Upchurch known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the 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.

(Notarial)  
(Seal)

P. L. Frazier  
Notary Public  
For Oregon

Filed for record at request of Frank E. Brown at 9:00 A. M. July 17, 1909.

Frank E. Smith

Fees \$1.20  
(Deeds 22 - 597)

Recorder

Book F  
pg 42

Excepted  
"Reservoir"

lit  
sic

# RETURNED

This Indenture, made this 28th day of August in the year of our Lord, One Thousand Nine Hundred and Nine, between Frank E. Brown and Ida M. Brown, his wife, of Council, County of Washington, State of Idaho the parties of the first part and Robert Waffler of Council, County of Washington, State of Idaho, the party of the second part, Witnesseth, That the said parties of the first part, for and in consideration of the sum of Five Hundred Seventy Five Dollars, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged have granted, bargained and sold and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all the following described real estate situated in the County of Washington, State of Idaho to wit:

Beginning at the south west corner of the South West Quarter of the North West Quarter of Section Fourteen, Township Sixteen, North of Range One West B. M. running thence east fifty rods, thence north on a straight line twenty five and three fifths rods, thence west fifty rods, thence south twenty five and three fifths rods to the place of beginning, containing eight acres, except not to exceed two acres, located in the extreme south west corner of lands hereby conveyed, the same being within the bounds of a reservoir heretofore conveyed and located above the old grade and right of way of the Pacific and Idaho Northern Railway Company, together with two and one half inches of Cottonwood water, out of Sorenson Rinehart Ditch.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to the said property as well in law as in equity of the said parties of the first part.

To Have and to Hold all and singular the above mentioned and described premises together with the appurtenances unto the party of the second part and to his heirs and assigns forever. And the said parties of the first part and their heirs the said premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against the said parties of the first part and their heirs and against all and every person and persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

In Witness Whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered

Frank E. Brown (Seal)

In presence of

Ida M. Brown (Seal)

J. A. Carr

State of Idaho

County of Washington

On this 28th day of August in the year 1909, before me J. A. Carr a Notary Public in and for said County, personally appeared Frank E. Brown and Ida M. Brown known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the 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.

J. A. Carr

(Notarial;  
Seal )

Notary Public

Filed for record at request of Carr & Freenhafer at 9, o'clock A. M. September 21, 1909.

Frank E. Smith

Fees \$1.20

Ex Officio Recorder

(Deeds 23 - 214)

RETURNED  
No. 510

IN THE PROBATE COURT OF ADAMS COUNTY  
STATE OF IDAHO

DB 22 pg 334 +  
335

In the matter of the estate of )  
ROBERT WAFER, )  
Decensed )  
and of  
FINAL DISTRIBUTION

To Edith Selby

Now comes Edith Selby, Executrix of the estate of Robert Wafar, deceased, by Carl H. Swenstrom, Esquire, her attorney of record herein, and proves to the satisfaction of the Court that on the 7th day of August, 1952, she rendered and presented to the Court, and filed herein, her first and final account of her administration of said estate, together with a report thereof, and accompanied the same with her petition for final distribution of the residue of said estate, and that on that same day the Court fixed and appointed the 15th day of August, 1952 for the settlement and hearing thereof; and it further appearing to the satisfaction of the Court from the records and files herein that due and legal notice of the time and place of such settlement and hearing has been given by the Clerk of this Court in all respects as required by law and the previous order of the Court, and the said matter coming on regularly to be heard at the time so fixed and appointed, and no person having appeared herein to file their exceptions to such final account, or to contest said petition for final distribution, the Court proceeds to the settlement of said account and to the hearing of said petition for final distribution, and from the evidence finds:

Said Executrix is chargeable in the amount of \$1,025.00 and is entitled to credits in the amount of \$107.89 leaving a balance of \$917.11, all of which balance consists of equity in and to the real and personal property hereinafter described, there having been no cash in said estate; that said account, in all respects as the same was rendered and presented to the Court, and filed herein, is true and correct and that all items of credits therein claimed are supported by proper and sufficient vouchers, and that said account ought to be approved, allowed and finally settled:

And it further satisfactorily appearing from the records and filed herein that due and legal notice to creditors of decedent has been given and is established of record herein and the time for filing all further claims against said estate has fully expired; that all claims filed herein, and all known debts of the decedent, and all costs of the administration of his estate, and all taxes upon the property of his estate:

And it further appearing from the records and files herein that this Court has by its order determined the amount of all inheritance tax due or payable on account of said estate, and that such tax as found and determined, has been fully paid by said Executrix and official receipts therefor deposited with the Court:

And the Court being now fully advised in the law and the premises, it is hereby ORDERED, ADJUDGED, and DECREED That said First and Final Account, in all respects as the same was rendered and presented to and filed in this Court, be, and the same is, hereby Approved, Allowed and Finally SETTLED:

And it further satisfactorily appearing to the Court that said estate is now in condition to be finally closed and the residue of the property thereof finally distributed, and that by the provisions of decedent's last will and testament, herein duly proven and admitted to probate on the 28th day of January, 1952, decedent devised and bequeathed all the property of his said estate as by said will provided and hereinafter decreed,

Now, Therefore, by reason of the premises aforesaid, the law and the provisions of decedent's last will and testament, it is hereby ORDERED, ADJUDGED and DECREED that all the

353  
**RETURNED**

rest, residue and remainder of decedent's property and estate, as hereinafter particularly described and any other property not now known which may hereafter be discovered as belonging to his said estate, be, and the same is, hereby, Distributed as follows:

To EDITH SELBY, of Council, Idaho, a cousin of decedent, the whole thereof:

The residue of said property and estate, heretofore referred to and of which Distribution is Decreed as aforesaid, so far as the same is now known or discovered, is particularly described as follows, to-wit:

A certain tract or parcel of land in Adams County, Idaho, particularly bounded and described as follows:

Commencing therefor at the Southwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4) of Section Fourteen (14) in Township Sixteen (16) North, Range One (1) West of Boise Meridian and running thence East 50 rods; thence North, on a straight line, 25 and 3/5ths rods; thence West 50 rods; thence South 25 and 3/5ths rods to the point and place of beginning, containing approximately 8 acres, But Excepting Therefrom a certain reservoir site, containing not to exceed Two (2) acres in the extreme Southwest corner of the tract herein first above described and situated above the old grade and right of way of the P. & I. N. Ry. Co.

All of decedent's household goods and furniture:

Dated this 15th day of August, A. D. 1952.

ROBT. YOUNG  
Probate Judge

STATE OF IDAHO ) ss.  
County of Adams

I, Robt. Young, Judge and Ex Officio Clerk of the Probate Court of Adams County, State of Idaho, do hereby CERTIFY that the foregoing instrument is an exact copy of DECREE SETTLING FINAL ACCOUNT and of FINAL DISTRIBUTION, duly made and entered in the Probate Court of Adams County, State of Idaho, on the 15th day of August, 1952, in the matter of the estate of Robert Waffler, deceased, Probate No. 510, and now of record in said Court and in my possession as Judge and Clerk of said Court.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Probate Court this 15th day of August, 1952.

(Official Seal)

Robt. Young  
Clerk

Recorded at the request of Carl H. Swannstrom at 1 o'clock P.M. this 16th day of August, 1952

Evel Hoover

Recorder, Adams County, Idaho

Fees \$2.00

Certified

**RETURNED**

INSTRUMENT NO. 92514  
PAGE 1 OF 2

**FILED**

AUG 21 1997

A.M. 1:00 P.M.

MICHAEL FISK

CLERK

Tim Felton  
Attorney at Law  
P.O. Box 267  
Weiser, Idaho 83672-0267  
Phone: (208) 549-3763  
Attorney for the Petitioner

IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT  
OF THE STATE OF IDAHO, IN AND FOR ADAMS COUNTY

IN THE MATTER OF THE ESTATE OF

CASE NO. SP 97-00194

DETERMINATION  
OF HEIRSHIP

EDITH ELISE SELBY,

Deceased.

THIS MATTER having come before this Court for hearing on 21 August 1997, and good cause having been shown for the issuance of an order determining the heirs of Edith Elise Selby, now, therefore, it is the determination of this Court that the following named persons are the rightful heirs of Edith Elise Selby, who died testate on November 19, 1988:

Lorraine Selby  
Daughter

P.O. Box 38  
Fruitvale, Idaho 83620

Marlene Bean  
Granddaughter

Route 1, Box 130  
Homedale, Idaho 83628

Evelyn McGown  
Granddaughter

1350 Buckingham Way  
Hillsborough, California 94010

It is the further finding of this Court that the only asset of Edith Elise Selby is a parcel of real property, located in Adams County, Idaho, described on the attached Exhibit A.

DATED this 21 day of August, 1997.

County of Idaho  
County of Adams  
I, the undersigned Recorder and Clerk of the District Court of Adams County, State of Idaho, do hereby certify that the foregoing instrument is a true and correct copy of the original on file in my office and in my custody.  
IN WITNESS WHEREOF, I have set my hand and affixed my official seal on this 25 day of August, 1997.

MICHAEL FISK

Clerk of the District Court  
Adams County Recorder

DETERMINATION OF HEIRSHIP  
Deputy

151  
James W. Peart  
Magistrate Judge

**RETURNED**  
INSTRUMENT NO. 92514  
PAGE 2 OF 2

**PROPERTY DESCRIPTION**

In the Matter of the Estate of Edith Elise Selby

Real Property located in Adams County, Idaho, to wit:

Commencing at the Northwest corner of the Southwest quarter of Section Fourteen (14) in Township Sixteen (16) North, Range One (1) West, Boise Meridian and running thence South 987 feet; thence East 443.5 feet; thence North 987 feet; thence West 443.5 feet to the point of beginning, But Excepting therefrom a tract of land described as follows: beginning at the Quarter Section corner between Sections 14 and 15 in Township 16 North, Range 1 West, Boise Meridian, and thence South 149 feet; thence South, 75° 05' East, 71.5 feet; thence South 58° 42' East, 123 feet; thence North 22° 26' East, 64.5 feet; thence North 23° 50' East, 137 feet; thence North, 7° 00' East, 35 feet, thence North 79° 23' West, 63 feet; thence West 197 feet to the place of beginning; but including all tenements, hereditaments and appurtenances, and all water and water rights, ditches and ditch rights and irrigating works of whatever nature, used upon, connected with or in anywise appurtenant to said premises.

AND

Commencing therefor at the Southwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section Fourteen (14) in Township Sixteen (16) North, Range One (1) West of Boise Meridian and running thence East 50 rods; thence North, on a straight line 25 and 3/5ths rods; thence West 50 rods; thence South 25 and 3/5ths rods to the point and place of beginning, containing approximately 8 acres, But Excepting Therefrom a certain reservoir site, containing not to exceed Two (2) acres in the extreme Southwest corner of the tract herein first above described and situated above the old grade and right of way of the P. & I. N. Ry. Co.

INSTRUMENT NO. 92514

State of Idaho )  
County of Adams ) ss.

Filed for record at the request of  
Tim Felton

15 min. past 9 o'clock A.M.  
this 25 day of Aug., 1997

MICHAEL FISK, RECORDER  
by Deputy  
Deputy

Fee \$ 6.00

Return to: Tim Felton  
In Person

Exhibit A

# RETURNED

AFTER RECORDING RETURN TO:  
LORRAINE SELBY  
2275 JONATHAN AVENUE  
FRUITVALE, IDAHO 83612

Instrument # 116717

COUNCIL, ADAMS, IDAHO

7-11-2008 10:15:21 No. of Pages: 2

Recorded for: LORRAINE SELBY

SHERRY WARD Fee: 6.00

Ex-Officio Recorder Deputy

Index to: DEED



## QUITCLAIM DEED

GRANTOR:

LORRAINE SELBY

GRANTEE:

LORRAINE SELBY AS TRUSTEE OF THE LORRAINE SELBY TRUST UNDER TRUST AGREEMENT DATED JULY 10, 2008 AND HER SUBSTITUTES AND SUCCESSORS AS TRUSTEE THEREUNDER.

GRANTEE ADDRESS:

2275 JONATHAN AVENUE, FRUITVALE, IDAHO 83612

DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:

Situated in the County of ADAMS, State of IDAHO

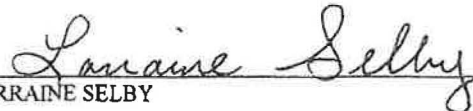
The real estate more particularly described upon Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Subject to any encumbrances thereon.

FOR VALUE RECEIVED, the above name Grantor does hereby convey, release, remise, and forever QUITCLAIM unto the above named Grantee, the real property above described together with the appurtenances.

This deed is given for estate planning purposes to vest title to the property in a living trust established by Grantor, There is no value consideration in cash or property.

Dated: JULY 10, 2008

  
LORRAINE SELBY

STATE OF IDAHO

)

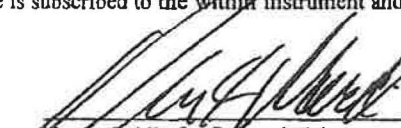
) ss

COUNTY OF CANYON

)

On this date of JULY 10, 2008, before me, a Notary Public in and for said State, personally appeared LORRAINE SELBY, 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.



  
Notary Public for State of Idaho  
Residing at: CALDWELL, Idaho  
Comm. Expires: DECEMBER 5, 2009

# RETURNED

## "EXHIBIT A"

Real Property located in Adams County, Idaho, to wit:

Commencing at the Northwest corner of the Southwest quarter of Section Fourteen (14) in Township Sixteen (16) North, Range One (1) West, Boise Meridian and running thence South 987 feet; thence East 443.5 feet; thence North 987 feet; thence West 443.5 feet to the point of beginning, But Excepting therefrom a tract of land described as follows: beginning at the Quarter Section corner between Sections 14 and 15 in Township 16 North, Range 1 West, Boise Meridian, and thence South 149 feet; thence South, 75° 05' East, 71.5 feet; thence South 58° 42' East, 123 feet; thence North 22° 26' East, 64.5 feet; thence North 23° 50' East, 137 feet; thence North, 7° 00' East, 35 feet, thence North 79° 23' West, 63 feet; thence West 197 feet to the place of beginning: but including all tenements, hereditaments and appurtenances, and all water and water rights, ditches and ditch rights and irrigating works of whatever nature, used upon, connected with or in anywise appurtenant to said premises.

AND

Commencing therefor at the Southwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section Fourteen (14) in Township Sixteen (16) North, Range One (1) West of Boise Meridian and running thence East 50 rods; thence North, on a straight line 25 and 3/5ths rods; thence West 50 rods; thence South 25 and 3/5ths rods to the point and place of beginning, containing approximately 8 acres, But Excepting Therefrom a certain reservoir site, containing not to exceed Two (2) acres in the extreme Southwest corner of the tract herein first above described and situated above the old grade and right of way of the P. & I. N. Ry. Co.

RETURNED

Instrument # 131571

COUNCIL, ADAMS, IDAHO

10-26-2017 03:07:09 PM No. of Pages: 8

Recorded for : TIMBERLINE TITLE & ESCROW

SHERRY WARD

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED

WARRANTY DEED

For Value Received THE LORRAINE SELBY TRUST u/t/a dated July 10, 2008, MARLENE BEAN, as her sole and separate property, and EVELYN MCGOWN, as her sole and separate property

the grantors, do hereby grant, bargain, sell and convey unto  
J. WILLIAM JONES, a single man

the grantees, whose current address is 231 Sisk Road Selah, WA 98942

the following described premises, in Adams County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantors hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that they will warrant and defend the same from all lawful claims whatsoever.

Date: October 17, 2017

THE LORRAINE SELBY TRUST u/t/a  
dated July 10, 2008

By:

Marilyn Gatley, Trustee

Marlene Bean

Evelyn McGown

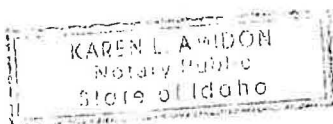
STATE OF

Idaho,

COUNTY OF

Adams: ss

On this 26<sup>th</sup> day of October, in the year of 2017, before me, a Notary Public in and for said State, personally appeared MARILYN GATLEY, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as Trustee of THE LORRAINE SELBY TRUST u/t/a dated July 10, 2008, and acknowledged to me that she executed the same as such Trustee.



Notary Public

Residing at:

Commission expires:

Cambridge ID

6-26-2021

RETURNED

WARRANTY DEED

For Value Received THE LORRAINE SELBY TRUST u/t/a dated July 10, 2008, MARLENE BEAN, as her sole and separate property, and EVELYN MCGOWN, as her sole and separate property

the grantors, do hereby grant, bargain, sell and convey unto  
J. WILLIAM JONES, a single man

the grantees, whose current address is 231 Sisk Road Selah, WA 98942

the following described premises, in Adams County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantors hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that they will warrant and defend the same from all lawful claims whatsoever.

Date: October 17, 2017

THE LORRAINE SELBY TRUST u/t/a  
dated July 10, 2008

By: \_\_\_\_\_  
Marilyn Gatley, Trustee

\_\_\_\_\_  
Marlene Bean  
*Evelyn McGown*  
Evelyn McGown

STATE OF )  
COUNTY OF ) : ss

On this       day of October, in the year of 2017, before me, a Notary Public in and for said State, personally appeared MARILYN GATLEY, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as Trustee of THE LORRAINE SELBY TRUST u/t/a dated July 10, 2008, and acknowledged to me that she executed the same as such Trustee.

\_\_\_\_\_  
Notary Public  
Residing at:  
Commission expires:

RETURNED

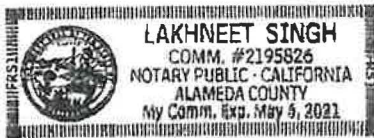
STATE OF )  
COUNTY OF ) : ss

On this       day of October, in the year of 2017, before me, a Notary Public in and for said State,  
personally appeared MARLENE BEAN  
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 she executed the same.

\_\_\_\_\_  
Notary Public  
Residing at:  
Commission expires:

STATE OF California )  
COUNTY OF Alameda ) : ss

On this 25 day of October, in the year of 2017, before me, a Notary Public in and for said State,  
personally appeared EVELYN MCGOWN  
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 she executed the same.



*Lakhneet Singh*  
\_\_\_\_\_  
Notary Public  
Residing at: 47000 Warm Springs Blvd Ste 1, Fremont, CA  
Commission expires: May 6, 2021 94539

#17-1292

RETURNED

WARRANTY DEED

For Value Received THE LORRAINE SELBY TRUST u/t/a dated July 10, 2008, MARLENE BEAN, as her sole and separate property, and EVELYN MCGOWN, as her sole and separate property

the grantors, do hereby grant, bargain, sell and convey unto  
J. WILLIAM JONES, a single man

the grantees, whose current address is 231 Sisk Road Selah, WA 98942

the following described premises, in Adams County, Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantors hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances excepting for all easements of record, rights of way, matters visible, and all matters of record and title and that they will warrant and defend the same from all lawful claims whatsoever.

Date: October 17, 2017

THE LORRAINE SELBY TRUST u/t/a  
dated July 10, 2008

By: \_\_\_\_\_  
Marilyn Gatley, Trustee

Marlene Bean  
Marlene Bean

\_\_\_\_\_  
Evelyn McGown

STATE OF )  
                  : ss  
COUNTY OF )

On this        day of October, in the year of 2017, before me, a Notary Public in and for said State, personally appeared MARILYN GATLEY, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as Trustee of THE LORRAINE SELBY TRUST u/t/a dated July 10, 2008, and acknowledged to me that she executed the same as such Trustee.

\_\_\_\_\_  
Notary Public  
Residing at:  
Commission expires:

RETURNED

STATE OF Idaho )  
COUNTY OF Canyon ) : ss

On this 25<sup>th</sup> day of October, in the year of 2017, before me, a Notary Public in and for said State, personally appeared MARLENE BEAN 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 she executed the same.

Ronald T. Cammack

Notary Public

Residing at: WILDER, ID

Commission expires: Feb. 23, 2023

STATE OF Idaho )  
COUNTY OF Canyon ) : ss

Ronald T Cammack  
NOTARY PUBLIC  
STATE OF IDAHO

On this       day of October, in the year of 2017, before me, a Notary Public in and for said State, personally appeared EVELYN MCGOWN 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 she executed the same.

Notary Public

Residing at:

Commission expires:

#17-1292

# RETURNED

## Exhibit 'A'

Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho  
Section 14: A parcel of land located in the NW1/4SW1/4 and more particularly described as follows:

Commencing at the Northwest corner of the Southwest quarter of said Section 14 and running thence South 987 feet;

Thence East 443.5 feet;

Thence North 987 feet;

Thence West 443.5 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a tract of land described as follows:

Beginning at the Quarter Section corner between Sections 14 and 15 in Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho, and thence South 149 feet;

Thence South  $75^{\circ}05'$  East 71.5 feet;

Thence South  $58^{\circ}42'$  East 123 feet;

Thence North  $22^{\circ}26'$  East 64.5 feet;

Thence North  $23^{\circ}50'$  East 137 feet;

Thence North  $7^{\circ}00'$  East 35 feet;

Thence North  $79^{\circ}23'$  West 63 feet;

Thence West 197 feet to the POINT OF BEGINNING

AND

Township 16 North, Range 1 West, Boise Meridian, Adams County, Idaho  
Section 14: A parcel located within the SW1/4NW1/4 more particularly described as follows:

Commencing at the Southwest corner of said SW1/4NW1/4 and running thence East 50 rods;

Thence North on a straight line  $25 \frac{3}{5}^{\text{th}}$  rods;

Thence West 50 rods;

Thence South  $25 \frac{3}{5}^{\text{th}}$  rods to the POINT OF BEGINNING.

EXCEPTING THEREFROM that certain reservoir site located in the extreme Southwest corner of the above referenced tract.

# RETURNED

**Prepared By**

Name: Timberline Title & Escrow

Address: 104 Industrial Avenue, PO BOX 6, Council, ID  
83612

Escrow #: 25-1045

**Instrument # 145997**

Adams County, Council, Idaho

04/17/2025 03:13:01 PM No. of Pages: 4

Recorded for: TIMBERLINE TITLE & ESCROW

Sherry Ward Fee: \$15.00

Ex-Officio Recorder Deputy: kvand

Index to Dead

Space Above This Line for Recorder's Use

**WARRANTY DEED**

STATE OF IDAHO

ADAMS COUNTY

**FOR VALUE RECEIVED**

**J. William Jones, an unmarried man**

GRANTOR(S), does (do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

**Ryan Idleman and Christina Idleman, Trustees of The Idleman Family Trust dated June 29,  
2023**

GRANTEE(S), whose current address is: 26249 Pet Lane, Parma, ID 83660

the following described real property in Adams County, Idaho, more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HEREOF:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Executed this 17 day of April, 2025

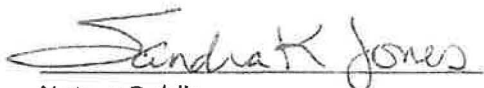
Grantor:

  
J. William Jones

# RETURNED

STATE OF IDAHO  
COUNTY OF ADAMS

On this 17<sup>th</sup> day of April, 2025, before me, a notary public, personally appeared J. William Jones, personally 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

My Commission Expires on 03/23/2026



RETURNED  
Exhibit A

Mountain West Surveys, Inc.  
P.O. Box 769  
Council, Idaho 83612  
208-549-3900

Parcel 3 for Jones (Job No. 2209)

10 April 2025

A portion of the Southwest one-quarter of the Northwest one-quarter of Section 14, Township 16 North, Range 01 West, Boise Meridian, Adams County, Idaho, more particularly described as follows:

**BEGINNING** at the Southwest corner of said Northwest one-quarter (the West one-quarter corner) of said Section 14, from which the South one-sixteenth corner common to said Section 14 and Section 15 (said Township and Range) bears South  $00^{\circ} 15' 27''$  West a distance of 1308.28 feet;

THENCE North  $89^{\circ} 06' 09''$  East along the South line of said Northwest one-quarter (the West-East centerline) of said Section 14 a distance of 835.23 feet;

THENCE leaving said South line North  $00^{\circ} 12' 03''$  West a distance of 422.40 feet;

THENCE South  $89^{\circ} 06' 09''$  West parallel with said South line a distance of 831.84 feet to the West line of said Southwest one-quarter of said Northwest one-quarter of said Section 14;

THENCE South  $00^{\circ} 15' 33''$  West along said West line a distance of 422.46 feet to the **POINT OF BEGINNING**.

Containing 8.08 acres, more or less.

TOGETHER WITH an easement for ingress, egress and utilities over a portion of the Southeast one-quarter of the Northeast one-quarter of Section 15, Township 16 North, Range 01 West, Boise Meridian, Adams County, Idaho, lying East of Exeter Road and consisting of an existing driveway in use and beginning at the permitted approach to the state highway right-of-way for Exeter Road as shown on sheet 28 of 38 in the official right-of-way plans for the US-95 Council Alternate Route, Federal Aid Project Number NH-3110(130), on file at the District 3 offices of the Idaho Transportation Department, with Approach Permit

# RETURNED

Number depicted on said plans as "P12-01" and located on the left side of Station 63+65 for said Exeter Road, and running thence Easterly over the improved course of said existing driveway to the West line of the above-described Parcel 3 tract of land.



Hersley, Jean

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**From:** Hersley, Jean  
**Sent:** Wednesday, October 14, 2026 10:47 AM  
**To:** IdwrPayable  
**Subject:** REFUND FOR IDLEMAN

Please refund \$125 to:

Ryan Idleman  
26249 Pet Ln  
Parma ID 83660-7018

Receipt W053011

Ownership change was returned unprocessed. Thank you.



*Jean Hersley*  
*Technical Records Specialist II*  
*Idaho Dept Water Resources*  
*(208) 287-4942*

Hersley, Jean

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**From:** M-2 <ryan@idle-x.com>  
**Sent:** Monday, October 5, 2026 1:02 PM  
**To:** IDWR File  
**Subject:** Attn Jean Fw: Attached Image  
**Attachments:** 4234\_001.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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.

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**From:** Angie Bumgarner <abumgarner@timberlinetitle.com>  
**Sent:** Monday, 05 October 2026 12:59:39  
**To:** M-2 <ryan@idle-x.com>  
**Subject:** Fw: Attached Image

Hi Ryan,

Here is the chain of title for the property you acquired from Bill Jones. 🤖



Angela J. Bumgarner, Title Officer  
abumgarner@timberlinetitle.com  
Title/Escrow Team: orders@timberlinetitle.com  
Long-Term Escrow: ltescrow@timberlinetitle.com  
(208) 253-6886  
[timberlinetitle.com](http://timberlinetitle.com)  
PO BOX 6, 104 Industrial Ave, Council, ID 83612

**\*\*BE AWARE!** Cyber criminals are attempting to infiltrate everyone's computers/email to steal funds. If you are sending funds to closing, we will transmit to you our wire instructions via email; when you receive them, print them off and call us immediately to verify that they are correct. Once you have confirmed instructions, delete the email off of your computer; then you are ready to take the instructions to your bank and initiate your wire. Once your wire has been sent, call us to confirm it has been received. If you receive communication from anyone other than a bonafide staff member (check email addresses!), it is not legitimate – DELETE the communication immediately and call us.\*\*

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**From:** Council Scanner <ctctelecom@seurescan.email>  
**Sent:** Monday, October 5, 2026 12:45 PM  
**To:** Angie Bumgarner <abumgarner@timberlinetitle.com>  
**Subject:** Attached Image



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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

September 29, 2026

IDLEMAN FAMILY TRUST  
26249 PET LN  
PARMA ID 83660-7018

RE: Change in Ownership Water Right No(s): 67-10435 & 67-11454

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:

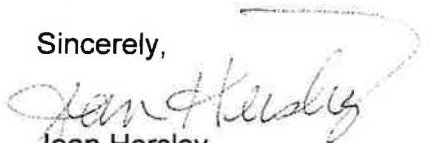
- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question. The current owners of these water rights are Carlos L Weed & Ella E Weed (Weed's). The Department will need conveyance documents from the Weed's to J. William Jones, the grantor on the deed you provided.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. 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 208-287-4942.

Sincerely,

  
Jean Hersley  
Technical Records Specialist 2