

BOISE, MONDAY, NOVEMBER 7, 2025, AT 10:00 A.M.

IN THE SUPREME COURT OF THE STATE OF IDAHO

PAUL MARTIN BEDELL, Individual,	)	
	)	
Plaintiff-Counterdefendant-	)	
Appellant,	)	
	)	
v.	)	
	)	
JOANNE PARSONS, Individual,	)	Docket No. 51892
	)	
Defendant-Counterclaimant-	)	
Respondent,	)	
	)	
and	)	
	)	
JOHN DOES I-X,	)	
	)	
Defendants.	)	
	)	

Appeal from the District Court of the Seventh Judicial District of the State of Idaho, Bonneville County. Bruce L. Pickett, District Judge.

Kirton McConkie, Boise, for Appellant.

Rigby, Andrus & Rigby Law, PLLC, Rexburg, for Respondent.

This case concerns a dispute between co-tenants over real property in Bonneville County, Idaho. Paul Martin Bedell appeals from the district court's decision granting summary judgment in favor of Joanne Parsons. Bedell and Parsons were in a long-term, romantic relationship and resided together out of state at the time the property was purchased. Both Parsons' and Bedell's names were listed on the purchase and sale agreement and the deed for the property. The district court concluded that, under the Idaho Supreme Court's decision in *Demoney-Hendrickson v. Larsen*, 171 Idaho 917, 527 P.3d 520 (2023), the inclusion of Parsons' name on the deed created the rebuttable presumption that she had a 50% interest and ordered a partition by sale of the property.

Bedell argues that the district court erred by relying on disputed material facts to grant Parsons' motion for summary judgment. He contends that he did not authorize Parsons's name to be included on the purchasing documents and deed and that she therefore should be deemed to have 0% interest in the property. Bedell also asserts that the district court erred when it concluded

that he waived a contribution claim and when it awarded Parsons attorney fees under Idaho Code section 12-121.