

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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IDWR/NORTHERN

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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
92-10234	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Jack and Glenda Cooper
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Gareth and Jenny Abell
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or

2891 St. Maries River Rd. St. Maries ID 83861
Mailing address City State ZIP

208-659-2481 208-659-2492 g2jbell@Frontier.com
Telephone Email

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

5. Date you acquired the water rights and/or claims listed above: 7-24-14

6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:

- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
- If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
- New lessor(s) of record will receive payment after the following rental season.

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.

8. Signature: [Signature] 7-29-14
Signature of new owner/claimant Title, if applicable Date

Signature: [Signature] 7-29-14
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by N/A Date N/A Receipt No. N/A Receipt Amt. N/A
Approved by LW Processed by LW Date 8-14-2014

Return To:
FINAL DOCS N0012-01B

6200 PARK AVENUE
DES MOINES, IA 50321

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IDWR/NORTHERN

Prepared By:
WELLS FARGO BANK, N.A.

9780 S MERIDIAN BLVD, 2ND
FL, ENGLEWOOD, CO 801125910

{Space Above This Line For Recording Data}

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated JULY 23, 2014, together with all Riders to this document.

(B) "Borrower" is GARETH F.R. ABELL II AND JENNY E ABELL, HUSBAND AND WIFE

Borrower is the trustor under this Security Instrument.

(C) "Lender" is WELLS FARGO BANK, N.A.

Lender is a NATIONAL ASSOCIATION
organized and existing under the laws of THE UNITED STATES

0383014164

IDAHO-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
VMP ®
Wolters Kluwer Financial Services

NMFL 3013 (IDCD) Rev. 9/2013



Form 3013 1/01 (rev. 7/08)
Initials: *JRAH* VMP6(ID) (1302).00
JA Page 1 of 16

STATE OF IDAHO,

Beneva

County ss:

On this 23rd day of July 2014

, before me,

Pamela Shawver
a Notary Public in and for said county and state, personally appeared GARETH F.R. ABELL II AND JENNY E ABELL

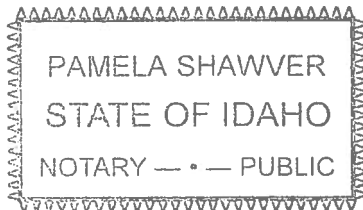
known or proved to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Pamela Shawver

Notary Public residing at: St. Maries

My Commission Expires: 1-20-2016



Loan origination organization WELLS FARGO BANK, N.A.

NMLSR ID 399801

Loan originator JIMMY MCANDREW

NMLSR ID 400505

Date: July 11, 2014

File No.: 510045-SM (ps)

EXHIBIT 'A'

LEGAL DESCRIPTION:

A parcel of land located in the Northwest Quarter of Section 2, Township 45 North, Range 2 West of the Boise Meridian, Benewah County, Idaho, more particularly described as follows:

From a point on the St. Maries River County Road marked by an iron pipe set in the ground and described as corner #3 in Tax #309, which is identical to corner #1 of this tract.

Thence, North 58°10' West along the Northeast boundary of Tax #309 for 279.5 feet to corner #2;

Thence, North 49° West 342.5 feet to corner #3;

Thence, North 69° West 429.0 feet to corner #4;

Thence, North 39°30' West 76.6 feet to corner #5;

Thence, North 27° West 85.8 feet to corner #6;

Thence, North 22° West 85.8 feet to corner #7;

Thence, North, 19° West 112.2 feet to corner #8;

Thence, North 68° East 60.7 feet to corner #9;

Thence, South 85° East 146.5 feet to corner #10;

Thence, South 52° East 262.0 feet to corner #11;

Thence, North 87° East 235.0 feet to corner #12;

Thence, South 86° East 301 feet to corner #13;

Thence, South 50° East 299.0 feet to corner #14;

Thence, South 85° East 182.2 feet to corner #15;

Thence, South 10° East 150.0 feet to corner #16;

Thence, South 10° West 150.0 feet to corner #17;

Thence, South 53° West 144.0 feet to corner #18;

Thence, South 65° West 223.2 feet to the POINT OF BEGINNING, which is corner #1.

EXCEPTING THEREFROM that portion as described in Warranty Deed to WILLIAM H. ROSS AND MARIE ROSS, Husband and Wife, recorded March 17, 1988 as Document No. 177327, Records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion, if any, as described in Warranty Deed to RODNEY A. WOLFE and JEANETTE M. WOLFE, Husband and Wife, recorded February 17, 1989 as Document No. 180044, Records of Benewah County, Idaho.

Initials: