

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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JAN 26 2015

IDWR / NORTH

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 #6 of the instructions

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-4715	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name:

Alice Faye Woodbury
Name of current water right holder/claimant

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

Woodbury Ranch Trust
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

270 Woodbury Lane
Mailing address

St. Maries
City

ID
State

83861
ZIP

(208) 245-3567
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: 12-31-15

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

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.

8. Signature:

Bessie J Cordle
Signature of new owner/claimant

Co-Trustee
Title, if applicable

12-15-2015
Date

Signature:

Signature of new owner/claimant

Co-Trustee
Title, if applicable

Date

For IDWR Office Use Only:

Received by N/A Date Receipt No. Receipt Amt.

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 cm Date 1-27-16

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Morris & Wolff, P.A.
722 Main Avenue
St. Maries, Idaho 83861

Instrument # 273081
BENEWAH COUNTY
12-31-2015 03:12:11 PM No. of Pages: 3
Recorded for : MORRIS & WOLFF
DEANNA BRAMBLETT Fee: 16.00
Ex-Officio Recorder Deputy Lynn Vogan
Index to: DEEDS, OTHER
RECEIVED
JAN 26 2016
IDWR / NORTH

(Space Above For Recorder's Use)

DEED OF DISTRIBUTION

THIS DEED is made and executed by BESSIE LOUISE CORDLE, a/k/a Betty L. Cordle, as Personal Representative of the ESTATE OF ALICE FAYE WOODBURY, deceased, hereinafter referred to as the ("Grantor") and not in an individual capacity, to the WOODBURY RANCH TRUST, hereinafter referred to as the ("Grantee"), whose address is 270 Woodbury Lane, St. Maries, Idaho 83861.

WHEREAS, Grantor is the qualified personal representative of said estate, filed as Probate Case Number CV-2014-212 in Benewah County, Idaho;

NOW, THEREFORE, WITNESSETH, that the said Grantor for the purpose of distributing certain real property from the Estate of Alice Faye Woodbury, deceased, does by these presents hereby quitclaims, transfers, and conveys to Grantee, all of the right, title and interest owned by said estate in real property located in Benewah County, Idaho, and more particularly described as follows:

The Northeast Quarter of the Northeast Quarter; the South Half of the Northeast Quarter; the South Half of the Northwest Quarter; the North Half of the Southwest Quarter and the Southeast Quarter, all in Section 14, Township 46 North, Range 3 West of the Boise Meridian, Benewah County, Idaho.

EXCEPTING THEREFROM that portion of the NE 1/4 of the NE 1/4 of Section 14, as described in Warranty Deed to the STATE OF IDAHO, recorded January 14, 1960 in Book N-2 of Deeds Page 114, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the SW 1/4 of the NE 1/4 of Section 14 as described in Deeds to ROBERT EARL WOODBURY, ET UX, recorded January 21, 1960 in Book M-2 of Deeds Page 205; recorded July 20, 1960 in Book N-2 of Deeds Page 178; and recorded October 12, 1960 in Book N-2 of Deeds Page 191, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 14 as described in Deeds to ROBERT EARL WOODBURY, ET UX, recorded February 13, 1970 as Instrument Number 117299 in Book 100 Deeds Page 535, and recorded March 16, 1970 as Instrument Number 117495 in Book 100 of Deeds Page 568, records of Benewah County, Idaho.

PERSONAL REPRESENTATIVE'S DEED

COPY

ALSO EXCEPTING THEREFROM that portion of the NE 1/4 of the NE 1/4 of Section 14 as described in Warranty Deed to JOHN RAYMOND POWELL, ET UX, recorded June 14, 1978 as Instrument Number 141913 in Book 100 Deeds Page 6365, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the NE 1/4 of Section 14 as described In Quitclaim Deed to BENEWAH COUNTY, IDAHO, recorded November 19, 1979 as Instrument Number 147092 in Book 100 Deeds Page 9603, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the SW 1/4 of the NW 1/4 of Section 14 as described in Warranty Deed to DEL MULKEY, ET UX, recorded February 14, 1946 in Book E-2 of Deeds Page 117, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the SE 1/4 of the NW 1/4 of Section 14 as described in Warranty Deed to KATHLEEN L. TROTTER, recorded October 23, 1967 in Book P-2 of Deeds Page 570, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the NW 1/4 of Section 14 as described In Quitclaim Deed to LEE L. LINDSTROM, ET UX, recorded May 4, 1978 in Book 100 Deeds Page 6221, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the SW 1/4 NE 1/4 NE 1/4 of Section 14 as described in Warranty Deed to NEIL A. SMITH, ET UX, recorded July 18, 1985 as Instrument Number 167575 in Book 100 Deeds Page 14127, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion of the S 1/2 of the NW 1/4 of Section 14 as described in Warranty Deed to PETER JENSEN, ET UX, recorded November 21, 1986 as Instrument Number 173291, records of Benewah County, Idaho.

ALSO EXCEPTING THEREFROM that portion conveyed to Robert E. Woodbury in that Gift Quitclaim Deed recorded May 26, 1992 as Instrument Number 189268.

ALSO EXCEPTING THEREFROM that portion conveyed to Norman Campbell Odekirk, Sr. Revocable Living Trust, Norman Campbell Odekirk, Sr., Trustee, in Warranty Deed recorded December 08, 1995 as Instrument Number 202807.

ALSO EXCEPTING THEREFROM that portion conveyed to Woodridge Estates, Inc., an Idaho corporation in Warranty Deed recorded August 09, 1996 as Instrument Number 205294.

ALSO EXCEPTING THEREFROM that portion conveyed to Woodridge Estates, Inc., an Idaho corporation in Quitclaim Deed recorded December 11, 1998 as Instrument Number 214590.

Dated this 15 day of December, 2015.

Bessie S Cordle

STATE OF IDAHO)
)
County of Benewah)

MARIAH R. DUNHAM
NOTARY PUBLIC
STATE OF IDAHO

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