

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
DEC 13 2017
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?
95-16058	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: DEANNA SUE S. FLAMMIA
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): FLAMMIA FERNAN PROPERTIES, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

P.O. 1117 COEUR D'ALENE ID 83816
Mailing address City State ZIP
(208) 667-3561 anne @ FLAMMIA Solomon. com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur? N/A
☐ 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: 6/26/2017

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. SEE attached.
- 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: Anne Solomon, managing member, Flammia Fernan Properties LLC 12/12/17
Signature of new owner/claimant Title, if applicable Date

Signature: _____
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 [Signature] Processed by [Signature] Date 12-15-2017

RECORDING FEE: \$16.00

DD



Prepared By:

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After Recording, Return to Grantee

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

FOR VALUE RECEIVED, Anne Solomon, as the Personal Representative of **The Estate of Deanna Sue S. Flammia**, deceased, the Grantor herein (hereinafter referred to as "Grantor"), does hereby bargain, sell, assign, convey, release, remise and quitclaim unto **Flammia Fernan Properties LLC**, an Idaho limited liability company, currently of 317 E. Wallace Avenue, Coeur d' Alene, ID 83814., the Grantee (hereinafter referred to as "Grantee"), all present and future right, title and interest that The Estate of Deanna Sue S. Flammia, as Grantor, has in the following described real property in the County of Kootenai, State of Idaho, to wit: **The Southeast Quarter (SE1/4) of Section 3, T50N, Range 3WBM, Kootenai County, Idaho, EXCEPT that portion heretofore sold to the United States of America by deed recorded on August 4, 1967 in Book 215 of Deeds at Page 203 of the records of the County Recorder of Kootenai County, Idaho and EXCEPT any public right of way.** Said parcel of real property is also currently known as Kootenai County Parcel No. 50N03W037600 and is comprised of approximately 161.52 acres +/-.

Grantor hereby warrants to Grantee that Anne Solomon is the qualified Personal Representative of The Estate of Deanna Sue S. Flammia, filed as Case No. CV-2016-8542, in Kootenai County, Idaho and that Grantee is entitled to the distribution of real property described above. A true and correct copy of the Letters Testamentary that have been issued to Anne Solomon in Case No. CV-2016-8542 are attached hereto as **Exhibit 1** and are incorporated herein by reference.

Executed this 26th day of June, 2017.

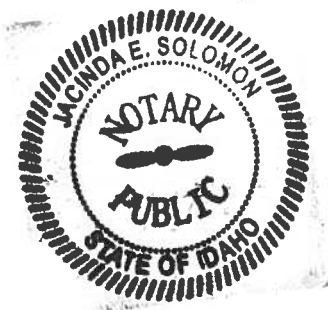
THE ESTATE OF DEANNA SUE S. FLAMMIA

By: Anne Solomon, Personal Representative
Anne Solomon, Personal Representative

STATE OF IDAHO)
 : SS
COUNTY OF KOOTENAI)

On this 26 day of June, 2017, before me, the undersigned, a notary public in and for said state, personally appeared, Anne Solomon, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of **The Estate of Deanna Sue S. Flammia**, and acknowledged to me that she executed the same as such Personal Representative.

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



Jacinda E. Solomon
Notary Public for Idaho
Residing at: Coeur d'Alene, ID
My commission expires: 4/24/23

EXHIBIT 1:

Anne Solomon - ISB #2512
FLAMMIA AND SOLOMON, P.C.
Attorneys at Law
P. O. Box 1117
Coeur d'Alene, ID 83816
(208) 667-3561
(208) 667-3207 FAX

STATE OF IDAHO }
COUNTY OF KOOTENAI } SS
FILED:

2016 JAN 14 AM 11:42.

CLERK, DISTRICT COURT
 [Signature]
 DEPUTY

IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF KOOTENAI

IN THE MATTER OF THE ESTATE OF) Probate
) Case No. Civil-253
DEANNA SUE S. FLAMMIA,)
)
) LETTERS: TESTAMENTARY
Deceased.)
)

The Will of DEANNA SUE S. FLAMMIA having been admitted to informal probate, ANNE SOLOMON is hereby appointed Personal Representative of this estate, with authority to sign documents and pay bills during the pendency of this probate, and having all authority pertaining thereto.

These letters are issued to evidence the appointment, qualification and authority of the Personal Representative.

WITNESS, my signature and seal of the Court affixed this
13 day of January, 2016.

Clara Peterson
Magistrate of the District Court

LETTERS: TESTAMENTARY, page 1

STATE OF IDAHO }
COUNTY OF KOOTENAI } ss
THIS IS TO CERTIFY THAT THE FOREGOING IS
A TRUE COPY OF THE ORIGINAL NOW ON
FILE OR RECORD IN THIS OFFICE.
SEALED ON THIS 10 DAY OF 5-10
JIM BRANNON, CLERK OF THE DISTRICT
COURT BY 202-1-1000

