

RECEIVED

APR 17 2018

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR/NORTHERN 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
95-11499	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: DON LYNN
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): ZUK LIVING TRUST
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3145 E. HUDLOW RD HAYDEN ID 83835
Mailing address City State ZIP
- 208-635-5939 JAZPDZ@GMAIL.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: JUNE 21, 2012

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] Trustee ZUK LIVING TRUST 4/17/2018
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] Trustee, Zuk Living Trust 4-17-2018
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 5-17-2018

N89°58'58"W 1321.98
(N89°58'52"W 1321.98 R1)

CLIENT COPY

GARY SCHMIDT
GMAC Real Estate Northwest
1900 Northwest Blvd.
Coeur d'Alene, ID 83814
640-5064
281-755-3275

3052 N03W
LOT 2
BLOCK 1
EMMA'S GARDEN
PIN # 0J4100010020

LOT 1
BLOCK 1
EMMA'S GARDEN

BLOCK 1

4400

ACCESS
AND UTILITY
EASEMENT

1298.47'

UNPLATTED

1/2"
REBAR
PLS 3814

47.68'

N89°49'53"W
350.27'

10' UTILITY
EASEMENT

ACCESS
AND UTILITY
EASEMENT

20' WIDTH
CROSS SECTION

4300

PARCEL "A"
RECORD OF SURVEY
BOOK 23, PAGE 455
INST. No. 1986988

LOT 3
BLOCK 1
EMMA'S GARDEN
PIN # 0J4100010030
WELL

House @
3021 E. Hudlow
Not for sale; Not
Part of Subdivision

Shared Prior
Drive off
Hudlow

50' 18" CULVER
STA. 0+13.55
IE IN (E) 2444.4
IE OUT (W) 2443.
1' MINIMUM COVE

10.00' RIGHT OF WAY
UTILITY AND
DRAINAGE EASEMENT

1/2"
REBAR
PLS 3814

350.69'

399.48'

INSTALL ASSOCIATED
HIGHWAY

10-1-07

1/4 COR.
2" IN. AC.
ID PLS 6374
& F. 1742794

HUDLOW ROAD

BASIS OF BEARINGS

5100' R/W

Please refer to the diagram of the lots as you read this explanation.

Water right claim 95-11499 by Don Lynn in 2008 was on the well located on property pin # 0J4100010030 which is Lot 3. Don Lynn never owned the lot the well is on.

LOT 2, PIN 0J4100010020

The well located on lot 3, is supposed to supply water to Lot 1, Lot 2 and Lot 3. Lot 2 was purchased by Don Lynn to provide a home for his mother.

The lot Don Lynn owned was transferred to Aaron Lynn on 9/22/2016 through a quit claim deed. Document is supplied. Don Lynn then moved to Honduras.

Aaron Lynn sold this lot to Jeffery Zuk as owner of Highside Holdings LLC on 8/21/2017. Document is supplied. Don and Aaron Lynn's mother moved out at that time.

Jeffery Zuk intended to rent out the property but later decided not to. In order to protect liability risks, Jeffery Zuk transferred ownership from Highside Holdings to Zuk Living Trust on 12/4/2017. Document is supplied.

LOT 3, PIN 0J4100010030

This lot was purchased from Robin Watkins by Jeffery Zuk of Zuk Living Trust on 6/21/2012. Document is supplied. This is the lot on which the well is located.

LOT 1, PIN 0J4100010010

This lot was purchased by Jeffery Zuk of Zuk Living Trust on 5/21/2013. Document is supplied. This is dry pasture land.

So, at this time Zuk Living Trust owns all three lots serviced by the well.

RECORDING FEE: \$10.00

DD

QUITCLAIM DEED

FOR VALUE RECEIVED, Don M Lynn and Deborah L Lynn do hereby

convey, release, remise and forever quit claim unto Aaron N Lynn whose current address is:

PO Box 2471 Hayden, ID 83835

the following described premises:

Parcel Number
0J4100010020

Situs Address
3149 E HUDLOW RD, HAYDEN, ID 83835

Current Legal Desc.
EMMAS GARDEN, LT 2 BLK 1 3052N03W

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assignees forever.

Date: 05/31/2016

By: Don M Lynn

[Grantor's Name]

Deborah L Lynn

[Grantor's Name]

State of Idaho)

) S.S.

County of Kootenai)

On this 31st day of May, in the year of 20 16, before me

Brian Goetz, personally appeared Don M Lynn and

Deborah L Lynn, proved to me on the basis of satisfactory evidence to be person(s)

whose name(s) is (are) subscribed to the within instrument, and acknowledged that

he(he)(she)(they) executed the same.

Brian Goetz
Notary Public

BRIAN GOETZ
NOTARY PUBLIC
STATE OF IDAHO

stamp

My Commission Expires on 11/30/2019

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
Highside Holdings, LLC
3145 E Hudlow Rd
Hayden, ID 83835

JIM BRANNON 2 P 2608698000
KOOTENAI COUNTY RECORDER
PRP 8/23/2017 11:04 AM
REQ OF FIRST AMERICAN TITLE -
KOOTENAI
RECORDING FEE: \$15.00 DD
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **649538-C (smc)**

Date: **August 21, 2017**

For Value Received, **Aaron N. Lynn and Alona Lynn, Husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Highside Holdings, LLC**, hereinafter called the Grantee, whose current address is **3149 E. Hudlow Road, Hayden, ID 83835**, the following described premises, situated in **Kootenai County, Idaho**, to-wit:

LOT 2, BLOCK 1, EMMAS GARDEN, ACCORDING TO THE PLAT RECORDED IN BOOK J OF PLATS, PAGE 410, RECORDS OF KOOTENAI COUNTY, IDAHO.

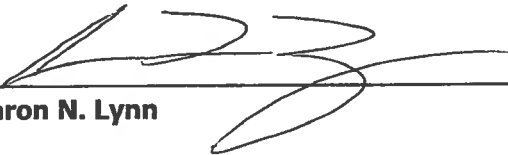
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 08/21/2017

Warranty Deed
- continued

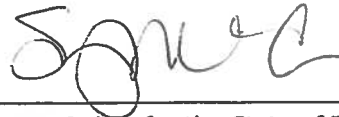
File No.: 649538-C (smc)

By: 
Aaron N. Lynn

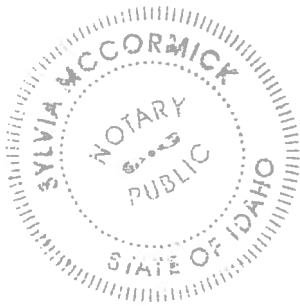
By: 
Alona Lynn

STATE OF Idaho)
SS.
COUNTY OF Kootenai)

On this 22nd day of August, 2017, before me, a Notary Public in and for said State, personally appeared **Aaron N. Lynn and Alona Lynn**, 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 for the State of Idaho
Residing at: Hayden, Idaho
My Commission Expires: 07-16-2021



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

JIM BRANNON 2 P 2623472000
KOOTENAI COUNTY RECORDER
MMS Date 12/07/2017 2:14 PM
REQ OF JEFFERY ZUK

RECORDING FEE: \$15.00

DD

Space Above This Line for Recorder's Use Only

WARRANTY DEED

Date: **December 04, 2017**

For Value Received, **Highside Holdings, LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Jeffery A. Zuk and P. Diane Zuk, Trustees of the Zuk Living Trust Dated January 4, 2010**, hereinafter called the Grantee, whose current address is **3145 E. Hudlow Road, Hayden, ID 83835**, the following described premises, situated in **Kootenai County, Idaho**, to-wit:

LOT 2, BLOCK 1, EMMAS GARDEN, ACCORDING TO THE PLAT RECORDED IN BOOK J OF PLATS, PAGE 410, RECORDS OF KOOTENAI COUNTY, IDAHO.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

FOR VALUE RECEIVED

Robin A. Watkins an unmarried person

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Jeffery A. Zuk and P. Diane Zuk, Trustees, or their successors in trust, under the Zuk Living Trust dated January 4, 2010, and any amendments thereto

whose current address is

**3145 East Hudlow Road
Hayden, ID 83835**

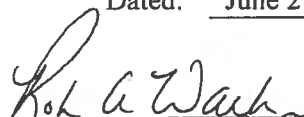
the grantee(s), the following described premises, in Kootenai County, Idaho, TO WIT:

Lot 3 in Block 1 of Emmas Garden according to the official plat thereof, filed in Book J of Plats at Page(s) 410 and 410A, records of Kootenai County, Idaho

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

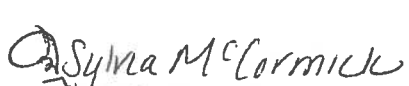
And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: June 21, 2012

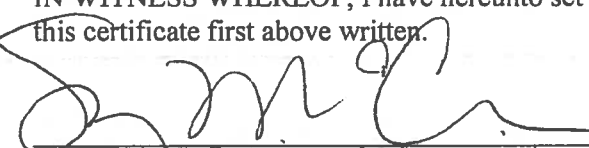


Robin A. Watkins

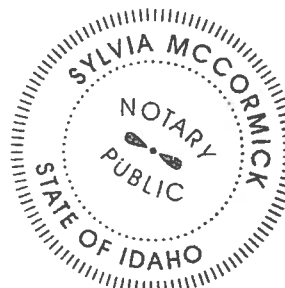
State of Idaho } ss
County of Kootenai }

On this 21 day of June, 2012, before me,  a Notary Public in and for said state, personally appeared Robin A. Watkins, 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 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.



Sylvia McCormick
Notary Public for the State of Idaho
Residing at: Hayden, ID
Commission Expires: ~~8-22-2017~~ 7/16/2015



File No. 80330SS

WARRANTY DEED

For Value Received

William Dale and Jill Dale, husband and wife

The Grantor, does hereby grant, bargain, sell and convey unto

Jeffery A. Zuk and P. Diane Zuk, Trustees of The Zuk Living Trust dated January 4, 2010

Address: 3145 E. Hudlow Road, Hayden, ID 83835

The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

Lot 1, Block 1, EMMAS GARDEN, according to the plat recorded in the office of the County Recorder in Book J of Plats at Pages 410 and 410A, records of Kootenai County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: May 21, 2013

William Dale  SIGN HERE
William Dale

Jill Dale  SIGN HERE
Jill Dale

STATE OF SC

COUNTY OF Horry

On this 22 day of May, 2013, before me, Jennifer Lee, a Notary Public in and for said State, personally appeared William Dale and Jill Dale, 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 they executed the same.

 Notarize

Jennifer Lee
Notary Public for SC
Residing at Galvants Ferry, SC
My Commission Expires: 4/18/22

JENNIFER LEE
Notary Public - State of South Carolina
My Commission Expires April 18, 2022



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N. Mineral Drive, Suite 100 • Coeur d'Alene, Idaho 83815-7763
Phone: (208) 762-2800 • Fax: (208) 762-2819 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

May 17, 2018

ZUK LIVING TRUST
3145 E HUDLOW RD
HAYDEN ID 83835

SUBJECT: Ownership Change on Notice of Claim Number(s) 95-11499

Dear Mr. Zuk:

We have processed your change of ownership request on the Notice of Claim to a Water Right Number(s) listed above. Enclosed is a copy of the claim showing such change; for your records. Also, this information can be accessed on our website at www.idwr.idaho.gov.

Sincerely,

Dawn R. Lenon
Technical Records Specialist 1

Enclosure(s) Notice of Claim 95-11499