

STATE OF IDAHO
 DEPARTMENT OF WATER RESOURCES

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?
95-12658	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name:

Randy D. Sines and Irene C. Sines
 Name of current water right holder/claimant

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

Lenders Commercial Finance LLC
 Name of new owner(s) as listed on the conveyance document

1451 Danville Blvd Suite 203 Alamo CA 94507
 Mailing address City State ZIP
510-915-1610
 Telephone STEVE@ec@yahoo.com
 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: 10-10-2017

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.
- 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] MANAGING MEMBER 11/27/18
 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 NIA Date NIA Receipt No. NIA Receipt Amt. NIA
 Approved by [Signature] Processed by [Signature] Date 12-12-2018



File No. 80533 - EP

WARRANTY DEED

For Value Received

Randy D. Sines and Irene C. Sines, husband and wife

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

Lenders Commercial Finance LLC, a Delaware limited liability company

Address: 1451 Danville Blvd, Ste. 203, Alamo, CA 94507

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

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

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: October 5, 2017

Randy D. Sines
Randy D. Sines

Irene C. Sines
Irene C. Sines



STATE OF Arizona
COUNTY OF Pima

On this 10 day of OCTOBER, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Randy D. Sines and Irene C. Sines, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Rachael M. Teague
Notary Public for Arizona
Residing at Tucson, AZ
My Commission Expires: 9/30/2018



EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

A tract of land in Government Lot 3, Section 20, Township 48 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, and described as follows:

Commencing at a found iron pipe marking the Northeast corner of Lot 5, Benpoint as recorded in Book C, page 227, Kootenai County Plat Records; thence

South 89°21'58" East, a distance of 80.00 feet to the POINT OF BEGINNING; thence

South 89°21'58" East, a distance of 80.00 feet; thence

South 02°48'55" West, a distance of 462.13 feet to the shore of Lake Coeur d'Alene; thence

Along the shore of Lake Coeur d'Alene, South 72°03'09" West, a distance of 75.00 feet; thence

North 01°39'28" East, a distance of 485.78 feet to the POINT OF BEGINNING;

PARCEL 2:

A tract of land in Government Lot 2 and 3, Section 20, Township 48 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and being described as follows:

Commencing at a found bolt in concrete marking the Northwest corner of Government Lot 2; thence

Along the West line of Government Lot 2, South 00°25'55" West, a distance of 176.67 feet to the POINT OF BEGINNING; thence

South 75°03'34" East, a distance of 2473.83 feet; thence

South 04°05'49" West, a distance of 49.62 feet; thence

North 89°21'58" West, a distance of 540.07 feet to the Northwest corner of Lot 5, Benpoint as recorded in Book C, page 227, Kootenai County Plat Records, said point further being the Northeast corner of that certain tract of land conveyed from Bennion to Skone in Memorandum of Contract recorded in Book 94, page 229, Kootenai County Miscellaneous Records; thence

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Along the North line of said Skone tract, being 100.00 feet Southerly of and parallel with the main Benpoint Road as described in Judgment recorded February 3, 1976 as Instrument Number 692315, the following four (4) courses:

1. North 74°44'18" West, a distance of 46.70 feet; thence ✓
2. North 82°09'41" West, a distance of 235.18 feet; thence ✓
3. South 88°26'56" West, a distance of 187.54 feet; thence ✓
4. North 85°37'01" West, a distance of 327.95 feet to a point on the East line of that certain tract of land conveyed from Haroldson to Werner in Deed recorded in Book 89, page 173, Kootenai County Deed Records; thence ✓

Along said East line of the Werner tract, North 01°12'24" East, a distance of 184.11 feet — to the Northeast corner of said tract; thence

Along the North line of said Werner tract the following four (4) courses:

1. South 73°43'24" West, a distance of 142.70 feet; thence ✓
2. North 49°32'36" West, a distance of 112.30 feet; thence ✓
3. North 89°20'36" West, a distance of 158.10 feet; thence ✓
4. South 65°57'11" West, a distance of 112.86 feet to a found iron rod and cap for the Northeast corner of that certain tract of land conveyed from Bennion to Falkenrock in quit claim deed recorded in Book 143, page 7, Kootenai County Deed Records; thence ✓

Along the North line of said Falkenrock tract and along the Southerly edge of a road the following five (5) courses:

1. South 83°33'19" West, a distance of 54.56 feet; thence ✓
2. North 76°47'25" West, a distance of 68.27 feet; thence ✓
3. North 67°47'16" West, a distance of 197.88 feet; thence ✓
4. North 81°36'47" West, a distance of 180.16 feet; thence ✓
5. North 78°16'18" West, a distance of 96.69 feet to the intersection with the West line of Government Lot 2; thence ✓

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Along the West line of Government Lot 2, North $00^{\circ}25'55''$ East, a distance of 313.97 feet to the POINT OF BEGINNING.

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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

December 12, 2018

LENDERS COMMERCIAL FINANCE LLC
1451 DANVILLE BLVD STE 203
ALAMO CA 94507-1941

SUBJECT: Ownership Change on Notice of Claim Number(s) 95-12658

Dear Claimant:

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 95-12658