

RECEIVED

OCT 01 2018

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR / NORTH

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. 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?
95-13406	Yes ☒	Yes ☐		Yes ☐	Yes ☐
95-13408	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Cornelius Mealey Greg Richards
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Darryl Comstock Elaine Comstock
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
4248 N Lomond Mesa AZ 85215
Mailing address City State ZIP
509-981-8055 or 480-216-8042 dcomstock2@gmail.com or emledoux@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: 4-27-18
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 ~~Remember~~ \$100 per split water right.
 • 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: [Signature] Title, if applicable 4-27-18
Signature of new owner/claimant Date
Signature: Elaine M. Comstock Title, if applicable 4/27/18
Signature of new owner/claimant Date

For IDWR Office Use Only:

Received by _____ 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 _____ Date _____

MAY 03 2018

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR / NORTH

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-13406	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: Cornelius Mealey Greg Richards
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Darryl Comstock Elaine Comstock
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 4248 N Lomond Mesa AZ 85215
Mailing address City State ZIP
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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: 4-27-18
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o \$25 per *undivided* water right.
o \$100 per *split* water right.
☒ 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: [Signature] Title, if applicable: _____ Date: 4-27-18
Signature: Elaine Comstock Title, if applicable: _____ Date: 4/27/18

For IDWR Office Use Only:

Received by N/A Date N/A Receipt No. N/A Receipt Amt. N/A
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 [Signature] Processed by [Signature] Date 3-7-2019

WARRANTY DEED

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

Alliance Title & Escrow Corp. Order No.:390426

FOR VALUE RECEIVED

Greg D. Richards and Cornelius Mealey, Trustees, ~~of the Richards Living Trust~~
under the Richards Living Trust, dated July 09, 2009 and any amendments thereto
and Cornelius Mealey and Greg D. Richards, Trustees, ~~of the Mealey Living Trust~~
under the Mealey Living Trust dated July 09, 2009 and any amendments thereto

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

Darryl Comstock and Elaine Comstock, husband and wife

whose current address is **4248 N Lomond
Mesa, AZ 85215**

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

**Lot 1 in Block 1 of Ram River Estates, according to the official plat thereof, filed in
Book L of Plats at Pages 231 and 231A, 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: April 25, 2018

The Richards Living Trust, dated July 09, 2009 and any amendments thereto


By: Greg D. Richards, Trustee


By: Cornelius Mealey, Trustee

The Mealey Living Trust dated July 09, 2009 and any amendments thereto


By: Greg D. Richards, Trustee

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:390426

FOR VALUE RECEIVED

Greg D. Richards and Cornelius Mealey, Trustees, ~~of their successors and assigns~~
under the Richards Living Trust, dated July 09, 2009 and any amendments thereto
and Cornelius Mealey and Greg D. Richards, Trustees, ~~of their successors and assigns~~
under the Mealey Living Trust dated July 09, 2009 and any amendments thereto

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

Darryl Comstock and Elaine Comstock, husband and wife

whose current address is **4248 N Lomond**
Mesa, AZ 85215

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

**Lot 1 in Block 1 of Ram River Estates, according to the official plat thereof, filed in
Book L of Plats at Pages 231 and 231A, 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: April 25, 2018

The Richards Living Trust, dated July 09, 2009 and any amendments thereto


By: Greg D. Richards, Trustee


By: Cornelius Mealey, Trustee

The Mealey Living Trust dated July 09, 2009 and any amendments thereto


By: Greg D. Richards, Trustee


By: Cornelius Mealey, Trustee

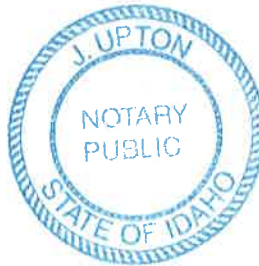
State of Idaho} ss.
County of Kootenai}

On this 25 day of April, 2018, before me, J. Upton, a Notary Public in and for said state, personally appeared Greg D. Richards and Cornelius Mealey known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Richards Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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



J. Upton
Notary Public for the State of Idaho
Residing at: Post Falls, ID
Commission Expires: 09/03/2020



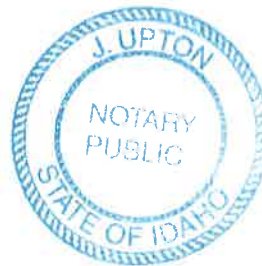
State of Idaho} ss.
County of Kootenai}

On this 25 day of April, 2018, before me, J. Upton, a Notary Public in and for said state, personally appeared Greg D. Richards and Cornelius Mealey known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Mealey Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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



J. Upton
Notary Public for the State of Idaho
Residing at: Post Falls, ID
Commission Expires: 09/03/2020



RAM RIVER ESTATES

PLAT OF
A PORTION OF GOVERNMENT LOT 8 & GOVERNMENT LOT 9,
SECTION 07, TOWNSHIP 50 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN,
KOOTENAI COUNTY, IDAHO
PAGE 2 OF 2

REFERENCES

1. SURVEY OF RIVER MONUMENTS, PLS 4199, MARCH 1993,
RECORDED IN BOOK 12 OF SURVEYS AT PAGE 034
2. SURVEY BY JOHN H. GAMMEL, PPLS 1362, MAY 1995,
RECORDED IN BOOK 17 OF SURVEYS AT PAGE 061
3. SURVEY BY GERALD W. BROWN, PLS 10059, DECEMBER 2005,
RECORDED IN BOOK 41 OF SURVEYS AT PAGE 492
4. SURVEY BY GERALD W. BROWN, PLS 13317, MAY 2005,
RECORDED IN BOOK 46 OF SURVEYS AT PAGE 125

ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS,
ORDERS, AND OTHER DOCUMENTS REFER TO KOOTENAI COUNTY RECORDS,
UNLESS OTHERWISE INDICATED.

NOTES

1. THERE WAS NO ATTEMPT MADE TO SHOW ALL PHYSICAL FEATURES OF
THE LAND, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, TREES,
AS BUILDINGS AND FENCES WHICH MAY BE SHOWN, ARE FOR
INFORMATIONAL PURPOSES ONLY.
2. ANY RIGHT OF WAY DEDICATION AROUND THE GRANTING OF PERPETUAL
EASEMENTS AND RIGHTS ARE ENUMERATED IN THE OWNERS
CERTIFICATE, PAGE ONE OF THIS PLAT.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE WEST LINE OF THE SOUTHWEST
CORNER OF TOWNSHIP 50 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN,
KOOTENAI COUNTY, IDAHO. THE BEARING OF THIS LINE IS NORTH 17° 15' 00" WEST
AND THE DISTANCE IS 11.11 FEET. THIS BEARING IS THE SAME AS
SURVEYED IN N 17° 15' 00" WEST.

LEGEND

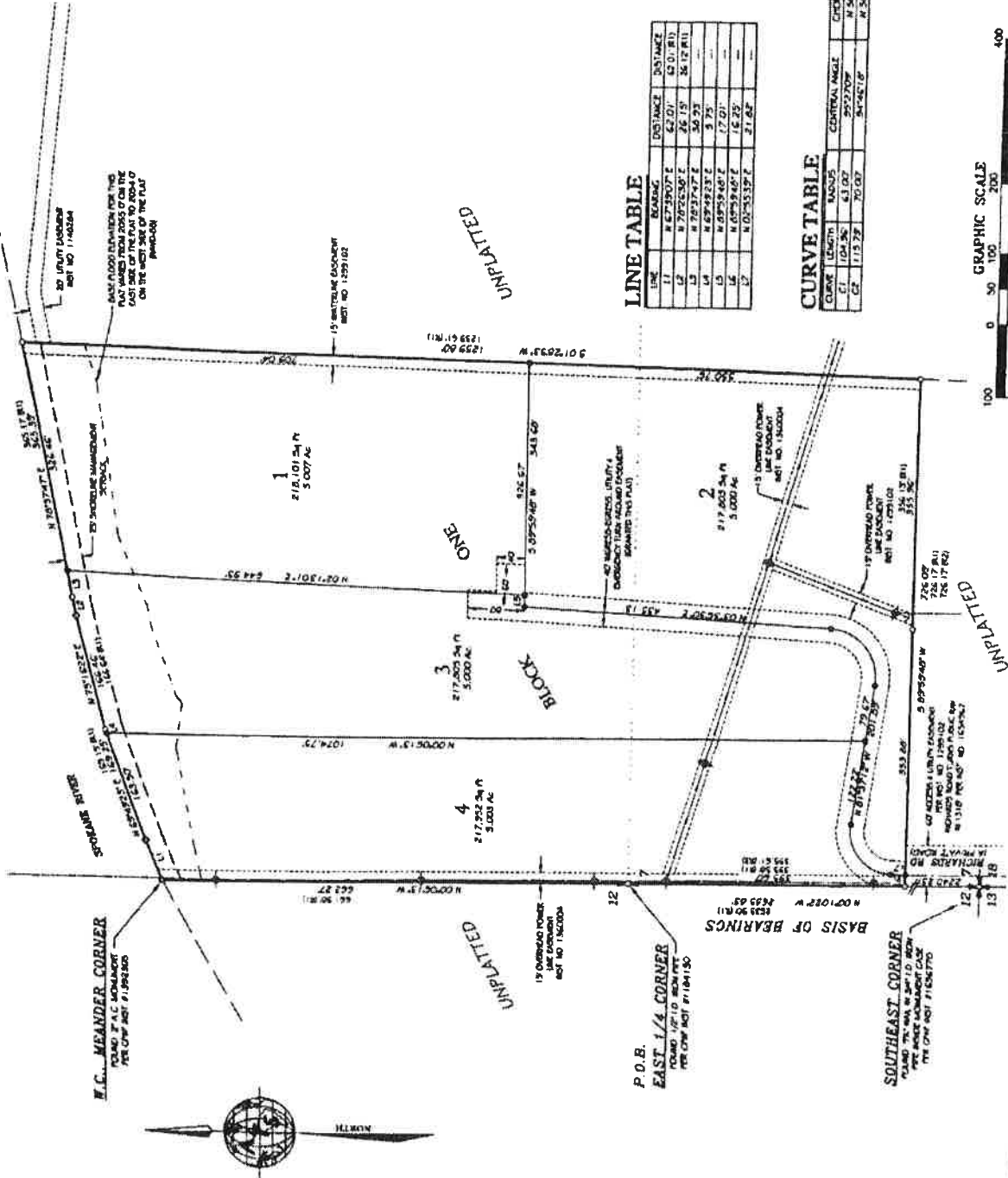
- SET 50' BY 50' BEARS WITH PLASTIC CAP MARKED
N 5° 15' 00" E 66' 00"
- ROUNDED 50' BEARS 4 CAP TIS 4154
- COMPUTED POINT INCLUDING BEARS ON 50'
- ROUNDED MONUMENT AS DESCRIBED
- SECTION CORNER
- QUARTER CORNER
- POWER POLE
- PROPERTY BOUNDARY
- EXISTING LOT LINES
- EXISTING DRAINAGE LINE
- EDGE OF WATER
- SECTION LINE
- R.O.W. CENTER LINE
- EXISTING FENCE
- OVERHEAD WIRE

LINE TABLE

LINE	BEARING	DISTANCE	STATION
1	N 67° 15' 00" E	42.01'	42.01' (R)
2	N 70° 15' 00" E	28.12' (R)	28.12' (R)
3	N 70° 15' 00" E	5.00'	5.00'
4	N 67° 15' 00" E	3.75'	3.75'
5	N 67° 15' 00" E	17.01'	17.01'
6	N 67° 15' 00" E	16.25'	16.25'
7	N 02° 55' 35" E	21.64'	21.64'

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
1	104.56'	43.02'	89° 23' 00"	N 50° 23' 14" E	95.23'
2	115.28'	70.00'	94° 46' 18"	N 50° 33' 39" E	103.03'



ADVANCED TECHNOLOGY SURVEYING & ENGINEERING
P.O. BOX 9497, HATFIELD, IDAHO 83403
• PH: (208) 723-2743 • FAX: (208) 723-7321 •
SCALE 1" = 100'
CHECKED BY: [Signature]
DATE: 3/14/18
DRAWN BY: [Signature]
DATE: 3/14/18
PLAT: 231 L
PAGE: 231

PLAT OF **RAM RIVER ESTATES**

A PORTION OF GOVERNMENT LOT 8 & GOVERNMENT LOT 9
 SECTION 07, TOWNSHIP 49 NORTH, RANGE 5 WEST OF THE ROSE MERIDIAN,
 KOOTENAI COUNTY, IDAHO
 PAGE 1 OF 2



ALLIANCE
 TITLE & ESCROW CORP.

**NNA Richards Rd.
 Post Falls, ID 83854**

THIS MAP IS FURNISHED AS AN
 ACCOMMODATION STRICTLY FOR THE
 PURPOSES OF GENERALLY LOCATING
 THE LAND. IT DOES NOT REPRESENT A
 SURVEY OF THE LAND OR IMPLY ANY
 REPRESENTATIONS AS TO THE SIZE,
 AREA OR ANY OTHER FACTS RELATED
 TO THE LAND SHOWN THEREOF.



Advanced Technology Surveying & Engineering

EXHIBIT A

EASEMENT DESCRIPTION

A PARCEL OF LAND SITUATE IN A PORTION OF LOT 1, BLOCK ONE, RAMRIVER ESTATES, AS RECORDED WITH KOOTENAI COUNTY IN BOOK "L" OF PLATS AT PAGE 231; IN GOVERNMENT LOT 8, SECTION 07, TOWNSHIP 50 NORTH, RANGE 05 WEST OF THE B.M., KOOTENAI COUNTY, IDAHO; AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962"; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 1, SOUTH 02°13'01" WEST, 179.18 FEET TO THE *POINT-OF-BEGINNING* FOR THIS DESCRIBED PARCEL;

THENCE LEAVING SAID LINE, NORTH 67°19'40" EAST, 58.00 FEET;

THENCE, SOUTH 23°57'24" EAST, 113.00 FEET;

THENCE, SOUTH 60°03'21" WEST, 121.02 FEET TO A POINT ON SAID WEST BOUNDARY LINE;

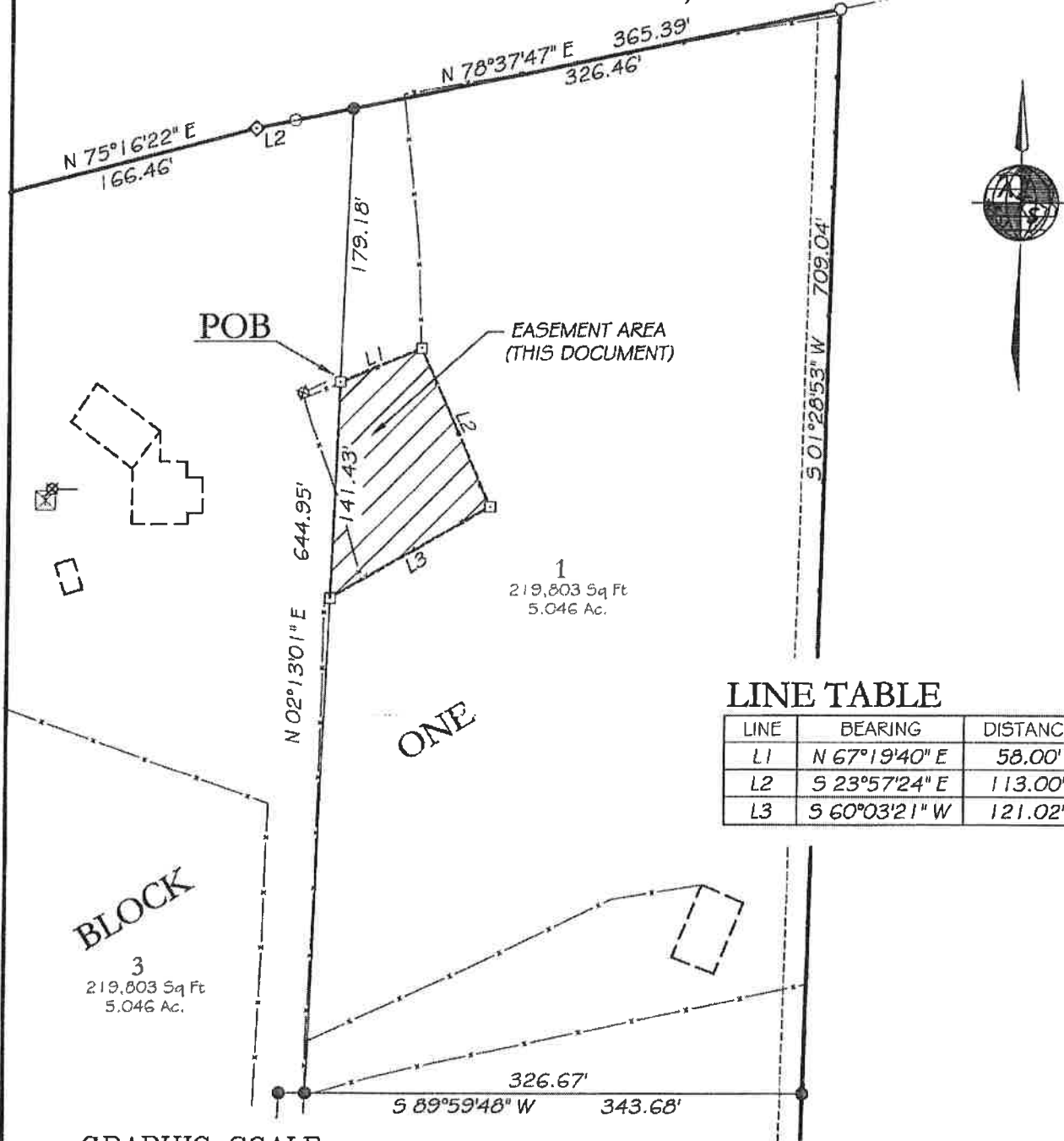
THENCE ALONG SAID BOUNDARY LINE, NORTH 02°13'01" EAST, 141.43 FEET RETURNING TO THE POINT-OF-BEGINNING;

SAID DESCRIBED PARCEL CONTAINING 10,521 SQUARE FEET MORE OR LESS;



EXHIBIT B

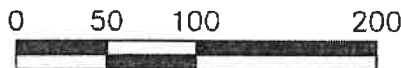
EASEMENT SITUATE IN A PORTION OF
LOT 1, BLOCK ONE, RAMRIVER ESTATES;
SECTION 07, TOWNSHIP 50 NORTH, RANGE 05 WEST, B.M.,
KOOTENAI COUNTY, IDAHO



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 67°19'40" E	58.00'
L2	S 23°57'24" E	113.00'
L3	S 60°03'21" W	121.02'

GRAPHIC SCALE



SCALE: 1" = 100'

2
219,803 Sq Ft
5.046 Ac.



ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING
INC.

P.O. BOX 3457, HAYDEN IDAHO, 83835
• PH. (208) 772-2745 • FAX (208) 762-7731 •

SCALE: 1" = 100'

CHECKED BY: MM

DATE: 04-25-2018

DRAWN BY: MM

DATE: 04-25-2018

DWG: HARD COPY

PROJ: 17-096



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N Mineral Drive, Suite 100 • Coeur D'Alene ID 83815-7763

Phone: (208) 762-2800 • Fax: (208) 762-2819

Website: idwr.idaho.gov • Email: northerninfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

March 7, 2019

DARRYL & ELAINE COMSTOCK
4248 N LOMOND
MESA AZ 85215-0859

Re: Water Right No. 95-17776 & 95-17780

Dear Mr. & Mrs. Comstock:

Enclosed is a copy of the Notice of Completed Administrative Procedure and associated water right(s) that has been sent to the Coeur d'Alene-Spokane River Basin Adjudication Court, reflecting the ownership change for your water right(s). These documents are now required to be filed by the Department in order to notify the Court of any changes to your water right(s).

This notification to the Court does not affect the previous approval of this water right(s). You will be notified of any future action on your water right(s) by the CSRBA Court or Water Resources.

Please contact this office if you have any questions concerning this notification.

Sincerely,

A handwritten signature in blue ink that reads "Dawn R. Lenon".

Dawn R. Lenon
Technical Records Specialist 1