

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOV 15 2019

Notice of Change in Water Right Ownership

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?
95-13008	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: RICK & MARCIA DIAL
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): DONALD A. WELLS JR - 2017 REVOCABLE TRUST
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- P.O. BOX 2409 POST FALLS ID. 83877
Mailing address City State ZIP
- (925) 980-2084 donoptions@icloud.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: 11/16/15

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 11/15/19
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 11-18-2019

JIM BRANNON 3 P 2596299000
KOOTENAI COUNTY RECORDER
MRR Date 05/30/2017 10:24 AM
REQ OF TIMOTHY T TRUJILLO ESQ

RECORDING FEE: \$16.00

DD

Recording Requested By:
Timothy T. Trujillo, Esq.

Send Tax Statements to:
Don Wells, Jr.
184 Carlton Avenue, #4
Los Gatos, California 95032

When Recorded Mail This Deed To:
DAMBACHER TRUJILLO & ASSOC APLC
32 N. Washington Street
Sonora, California 95370

APN: 138741

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

FOR NO CONSIDERATION, GRANTOR: **DONALD A. WELLS, JR.**, a single man, does hereby GRANT, BARGIAN, SELL and CONVEY unto:

DONALD A. WELLS, JR., Trustee of the **DONALD A. WELLS, JR. 2017 REVOCABLE TRUST**, under agreement dated MAY 25, 2017, by **DONALD A. WELLS, JR.**, as trustor

the following described premises, situated in the County of Kootenai, State of Idaho, to-wit:

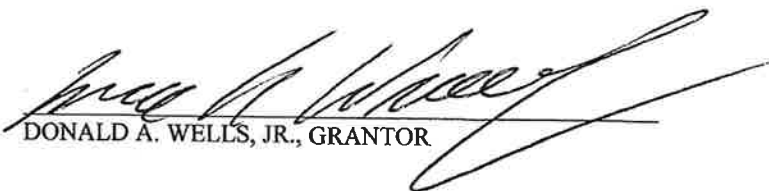
SEE ATTACHED EXHIBIT "A"

Commonly known as: 3869 E Marine Drive, Post Falls, Idaho 83854-7289

Subject to: Taxes, easements, restrictions and encumbrances of record.

TO HAVE AND TO HOLD said premises, with their 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 they are free from all encumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: MAY 25, 2017


DONALD A. WELLS, JR., GRANTOR

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

§
§
§

COUNTY OF TUOLUMNE

On May 25, 2017, before me, Tiffany Vargas, a Notary Public, personally appeared DONALD A. WELLS, JR., who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

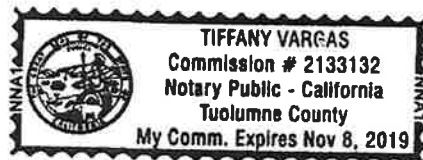
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Tiffany Vargas

(Seal)



Mail future tax statements to: Don Wells, Jr., 184 Carlton Avenue, #4, Los Gatos, California 95032

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

EXHIBIT "A"

A PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN AND MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4;

THENCE SOUTH 89 DEGREES 56' EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, 195.0 FEET;

THENCE SOUTH 0 DEGREES 27' WEST, PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 4, 909.17 FEET TO A POINT MARKED WITH A DRILL STEEL AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 33' EAST, 120.0 FEET;

THENCE SOUTH 0 DEGREES 27' WEST, PARALLEL TO THE WEST LINE OF SAID GOVERNMENT LOT 4, 328.53 FEET TO A POINT ON THE SHORE OF THE SPOKANE RIVER;

THENCE SOUTH 62 DEGREES 11' WEST, ALONG SAID RIVER SHORELINE 136.24 FEET;

THENCE NORTH 0 DEGREES 27' EAST, PARALLEL TO THE WEST LINE OF SAID GOVERNMENT LOT 4, 393.05 FEET TO THE TRUE POINT OF BEGINNING.



PioneerTitleCo.
GOING BEYOND

100 Wallace Avenue
Coeur d'Alene, ID 83814

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

JIM BRANNON 2 P 2523590000
KOOTENAI COUNTY RECORDER
PRP 11/16/2015 4:04 PM
REQ OF PIONEER TITLE KOOTENAI
COUNTY

RECORDING FEE: \$13.00 DD
Electronically Recorded

File No. 580950 HS/RW

WARRANTY DEED

For Value Received

Rickie J. Dial and Marcia J. Dial, as co-trustees of The Marcia J. Dial Family Trust
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Donald A. Wells Jr., a single man

hereinafter referred to as Grantee, whose current address is 1133 Shoreline Ct., Copperopolis, CA
The following described premises, to-wit: 95228

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 10, 2015

The Marcia J. Dial Family Trust

By: Rickie J. Dial TRUSTEE
Rickie J. Dial, Co-Trustee

By: Marcia J. Dial TRUSTEE
Marcia J. Dial, Co-Trustee

State of Idaho, County of Kootenai

On this 13th day of November in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Rickie J. Dial and Marcia J. Dial as Trustee(s) of The Marcia J. Dial Family Trust known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument as said Trustee(s), and acknowledged to me that he/she/they executed the same as Trustee(s) of said trust and as his/her/their free and voluntary act and deed of said trust, for the uses and purposes therein mentioned.

[Signature]
Residing at: Coeur d'Alene
Commission Expires: 6/24/2016





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