

RECEIVED

NOV 18 2019

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?
95-14868	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: Christine Quartin
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Brian DeFrancesco and Jessica DeFrancesco, Trustees of the Sunrise Mountain Estate Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 15 Tessera Ave Foothill Ranch CA 92610
Mailing address City State ZIP
440-567-3566 brian.defrancesco@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: August 23, 2018
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):
 ☐ \$25 per *undivided* water right.
 ☐ \$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] 11/13/2019
Signature of new owner/claimant Title, if applicable Date

Signature: [Signature] 11/13/19
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by NS Date 11-18-19 Receipt No. N035760 Receipt Amt. \$0500
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 [Signature] Approved by [Signature] Processed by [Signature] Date 12-11-2019



Escrow No.: N-45348-KRL

WARRANTY DEED

FOR VALUE RECEIVED, **Christine Quartin, a single person**, Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Brian DeFrancesco and Jessica DeFrancesco, as Trustees of the Sunrise Mountain Estate Trust**, Grantee, whose address is: 15 Tessera Ave. Foothills Ranch, CA 92610, the following described premises, County of Kootenai, State of Idaho to-wit:

Parcel 1:

That portion of Government Lot 2, Section 31 Township 49 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, which lies southerly of State Highway and between two lines drawn parallel to line "A" and line "A" extended, said lines being located South 46°50' East 375 and 475 feet respectively from Line "A" as contained within the following description:

**Beginning at the North Quarter corner of said Section 31; thence North 87° West along the north line of said section, 251.0 feet;
thence South 18°58' West, 128.0 feet;
thence South 50°57' West, 69.0 feet;
thence South 27°37' West, 193.0 feet;
thence South 34°37' West, 115.0 feet;
thence South 25°41' West, 311.0 feet;
thence South 44°05' West, 218.0 feet;
thence South 21°39' West, 111.6 feet;
thence South 38°30' West, 22.0 feet;
thence South 10°19' West 130.0 feet;
thence South 8°51' West, 92.0 feet;
thence, along Line "A" South 43°10' West, 100.0 feet more or less to the high line of Lake Coeur d'Alene.**

Parcel 2:

That portion of Government Lot 2, Section 31 Township 49 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, which lies southerly of State Highway and between two lines drawn parallel to line "A" and line "A" extended, said lines being

This document is now recorded electronically with the County Recorder. Attached to this original document is a copy of the recorder stamp as it appears of record.

Escrow No.: N-45348-KRL

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thence South 18°58' West, 128.0 feet;
thence South 50°57' West, 69.0 feet;
thence South 27°37' West, 193.0 feet;
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thence South 10°19' West 130.0 feet;
thence South 8°51' West, 92.0 feet;
thence, along Line "A" South 43°10' West, 100.0 feet more or less to the high line of Lake Coeur d'Alene.**

Parcel 2:

That portion of Government Lot 2, Section 31 Township 49 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, which lies southerly of State Highway and between two lines drawn parallel to line "A" and line "A" extended, said lines being

located South 46°50' East 475 and 600 feet respectively from Line "A" as contained within the following description:

**Beginning at the North Quarter corner of said Section 31; thence North 87° West along the north line of said section, 251.0 feet;
thence South 18°58' West, 128.0 feet;
thence South 50°57' West, 69.0 feet;
thence South 27°37' West, 193.0 feet;
thence South 34°37' West, 115.0 feet;
thence South 25°41' West, 311.0 feet;
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thence South 8°51' West, 92.0 feet;
thence, along Line "A" South 43°10' West, 100.0 feet more or less to the high line of Lake Coeur d'Alene.**

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 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.

#23488

4300
0.6440 Ac

#18893

4325
0.954 Ac

100.00



#5808

EX TAX#S

4000

NIT
NORTH IDAHO TITLE
A MOTHER LODE COMPANY

ParcelID: 49N03W314325

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

DATED. August 14, 2018


Christine Quartin

STATE OF IDAHO

)

)ss.

COUNTY OF KOOTENAI

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On this 20th day of August, 2018, before me, a Notary Public in and for said State, personally appeared Christine Quartin known or identified to me to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.



Notary in and for said County and State

Residing at: Post Falls

Commission Exp.: 5/7/2024

**CHANTELLE FUHRIMAN
NOTARY PUBLIC
STATE OF IDAHO**



Brian DeFrancesco and Jessica DeFrancesco, Trustees of the Sunrise Mountain Estate Trust
15 Tessera Avenue
Foothill Ranch, CA 92610

Date: August 23, 2018

To our valued customer,

Enclosed please find the title insurance policy for your property located at

31557 and 31613 South Hwy 97, Harrison, ID 83833
31557 South Highway 97, Harrison, ID 83833

Please review this policy in its entirety. In the event that you find any discrepancy, or if you have any questions regarding your title insurance policy, you may contact the Policy Department at:

Email: nitpolicies@northidahotitle.com
Telephone: (208) 765-3333
Fax: (208) 765-1761

Please refer to our **Order No. N-45348**.

We will retain a copy of this title insurance policy so we will be able to provide future products and services to you quickly and efficiently. Thank you for giving us the opportunity to serve you.

Sincerely,

North Idaho Title Insurance, Inc.
601 E. Front Avenue Suite 204
Coeur d'Alene, ID 83814