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RECEIVED

FEB 07 2020

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
95-9179	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Roy A. Armstrong

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Lakeside Real Estate Holdings IV, LLC

New owner(s) as listed on the conveyance document

Name connector

☐ and☐ or☐ and/or717 West Sprague Ave, Suite 800SpokaneWA99201

Mailing address

City

State

ZIP

(509) 747-1928melissa@thinklakeside.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.

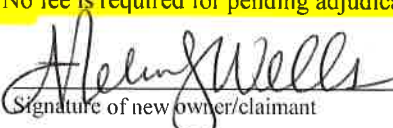
5. Date you acquired the water rights and/or claims listed above: September 4, 2019

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 of new owner/claimant

Title, if applicable

Date

1/31/2020

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by N/ADate N/AReceipt No. N/AReceipt Amt. N/AApproved by Processed by Date 2-25-2020



For Value Received

Roy A. Armstrong, an unmarried man, also shown of record as Roy Armstrong and Roy Albert Armstrong, and Donald R. Martin, an unmarried man and Betty L. Wood, an unmarried woman, as to Parcels 10 and 21;

Address: 717 W. Sprague Ave., Ste 800 Spokane WA 99201

See Exhibit "A" attached hereto and made a part hereof for legal description

This document is being executed in counterparts. All such counterparts together shall constitute one and the same document.

Dated: September 4, 2019

Betty L. Wood

STATE OF IDAHO

COUNTY OF KOOTENAI

On this 16 day of September, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Roy A. Armstrong, Donald R. Martin, 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.

Keri Mitchell
Notary Public for Idaho
Residing at Coeur d'Alene
My Commission Expires: 8-25-2023



STATE OF WASHINGTON

COUNTY OF _____

On this _____ day of September, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Betty L. Wood, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Notary Public for Washington
Residing at: _____
My Commission Expires: _____



File No. 406948 - *KM*

WARRANTY DEED

For Value Received

Roy A. Armstrong, an unmarried man, also shown of record as Roy Armstrong and Roy Albert Armstrong, as to Parcels 1, 2, 6, 9, 11, 12, 13, 14, 16, 17, 18 and 22;

Roy A. Armstrong, an unmarried man, also shown of record as Roy Armstrong and Roy Albert Armstrong, and Donald R. Martin, an unmarried man, as to Parcels 3, 4, 5, 8 and 19;

Roy A. Armstrong, an unmarried man, also shown of record as Roy Armstrong and Roy Albert Armstrong, and Donald R. Martin, an unmarried man and Betty L. Wood, an unmarried woman, as to Parcels 10 and 21;

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

Lakeside Real Estate Holdings IV, LLC, an Idaho limited liability company

Address: 717 W. Sprague Ave, Ste 800 Spokane WA 99201

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

See Exhibit "A" attached hereto and made a part hereof for legal description

"... together with all water rights of every kind and nature appurtenant to the property, specifically including but not limited to: (a) groundwater rights numbers 95-7049, 95-7409, 95-9179 and 95-2174; (b) the shares of capital stock of any canal, ditch or water pipeline company providing or transporting water to the property that are owned beneficially and of record by Grantor; (c) any water pipeline contract pertaining to the property; and (d) any lateral ditch rights or easements benefitting the property."

This document is being executed in counterparts. All such counterparts together shall constitute one and the same document.

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: September 4, 2019

Roy A. Armstrong

Donald R. Martin
Betty L. Wood
Betty L. Wood
9/5/19

STATE OF IDAHO

COUNTY OF KOOTENAI

On this ____ day of September, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Roy A. Armstrong, Donald R. Marlin, 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.

Notary Public for Idaho

Residing at _____

My Commission Expires: _____

STATE OF WASHINGTON

COUNTY OF KING

On this 5th day of September, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Betty L. Wood, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

[Signature]
Notary Public for Washington

Residing at: Kirkland

My Commission Expires: 03/19/2022



Parcel 1:

✓✓✓✓✓✓✓✓
Lots 13, 14, 15, 16, 17, 19, 20, 21 and the East half of Lot 22, LAWRENCE PARK, according to the plat recorded in the office of the County Recorder in Book B of Plats at page 79, records of Kootenai County, Idaho.

EXCEPT that portion described in the deed to the State of Idaho recorded February 15, 1967 in Book 211 of Deeds at page 302, records of Kootenai County, Idaho.

ALSO EXCEPT that portion described in the deed to the State of Idaho recorded June 15, 1967 in Book 214 of Deeds at page 59, records of Kootenai County, Idaho.

ALSO EXCEPT that portion described in the deed to the State of Idaho recorded July 10, 1979 in Book 300 of Deeds at page 267, records of Kootenai County, Idaho.

TOGETHER WITH that portion of Lot 18, LAWRENCE PARK, according to the Plat recorded in Book B of Plats at page 79 records of Kootenai County, Idaho described as follows to wit:

Beginning at the Northeast corner of Lot 18, of said LAWRENCE PARK, Kootenai County, Idaho; thence North 88°35'53" West along the North line of said Lot 18 a distance of 333.0 feet, to the Northwest corner of Lot 18 of said LAWRENCE PARK; thence

South 0°16'06" East along the West line of said Lot 18 a distance of 340.0 feet, more or less to a point in a line parallel with and 700.0 feet Northerly from the centerline and bears North 1°08'40" East from Station 447+20.78 of the Westbound Lane Survey of existing Interstate 90 - Project No. I-IG-90-1 (48) 5 as shown on the plans of said Interstate 90, Project No. LSI-90-1 (10) Highway Survey; thence

South 88°51'20" East along said parallel line 333.0 feet, more or less to a point in the East line of said Lot 18; thence

North 0°16'06" West along said East line 340.0 feet, more or less, to the PLACE OF BEGINNING

Parcel 2:

✓
Lot 29, LAWRENCE PARK, according to the plat recorded in Book "B" of Plats at Page 79, records of Kootenai County, Idaho.

Parcel 3:

✓✓
Lots 30 and 31, LAWRENCE PARK, according to the plat recorded in Book "B" of Plats at Page 79, records of Kootenai County, Idaho.

Parcel 4:

✓
Lot 32, LAWRENCE PARK, according to the plat recorded in Book "B" of Plats at Page 79, records of Kootenai County, Idaho.

Parcel 5:

✓ ✓ ✓ ✓
Lots 33, 34, 35 and 36, LAWRENCE PARK, according to the plat recorded in Book "B" of Plats at Page 79, records of Kootenai County, Idaho.

Parcel 6:

✓ ✓ ✓ ✓
Lots 1, 2, 3, and 4, Block 1, ORCHARD LANDS, according to the plat recorded in Book "B" of Plats at Page 149, records of Kootenai County, Idaho.

TOGETHER WITH that portion of the vacated street which attaches by operation of law.

Parcel 7:

Intentionally deleted

Parcel 8:

✓ ✓ ✓
A parcel of land being a portion of Tract 5, Block 1 and Tracts 4, 5 and 6, Block 2 of Orchard Lands, according to the plat thereof, recorded in Book B of Plats at Page 149 together with that portion of the vacated right-of-way per Instrument Number 630407. Said parcel is a portion of the property described in parcel "C" of the Lot Line Adjustment Deed and Agreement recorded under Instrument Number 2658340000, records of Kootenai County, Idaho, situate in the Southwest quarter of Section 33, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

COMMENCING at the West Quarter corner of said Section 33 from which the Southwest corner of said Section 33 bears South 01°08'46" West a distance of 2646.41 feet; thence

South 88°45'41" East along the North line of said Southwest Quarter, a distance of 1067.39 feet to the TRUE POINT OF BEGINNING; thence

Continuing South 88°45'41" East along the North line of said Southwest Quarter a distance of 252.61 feet to the Northeast corner of the original parcel "C" per Instrument Number 2658340000; thence

Leaving said North line, South 01°05'30" West, a distance of 1324.78 feet to a point on the centerline of the vacated right-of-way; thence

Along said centerline of the vacated right-of-way, South 88°46'22" East, a distance of 353.38 feet; thence
Leaving said centerline South 01°10'40" West, a distance of 745.38 feet to the angle point in the South line of Block 2 per the plat of Orchard Lands; thence

Along said South line of Block 2, North 88°46'45" West, a distance of 1649.23 to the intersection with the East right-of-way of Huetter Road; thence

Along said East right-of-way, North 01°08'46" East, a distance of 745.57 to the Intersection with the centerline of the vacated right-of-way; thence

Leaving said East right-of-way along the centerline of the vacated right-of-way, South 88°46'22" East, a distance of 1062.89 feet; thence

Leaving said centerline North 00°15'35" East, a distance of 1325.01 feet to the TRUE POINT OF BEGINNING.

Parcel 9:

A parcel of land being a portion of Tax Number 479 and all of Tax Number 480, per the Quitclaim Deed recorded under Instrument Numbers 1677536 & 1677537 and Lots 1, 2 and 3, Block 2 per the plat of Orchard Lands according to the plat thereof, recorded in Book B of Plats at Page 149, together with that portion of the vacated right of way per Instrument Number 630407, records of Kootenai County, Idaho, situate in the Southwest Quarter of Section 33, Township 51, North, Range 4 West, Bolse Meridian, Kootenai County, Idaho, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 33 from which the West Quarter corner of said Section 33 bears North 01°08'46" East, 2646.41 feet; thence

South 88°47'00" East along the South line of said Southwest Quarter, a distance of 785.82 feet to a point, said point being the TRUE POINT OF BEGINNING; thence

Leaving said South line of the Southwest Quarter, North 01°08'46" East, a distance of 575.75 feet to a point on the North line of said Tax Number 479; thence

Along the North line of said Tax Numbers 479 and 480, South 88°46'45" East, a distance of 888.41 feet to the Northeast corner of Tax Number 480; thence

North 01°10'40" East, a distance of 745.38 feet along the line common to Lots 3 and 4, Block 2, per the plat of Orchard Lands to the intersection with the centerline of the vacated right of way per Instrument Number 630407; thence

Along said centerline South 88°46'22" East, a distance of 970.94 feet to the intersection with the East line of the Southwest Quarter of said Section 33; thence

Along said East line of the Southwest Quarter, South 00°53'34" West, a distance of 1320.91 feet to the Southeast corner of said Southwest Quarter of Section 33; thence

Along said South line of the Southwest Quarter North 88°47'00" West, a distance of 1865.61 feet to the TRUE POINT OF BEGINNING.

Parcel 10:

Government Lots 3 and 4, except the North 25 feet, and the North Half of the South Half of the Northwest Quarter of Section 4, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, State of Idaho.

EXCEPT that portion conveyed to Post Falls Highway District by Warranty Deed for Public Right of Way recorded as Instrument No. 2690660000, records of Kootenai County, Idaho.

Parcel 11: ✓

The South Half of the Southwest Quarter of the Northwest Quarter in Section 4, Township 50 North Range 4 West, Bolse Meridian, Kootenai County, Idaho.

EXCEPT that portion conveyed to the State of Idaho by Warranty Deed recorded in Book 214 of Deeds at

Page 434, records of Kootenai County, Idaho.

Parcel 12: ✓

The South Half of the Southeast Quarter of the Northwest Quarter of Section 4, Township 50 North, Range 4, West Boise Meridian, Kootenai County, State of Idaho.

Parcel 13: ✓

A portion of the Southeast Quarter of the Northeast Quarter and Government Lot 1, Section 5, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, further described as follows:

Commencing at the East Quarter corner of said Section 5; thence

North 00°04'13" East along the East line of said Southeast Quarter of the Northeast Quarter a distance of 330.00 feet; thence

North 88°35'54" West a distance of 25.01 feet to the TRUE POINT OF BEGINNING for this description; thence

North 88°35'54" West a distance of 634.99 feet; thence

South 00°04'13" West a distance of 212.63 feet to a point of curve and the intersection with the Northerly right-of-way line of Interstate Highway 90; thence

Along the right-of-way along a 9649.30 foot radius non-tangent curve to the left a distance of 686.67 feet to the intersection with the West line of said Southeast Quarter of the Northeast Quarter, curve chord bears North 77°02'06" West a distance of 686.52 feet; thence

North 00°00'30" East along the West line of said Southeast Quarter of the Northeast Quarter a distance of 2418.24 feet to the intersection with the Southerly right-of-way line of Mullan Avenue; thence

South 88°53'46" East along the right-of-way a distance of 1306.86 feet to the intersection with the Westerly right-of-way of Huetter Road; thence

South 00°04'13" West along the Westerly right-of-way a distance of 1332.53 feet; thence

North 88°44'28" West a distance of 465.32 feet; thence

South 00°03'55" West a distance of 478.06 feet; thence

South 88°39'41" East a distance of 465.30 feet to the intersection with the Westerly right-of-way of Huetter Road; thence

South 00°04'13" West a distance of 538.77 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion conveyed to Post Falls Highway District by Warranty Deed for Public Right of Way recorded as Instrument No. 2690660000, records of Kootenai County, Idaho.

Parcel 14: ✓

A portion of the Southeast Quarter of the Northeast Quarter, Section 5, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, further described as follows:

Commencing at the East Quarter corner of said Section 5; thence

North 00°04'13" East along the East line of said Southeast Quarter of the Northeast Quarter a distance of 1347.54 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter; thence

North 88°44'28" West along said North line a distance of 25.01 feet to the TRUE POINT OF BEGINNING for this description; thence

North 88°44'28" West along the North line of the Southeast Quarter of the Northeast Quarter a distance of 465.32 feet; thence

South 00°03'55" West a distance of 478.06 feet; thence

South 88°39'41" East a distance of 465.30 feet to the intersection with the Westerly right-of-way of Huetter Road; thence

North 00°04'13" East along said right of way a distance of 478.70 feet to the TRUE POINT OF BEGINNING

Parcel 15:

Intentionally deleted

Parcel 16: ✓

The unplatted part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter all in Section 31 Township 51 North, Range 4 West, Boise Meridian, Kootenai County, State of Idaho.

Parcel 17: ✓

The South Half of the Southeast Quarter of the Northeast Quarter of Section 32, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

Parcel 18: ✓

The East half of the Southwest Quarter of Section 32, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho;

Parcel 19: ✓

A parcel of land being a portion of the West half of the Southwest Quarter of section 32, Township 51 North, Range 4 West, B.M. Kootenai County, Idaho, being more particularly described as follows:

BEGINNING at the Southwest corner of section 32 being a found 2.5" aluminum cap per CP&F 2185691000, records of Kootenai County, from which the South Quarter corner of Section 32 bears South 88°52'06" East, a distance of 2663.08 feet; thence

Along the West line of the Southwest Quarter, North 00°56'35" East, a distance of 2599.32 feet to the West Quarter corner of Section 32; thence

Along the North line of the Southwest Quarter, South 89°22'27" East, a distance of 1328.24 feet to the Northeast corner of the West half of the Southwest Quarter; thence

Along the East line of said West half of the Southwest Quarter, South 00°52'13" West, a distance of 1931.54 feet; thence

Leaving said East line, North 88°52'06" West, a distance of 665.34 feet; thence

South 00°54'24" West, a distance of 679.52 feet to the Intersection with the South line of the Southwest Quarter of Section 32: thence

Along said South line of Section 32, North 88°52'06" West, a distance of 665.77 feet to the TRUE POINT OF BEGINNING.

Parcel 20:

Intentionally deleted

Parcel 21: ✓

The Southeast Quarter of Section 32, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

EXCEPT that portion conveyed to Post Falls Highway District by Warranty Deed for Public Right of Way recorded as Instrument No. 2690660000, records of Kootenai County, Idaho.

Parcel 22: ✓

Northwest quarter of Section 33, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

EXCEPT that portion conveyed to Post Falls Highway District by Warranty Deed for Public Right of Way recorded as Instrument No. 2690660000, records of Kootenai County, Idaho.

ALSO EXCEPT any portion lying with the Hanley Ave and Huetter Rd rights of way.

Parcel 23:

Intentionally deleted