



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

BRAD LITTLE
Governor

GARY SPACKMAN
Director

December 3, 2020

HERITAGE LAND & LIVESTOCK LLC
PO BOX 173
DEARY ID 83823

RE: Ownership Change of Palouse River Basin Adjudication (PRBA) Water Right Claim No. 87-11784

Dear Claimant,

The Department of Water Resources has received your Notice of Change in Water Right Ownership for the Palouse River Basin Adjudication (PRBA) Water Right Claim referenced above. We are unable to make the requested ownership change of this claim for the following reason(s):

The deed that was provided is between RD Inc. and Heritage Land & Livestock LLC. The claim for the above water right was claimed under PotlatchDeltic Forest Holdings, Inc. We will need a copy of a recorded deed with the legal description showing the transfer of the property from PotlatchDeltic Forest Holdings Inc. to Heritage Land & Livestock LLC.

Also, the legal description (Exhibit A) is not readable. Please provide a clear copy of the legal description.

We will hold onto your Change in Water Right Ownership for 30 days. If we do not get a response within that 30 days, your Change in Water Right Ownership will be returned to you.

Please contact our office if you have any questions regarding this matter and we will be happy to help. I can be reached by phone during business hours at 208-762-2800.

Sincerely,

Dawn Lenon
Technical records Specialist 1

Enclosure(s): Copy of Original claim. 87-1184

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 28 2020

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?
87-11784	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: PotlatchDeltic Forest Holdings, Inc / R D Inc
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Heritage Land & Livestock LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

PO Box 173	Deary	ID	83823
Mailing address	City	State	ZIP
(559) 907-8729	mreese45@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: July 29, 2020

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 \$100 per *split* water right.
 - o 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:  Megan Townsend, member 10/10/2020
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 _____ 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 _____

BARGAIN AND SALE DEED

THIS INDENTURE Made this 24 day of July, 2020, by and between **R D, Inc.**, an Idaho Corporation, party of the first part, hereinafter referred to as "Grantor", **HERITAGE LAND & LIVESTOCK LLC**, an Idaho limited liability company, party of the second part, hereinafter referred to as "Grantee", whose address is: **P.O. Box 173, Deary, Idaho 83823**.

WITNESSETH, That,

The said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations, lawful money of the United States of America to it in hand paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, convey and confirm unto said Grantee, and to its heirs and assigns forever, all of the following described real property situate in the County of Latah, State of Idaho, to wit:

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION

SUBJECT TO easements of record and easements established by use.

ALSO SUBJECT TO exceptions within the title commitment which are attached on Exhibit B.

TOGETHER With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to said property, as well as in equity of the said Grantor.

TO HAVE AND TO HOLD All and singular the above mentioned and described premises, together with the appurtenances, unto said Grantee, and to their heirs and assigns forever.

IN WITNESS WHEREOF, POTLATCHDELTIC FOREST HOLDINGS, INC. has caused this instrument to be executed in its corporate name, on the day and year hereinabove first written.

By R D, Inc.
An Idaho Corporation

By POTLATCHDELTIC FOREST HOLDINGS, INC.
A Delaware Corporation
Its Member/Manager

By: William R. DeReu
Name: William R. DeReu
Its: Vice President – Real Estate

STATE OF Washington)
COUNTY OF Spokane) ss.

On this 24 day of July, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared WILLIAM R. DEREU known to me to be the Vice President – Real Estate, and authorized signor of POTLATCHDELTIC FOREST HOLDINGS, INC., a Delaware corporation, as member/manager of R D, Inc., an Idaho Corporation, that executed the within instrument, and on behalf of said corporation, acknowledged to me that he/she executed the same for and on behalf of said R D, INC.

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

Bridget Joireman
Notary Public for the State of Washington
Residing at Colbert therein.
My commission expires: 4-1-2021



Exhibit A
Legal Description
Page 1 of 2

PROPERTY DESCRIPTION FOR
POTLATCHDELTIC FOREST HOLDINGS
NORTH RANCH

A parcel of land located in the southwest quarter of Section 23, in the southwest quarter of Section 24, in the northwest quarter of Section 25, and in Section 26, Township 42 North, Range 3 West of the Boise Meridian, Latah County, Idaho, described as follows:

That part of the southwest quarter of Section 23 lying east of the County Road right of way (Big Creek Road);

That part of the southwest quarter of Section 24 lying west of State Highway 6 right of way;

That part of the northwest quarter of Section 25 lying west of State Highway 6 right of way;

The northeast quarter of Section 26; north half of the southeast quarter; the northeast quarter of the southwest quarter; the east half of the northwest quarter; that part of the southeast quarter of the southeast quarter lying north of the County Road (Big Creek Road); that part of the southwest quarter of the southeast quarter lying north of the thread of Palouse River; that part of the northwest quarter of the northwest quarter lying east of the County Road right of way (Big Creek Road); and that part of the southeast quarter of the southwest quarter lying north of the thread of Palouse River and west of the centerline of the County Road (Old River Road), more particularly described as follows:

BEGINNING at the southwest corner of the southeast quarter of the southwest quarter of said Section;

Thence along the south line thereof, S 89°39'46" E, 75.88 feet to a point on the centerline of said County Road;

Thence along said centerline the following 13 courses:

- a. Thence through a non-tangent curve to the left having an arc length of 30.43 feet, a radius of 158.66 feet, the long chord of which bears N 23°14'44" E, 30.39 feet;
Thence N 17°45'01" E, 47.96 feet;
- b. Thence through a tangent curve to the right having an arc length of 99.86 feet, a radius of 143.86 feet, the long chord of which bears N 37°38'11" E, 97.87 feet;
Thence N 57°31'20" E, 57.68 feet;
- c. Thence through a tangent curve to the left having an arc length of 49.65 feet, a radius of 119.96 feet, the long chord of which bears N 45°39'56" E, 49.29 feet;
Thence N 33°48'32" E, 38.74 feet;
- d. Thence through a tangent curve to the left having an arc length of 61.11 feet, a radius of 194.51 feet, the long chord of which bears N 24°48'30" E, 60.86 feet;

Exhibit A
Legal Description
Page 2 of 2

Thence N 15°48'29" E, 78.15 feet;

Thence through a tangent curve to the right having an arc length of 100.09 feet, a radius of 479.79 feet, the long chord of which bears N 21°47'04" E, 99.91 feet;

Thence N 27°45'39" E, 110.89 feet;

Thence through a tangent curve to the left having an arc length of 109.23 feet, a radius of 363.90 feet, the long chord of which bears N 19°09'42" E, 108.82 feet;

Thence N 10°33'44" E, 136.28 feet;

Thence through a tangent curve to the right having an arc length of 54.67 feet, a radius of 449.94 feet, the long chord of which bears N 14°02'35" E, 54.63 feet;

Thence leaving said contour, S 76°29'10" E, 52.28 feet to a point on the thread of the Palouse River;

Thence following the thread of the Palouse River to a point on the east line of the southeast quarter of the southwest quarter of said Section 26;

Thence leaving said thread along said east line, N 01°06'59" E, 756.61 feet to the northeast corner of said southeast quarter of the southwest quarter;

Thence along the north line thereof, N 89°32'45" W, 1318.82 feet to the northwest corner of said southeast quarter of the southwest quarter;

Thence along the west line thereof, S 00°55'03" W, 1317.61 feet to the POINT OF BEGINNING.

SUBJECT TO: the right of way of the County Roads (Big Creek Road and Old River Road);

Exhibit B

Title Exceptions

Easement to the United States of America, as more fully set out in that certain Right of Way Easement recorded under Instrument No. 251257 and to North Latah County Highway District in that certain Easement recorded under Recorder's Fee No. 340382.

Easement to the Clearwater Power Company, as more fully set out in that certain Right of Way Easement recorded under Recorder's Fee No. 359023.

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded under Recorder's Fee Nos. 337644, 400905, 568075, 571485, 579614, 601937, and 606871, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

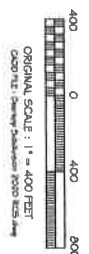
Any claim arising from the difference in the mean high water line of the Palouse River and the meander line as shown by the Original Government Survey.

(a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims, or title to water whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

T 42N, R 3W S 23, 24, 25, 26, & 35

RECORD OF SURVEY

A Division of Land Located in
Sections 23, 24, 25, 26 & 35,
T42N, R3W, Boise Meridian
Latah County, Idaho



LEGEND

- See 56' X 32' log stake w/ aluminum cap, US 17534
- Found Property Corner mark, PLS 17534 or as described
- Calculated Position - Nothing Found or Set
- ◆ Found ITD Mon. Case
- ✚ Found Section or 1/4 Section Corner
- ✚ Found Section Subdivision Corner
- ✚ Measured
- (u) Record Per Survey References
- (u) Survey Boundary Line
- Easement Boundary Line
- Section Subdivision Line
- State Highway and County Road Centerline
- State Highway and County Road Right of Way Line
- Private River / Meadow Creek

BASIS OF BEARINGS

The Basis of Bearings for this survey is the Idaho Coordinate System, West Zone, NAD 83, as shown between the found corner, the intersection of the south quarter of Section 23, and bearing being S 0°02'07" W.

SURVEYOR NARRATIVE

1. The purpose of this survey is to create 3 parcels from the boundary shown on Record of Survey, Int. No. 601 5937, as shown herein.
2. The Record of Survey, Int. No. 601 5937 shows a tract of approximately 121.56 AC. of land, more or less, situated in the northwest quarter of Section 25, Corbett Acres are shown herein.
3. Legal descriptions have been prepared and will be filed under separate documentation.
4. The County Records are shown as the physical location of travel way and associated improvements. The US Highway is located at the found surveying centerline measure. The US Highway is located at the found surveying centerline measure. The US Highway is located at the found surveying centerline measure. The US Highway is located at the found surveying centerline measure.
5. A record is the thread of the Public River. The location created for this is just for the purposes of acreage calculations.

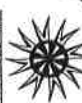
SURVEYOR CERTIFICATION

This map was prepared by me or under my direction in accordance with the Survey Recording Act. This survey map was prepared at the request of Private/Religious Forest Holdings in July, 2020.

Michael E. Doherty - Idaho Professional Land Surveyor



ELM ROCK CONSULTING, INC.



Land Surveying
Surveying
Surveying
Surveying

SHEET
1
Of
5

SURVEY REFERENCES

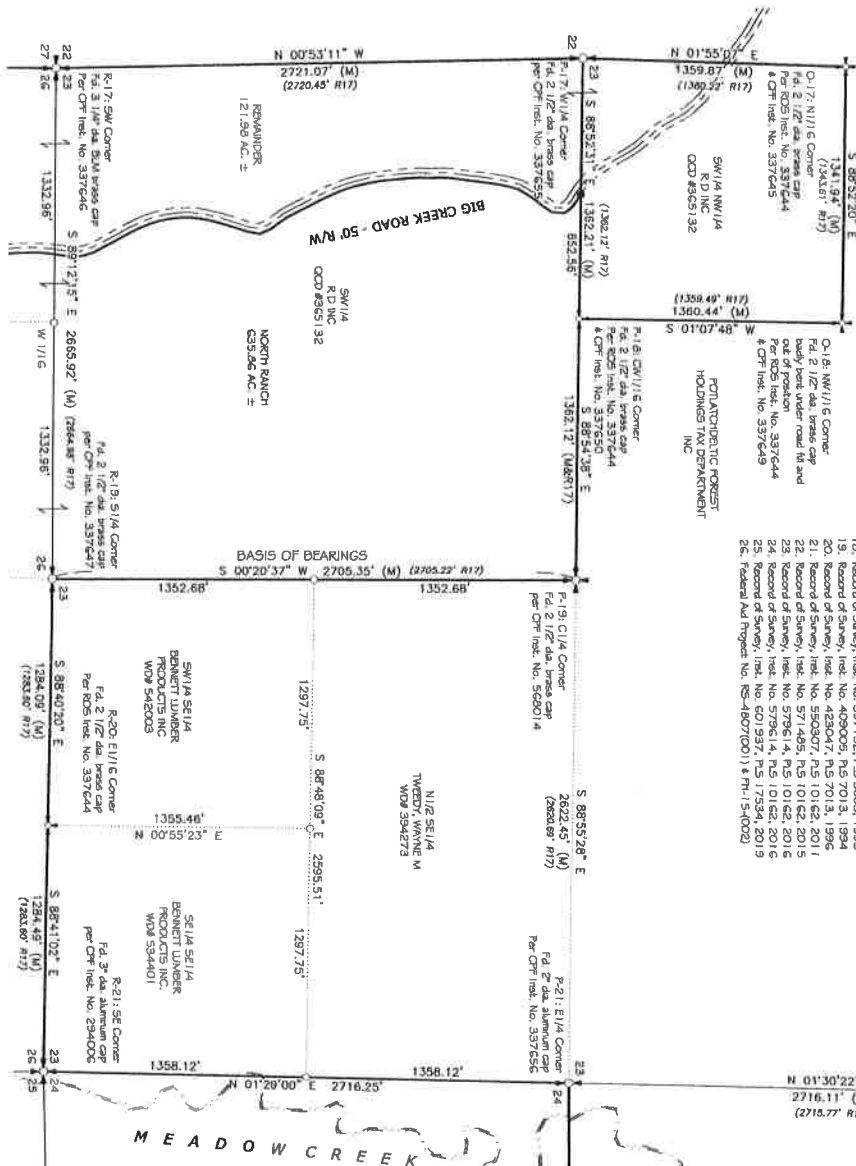
1. Outcreek Deed, Int. No. 346132
2. Warranty Deed, Int. No. 346750
3. Right of Way Deed, Int. No. 346750
4. Warranty Deed, Int. No. 544008
5. Warranty Deed, Int. No. 544008
6. Personal Representative's Deed, Int. No. 544008
7. Warranty Deed, Int. No. 573620
8. Outcreek Deed, Int. No. 428015
9. Outcreek Deed, Int. No. 428015
10. Outcreek Deed, Int. No. 428015
11. Warranty Deed, Int. No. 533448
12. Warranty Deed, Int. No. 533448
13. Warranty Deed, Int. No. 405706
14. Warranty Deed, Int. No. 394273
15. Warranty Deed, Int. No. 596784
16. Record of Survey, Int. No. 324307, PLS 3534, 1992
17. Record of Survey, Int. No. 337644, PLS 3380, 1994
18. Record of Survey, Int. No. 337132, PLS 3003, 1995
19. Record of Survey, Int. No. 423047, PLS 7013, 1996
20. Record of Survey, Int. No. 559307, PLS 10162, 2011
21. Record of Survey, Int. No. 571485, PLS 10162, 2015
22. Record of Survey, Int. No. 571485, PLS 10162, 2015
23. Record of Survey, Int. No. 579614, PLS 10162, 2016
24. Record of Survey, Int. No. 579614, PLS 10162, 2016
25. Record of Survey, Int. No. 601 5937, PLS 17534, 2019
26. Federal Aid Project No. NS-480700(1) & RW-154002

N-21: NE Corner
Fid. 3 1/4" dia. BM brass cap
Per CTF Int. No. 556749

14 13
23 24

MATCH SHEET 2

MATCH SHEET 4



DATE	STATE	COUNTY	PROJECT	DRAWN BY
JULY 2020	ID	LATAH	PTH DECKOP 2020	TMM

T 42 N, R 3 W
S 23, 24, 25, 26, & 35

RECORD OF SURVEY

A Division of Land Located in
Sections 23, 24, 25, 26 & 35,
T42N, R3W, Boise Meridian
Latah County, Idaho



LEGEND

- Set 3/8" x 30" long rebar w/ aluminum cap 15 17534
- Found Property Corner: metal PLS 17534 or as described
- ◊ Calculated Position - Nothing Found or Set
- ◊ Found ITD Mon. Cade
- ✕ Found Section or 1/4 Section Corner
- ✕ Found Sectional Subdivision Corner
- (M) Measured
- (R) Record Per Survey References
- Subdiv. Property Boundary Line
- Section Line
- Subdiv. Subdivision Line
- State Highway and County Road Centerline
- State Highway and County Road Right of Way Line
- Easement Line and County Road Right of Way Line
- Poudre River / Meadow Creek

SURVEYOR CERTIFICATION

This map correctly represents a survey made by me or under my direction in accordance with the Surveying Act. This survey map was prepared at the request of Potomac Electric Power Holdings in July, 2020.

Michael L. Doherty - Idaho Professional Land Surveyor



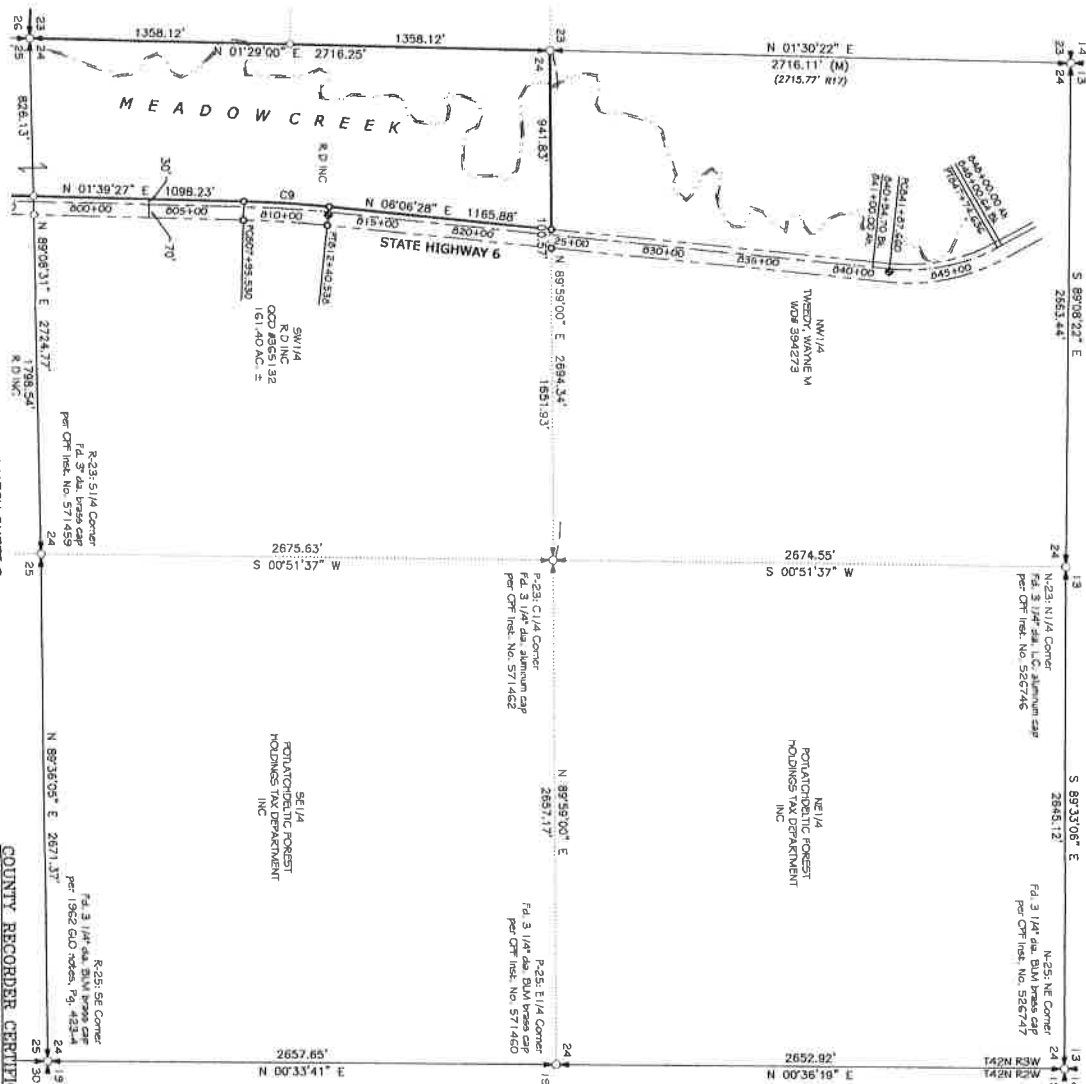
RLM ROCK CONSULTING, INC.



Land Surveying
Soil Mapping
Mapping

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5

MATCH SHEET 1



DATE	STATE	COUNTY	PROJECT	DRAWN BY
JULY 2020	ID	LATAH	POTH DEERCOF 2020	THH

COUNTY RECORDER CERTIFICATE
STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF
AT _____ THIS _____ DAY OF _____
RECORDED: *See Page 5*
DEPUTY

RECORD OF SURVEY

Latah County, Idaho



CADD FILE : Desktop\Submissions 2020\K05.dwg

LEGEND

- Set 50° X 30° long rod w/ aluminum cap L5 17534
- Found Property Corner - mid. P15 | 7534 or as described
- Calculated Position - Nothing Found or Set
- ◆ Found ITD Mon. Case

-  Found Section or 1/4 Section Corner
 Found Sectional Substation Center
 (u) Measured
 (r) Record Per Survey References
 _____ Subject Property Boundary Line
 _____ Subject Property Line
 _____ Section Subdivision Line
 _____ State Highway and County Road Centerline
 _____ State Highway and County Road Right of Way Line
 _____ Precinct Line
 _____ Power Line / Meadow Creek

SURVEYOR CERTIFICATION

This map was created by me or under my direction and represents a survey made by me or under my direction in accordance with the Survey Recording Act. This survey map was prepared at the request of PoddanDebus Forest Holdings in July, 2020.

Michael E. Dahlen - Idaho Professional Land Surveyor



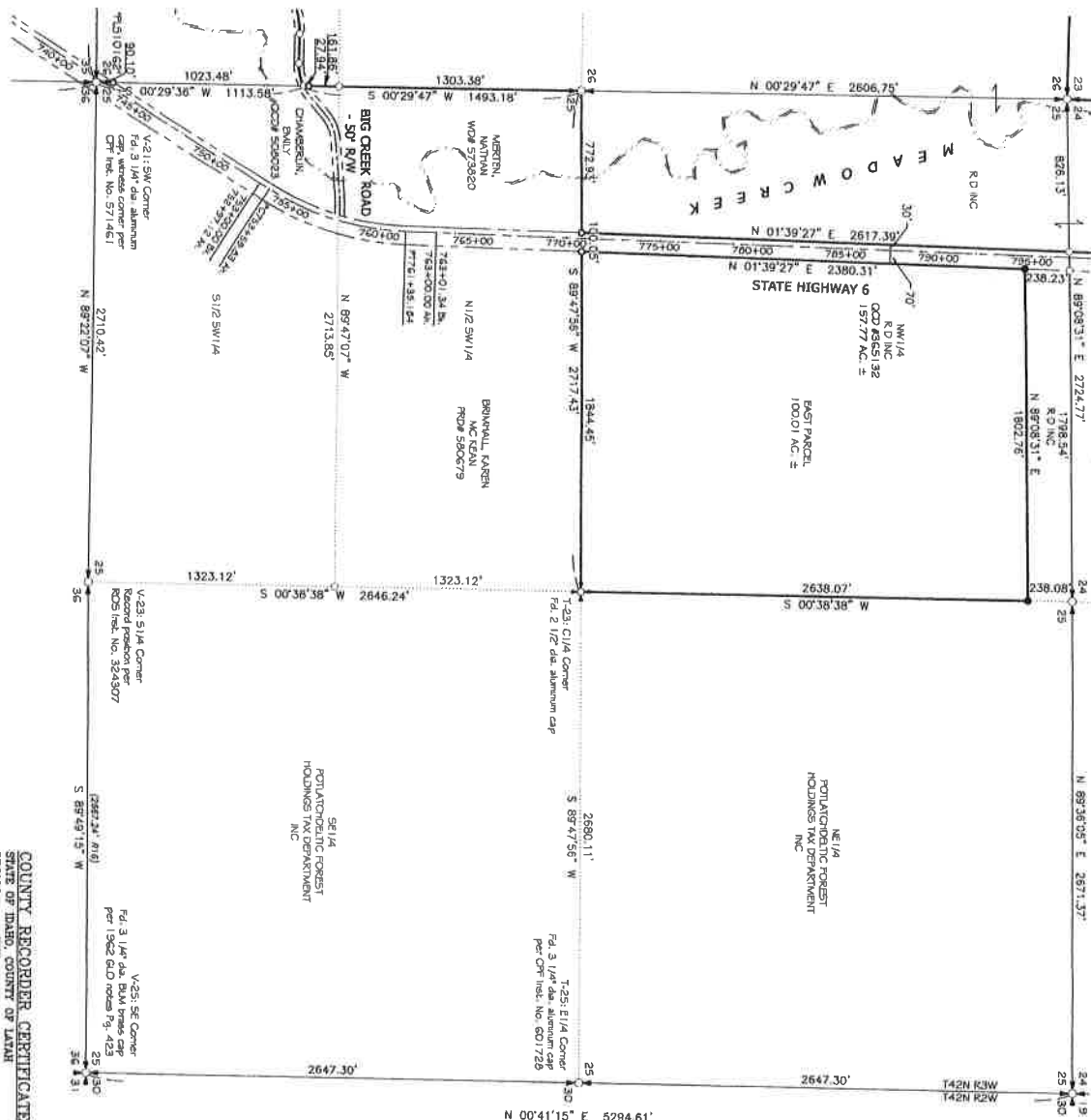
RLM ROCK CONSULTING, INC.

Land Surveying
Site Planning
Engineering

Sheet

DATE	STATE	COUNTY	PROJECT	DRAWN BY
JULY 2020	ID	LATAH	POPH DEERKOP 2020	TMM

COUNTY RECORDER CERTIFICATE
STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF _____
AT _____ THIS _____ DAY OF _____
RECORDER _____
DEPUTY _____



MATCH SHEET 4

T 42 N, R 3 W
S 23, 24, 25, 26, & 35

RECORD OF SURVEY

A Division of Land Located in
Sections 23, 24, 25, 26 & 35,
T42N, R3W, Boise Meridian
Latah County, Idaho



LEGEND

- Set 5/6" x 30" long rebar at aluminum cap 15 17534
- Found Property Corner med. 15 17534 or as described
- Calculated Position - Nothing Found or Set
- ◆ Found TTP Mon. Cap
- ✦ Found Section or 1/4 Section Corner
- ✦ Found Sectional Subdivision Corner
- (M) Measured
- (R) Record Per Survey References
- Subject Property Boundary Line
- Section Subdivision Line
- State Highway and County Road Right of Way Line
- Private Road / Meadow Creek

SURVEYOR CERTIFICATION
This map correctly represents a survey made by me or under my direction in accordance with the Surveying Act. This survey map was prepared at the request of Rodolfo Delacruz Rodriguez in July, 2020.



ELM ROCK CONSULTING, INC.



Land Surveying
Site Mapping
Mapping

SHEET
4
OF
5

MATCH SHEET 1

MATCH SHEET 3

MATCH SHEET 5

COUNTY RECORDER CERTIFICATE

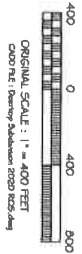
STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF
AT _____ THIS _____ DAY OF _____
RECORDED _____
DEPUTY _____

DATE: JULY 2020
STATE: ID
COUNTY: LATAH
PROJECT: POB1 DECKTOP 2020
DRAWN BY: TMM

T 42 N, R 3 W
S 23, 24, 25, 26, & 35

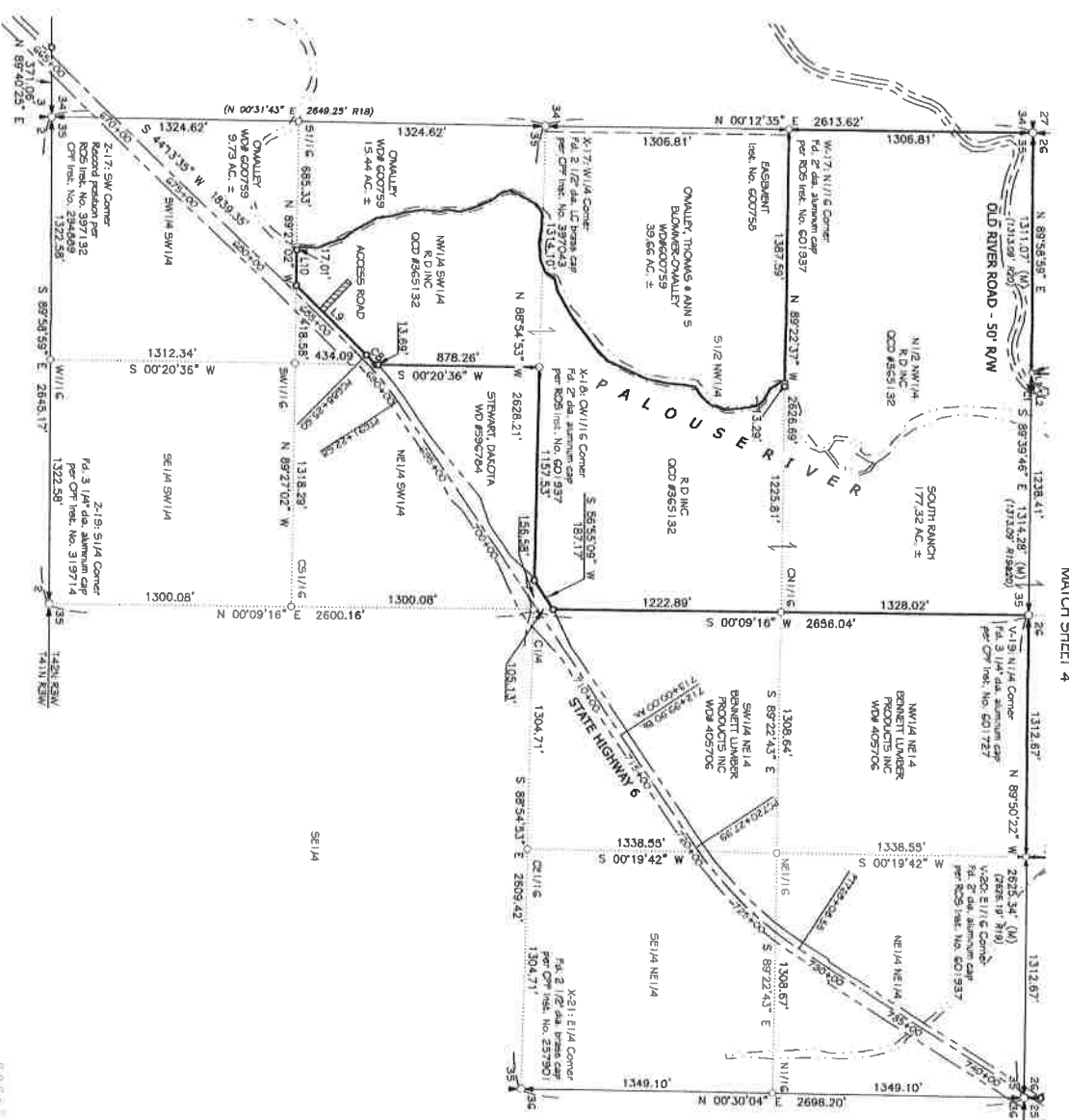
RECORD OF SURVEY

A Division of land located in
Sections 23, 24, 25, 26 & 35,
T42N, R3W, Boise Meridian
Latah County, Idaho



LEGEND

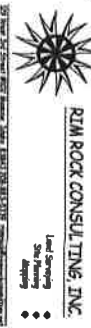
- Set 589 X 30' long metal w/ aluminum cap 15 17534
- Found Property Corner metal, PLS 17534 or as described
- Calculated Position - Nothing Found or Set
- ◆ Found (TD) Mon. Cane
- ✚ Found Section or 1/4 Section Corner
- ✚ Found Sectional Subdivision Corner
- (u) Measured
- (R) Record the Survey References
- Subject Property Boundary Line
- Section Subdivision Line
- State Highway and County Road Centerline
- State Highway and County Road Right of Way line
- Private Ditch / Meadow Creek



MATCH SHEET 4

DATE	STATE	COUNTY	PROJECT	DRAWN BY
JULY 2020	ID	LATAH	PDH DERKOP 2020	TJH

COUNTY RECORDER CERTIFICATE
STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE CLERK'S OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE COUNTY OF LATAH, IDAHO, THIS 27TH DAY OF JULY, 2020.
RECORDED
HERNANDEZ, WENDY
DEPUTY
C. J. Pineda 3,150



SURVEYOR CERTIFICATION
This map correctly represents a survey made by me or under my direction in conformance with the Surveying Act. This survey map was prepared at the request of Professional Forensic Holdings in July, 2020.