

RECEIVED**JAN 21 2021**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**Notice of Change in Water Right Ownership****IDWR / NORTH**

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?
87-10399	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: Thomas L Ristine and Sarah L Ristine

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Tyler A Bates and Ashley K Bates

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or ☐ and/or1068 Lisher cut-offPatlatchID 83855

Mailing address

City

State

ZIP

509-521-0054tyandashleybates@yahoo.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: 09/23/19

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: [Signature]

Signature of new owner/claimant

Title, if applicable

Date

01/12/21

- Signature: [Signature]

Signature of new owner/claimant

Title, if applicable

Date

01/12/21**For IDWR Office Use Only:**Received by NIA Date NIA Receipt No. NIA Receipt Amt. NIAActive 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 1-29-2021

NO _____
 AT THE REQUEST OF
MOSCOW TITLE INC
 DATE & HOUR
9-23-19 11:01
 HENRIANNE K. WESTBERG
 LATAH COUNTY RECORDER
 FEE \$ 85 BY [Signature]

WARRANTY DEED

THOMAS L. RISTINE and SARAH L. RISTINE, husband and wife, (collectively "Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Tyler A Bates and Ashley K Bates, husband and wife, (collectively "Grantee"), whose current address is 1068 Lisher Cut Off, Potlatch, ID 83855, and to Grantee's heirs and assigns forever, all of the following described real property situate in Latah County, State of Idaho, to-wit:

A parcel of land located in Section 12, Township 41 North, Range 5 West of the Boise Meridian, Latah County, Idaho described as follows:

The Southeast Quarter of the Northwest Quarter of Section 12, Township 41 North, Range 5 West, B. M.

EXCEPTING THEREFROM A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 12, Township 41 North, Range 5 West of the Boise Meridian, Latah County, Idaho described as follows:

Beginning at the Southeast corner of the SE 1/4 of the NW1/4 of Section 12, Township 41 North, Range 5 West, B. M., from which the West Quarter corner of said section bears North 89°10'47" West, 2646.58 feet; thence along the South line of the SE 1/4 NW 1/4, North 89°10'47" West, 936.90 feet to the intersection with the centerline of the County Road known as Lisher Cutoff Road; thence along said centerline the following 6 courses:

Northeasterly 63.05 feet along a curve to the left with a radius of 388.46 feet and a chord which bears North 64°54'44" East, 62.98 feet; thence North 58°30'35" East, 111.76 feet; thence 172.82 feet along a curve to the right with a radius of 220.00 feet and a chord which bears North 81°06'10" East, 168.41 feet; thence South 74°36'23" East, 86.55 feet; thence 117.97 feet along a curve to the left with a radius of 680.00 feet and a chord which bears South 80°15'14" East, 117.82 feet; thence South 84°43'07" East, 294.34 feet; thence leaving said road North 01°08'41" East, parallel with the East line of the SE1/4 NW1/4, 317.27 feet; thence South 89°10'47" East, parallel with the South line of the SE1/4 NW1/4, 126.50 feet to the East line of the SE1/4 NW1/4; thence along said East line South 01°08'41" West, 370.00 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM the following described property:

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 12, Township 41 North, Range 5 West of the Boise Meridian, Latah County, Idaho described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter, from which the North Quarter corner of said Section 12 bears N. 01°08'35" E, 1320.11 feet; thence S. 52°05'26" W, 737.60 feet to the Point of Beginning. Thence S. 00°51'54" W, 466.78 feet; Thence N. 89°07'42" W, 466.76 feet; Thence N. 00°52'29" E, 466.80 feet; Thence S. 89°07'30" E, 466.68 feet to the Point of Beginning.

AND

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 12, Township 41 North, Range 5 West of the Boise Meridian, Latah County, Idaho described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter, from which the North Quarter corner of said Section 12 bears N. 01°08'35" E, 1320.11 feet; thence S. 52°05'26" W, 737.60 feet to the Point of Beginning. Thence S. 00°51'54" W, 466.78 feet; Thence N. 89°07'42" W, 466.76 feet; Thence N. 00°52'29" E, 466.80 feet; Thence S. 89°07'30" E, 466.68 feet to the Point of Beginning.

NOW KNOWN AS: Lot 1, SESOCK SHORT PLAT to Latah County as shown by the plat recorded January 10, 2012 as Instrument No. 5487912, records of Latah County, Idaho.

SUBJECT TO the Right of Way for Lisher Cutoff Road currently maintained by the North Latah Highway District.

ALSO SUBJECT TO a Right of Way Easement granted to Clearwater Power Company, recorded January 21, 2010 as Instrument No. 534986, records of Latah County, Idaho.

ALSO SUBJECT TO a Record of Survey, recorded July 6, 2011 as Instrument No. 545163, records of Latah County, Idaho.

ALSO SUBJECT TO a Development Agreement, including the terms and conditions thereof, recorded August 18, 2011 as Instrument No. 546029, records of Latah County, Idaho.

ALSO SUBJECT TO an Easement for Ingress and Egress as more fully set out in that certain Quit Claim Deed, recorded January 13, 2012 as Instrument No. 548849, records of Latah County, Idaho.

WARRANTY DEED - 2

ALSO SUBJECT TO discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

ALSO SUBJECT TO taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by public record;

ALSO SUBJECT TO any facts, rights, interest, or claims which are not shown by the public records, but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof;

ALSO SUBJECT TO easements as per the recorded plat thereof, and easements, liens, covenants, restrictions, encumbrances, and/or claims thereof, which appear of record or by use upon the premises.

ALSO SUBJECT TO (1) unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims, or title to water.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereto.

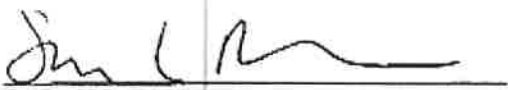
Grantor for itself, its heirs and assigns, hereby covenants that it is the owner in fee simple of said premises and that it does warrant and will defend the quiet and peaceable possession of said premises by Grantee, its heirs and assigns forever, against the lawful claims of all others.

In construing this deed, and where the context so requires, the singular includes plural and the masculine, the feminine and the neuter.

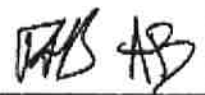
IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument this 20th day of SEPTEMBER, 2019.

GRANTOR:


THOMAS L. RISTINE


SARAH L. RISTINE

WARRANTY DEED - 3



601330

STATE OF IDAHO)
) ss.
County of Latah)

On this 20th day of SEPTEMBER, 2019, before me, the undersigned a Notary Public in and for said State, personally appeared THOMAS L. RISTINE and SARAH L. RISTINE, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last above written.

(SEAL)



Corinne A. Kent
Notary Public in and for the State of Idaho
Residing at POTLATCH, IDAHO
My commission expires: MARCH 13, 2020