

RECEIVED

Form 42-248/42-1409(6) Rev. 1/15

JUN 07 2021

IDWR / NORTH

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
87-7022	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:

Aaron Schleuter

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Abiel, LLC

Gary T. Lester, managing member

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

2468 Blaine Road

Moscow

ID

83843

Mailing address

City

State

ZIP

208-301-1446

glester@cwandyls.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: 3-3-2021

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.
☒ 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:

Gary T. Lester

managing member

5-31-21

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
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 6-7-2021



NO 613071
AT THE REQUEST OF
LATAH COUNTY TITLE COMPANY
DATE AND HOUR
03-04-2021 03:50:39 PM
HENRIANNE K. WESTBERG
LATAH COUNTY RECORDER
Fee: \$15.00 BY [Signature]

62293 [Signature]

WARRANTY DEED

For Value Received, **Woodland Heights Mobile Home Park, LLC**, an Idaho limited liability company
the Grantor(s), hereby grant(s), bargain(s), sell(s), convey(s) and warrant(s) unto
Abiel, LLC, an Idaho limited liability company
the Grantee, whose current address is: 2468 Blaine, Moscow, ID 83843

the following described premises, located in Latah County, State of Idaho, to-wit:

A parcel of land located in the NE1/4SW1/4 and the NW1/4SE1/4 of Section 30, Township 39 North, Range 5 West, B.M., described as follows:

BEGINNING at the Northwest corner of the SW1/4 of said Section 30; thence N. 88°31'42" E., 3086.00 feet to the West right of way line of Clyde Road; thence S. 09°45'57" W., 252.67 feet along said right of way line to an intersection with the Northerly right of way line of U.S. Highway 95 and the real POINT OF BEGINNING; thence S. 46°36'00" W., along the right of way line of U.S. Highway 95 a distance of 820.00 feet; thence N. 00°50'28" W., 155.12 feet; thence S. 62°19'15" W., 164.60 feet; thence N. 35°09'57" W., 137.19 feet; thence N. 28°02'36" E., 266.04 feet; thence N. 27°20'23" E., 164.50 feet; thence N. 89°31'21" E., 202.35 feet; thence N. 00°46'33" W., 23.06 feet; thence S. 89°35'26" E., 56.41 feet; thence S. 01°12'05" W., 22.20 feet; thence N. 89°31'21" E., 366.58 feet to the Westerly right of way of Clyde Road; thence S. 09°45'57" W., 13.72 feet to the real POINT OF BEGINNING.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including all water and water rights, ditch and ditch rights.

SUBJECT TO reservations in United States Patent, restrictive covenants, existing and recorded rights-of-way and easements, zoning and building ordinances, and taxes and assessments as prorated between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s) successors, heirs and assigns forever. Said Grantor(s) do hereby covenant to and with said Grantee(s), that Grantor(s) are the owner in fee simple of said premises; that said premises are free from all encumbrances except as hereinabove set forth of record and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 2 day of March, 2021.

Woodland Heights Mobile Home Park, LLC



By: Aaron Schlueter, Manager/Member

STATE OF IDAHO

)

COUNTY OF LATAH

) ss.

)

On this 2 day of March, 2021 before me, the undersigned, a Notary Public, in and for said State, personally appeared Aaron Schlueter as manager/member of Woodland Heights Mobile Home Park, LLC known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as said LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

x 

Notary Public For the State of Idaho.

Residing at Moscow.

My Commission Expires: 7/18/24

