

RECEIVED

JUN 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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
87-10844	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Dawn Nichols

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): OTA-KOTNER FAMILY TRUST (JOSHUA S. KOTNER, ADRIANA OTA-KOTNER, TRUSTEES)

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or ☐ and/or1070 Wallen Road

Mailing address

Moscow

City

ID

State

83843

ZIP

(619) 947-0228

Telephone

jahjosh@yahoo.com

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: DEC 15, 2020

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] NEW OWNER, TRUSTEE 06/09/2021
 Signature of new owner/claimant Title, if applicable Date
 Signature: [Signature] NEW OWNER, TRUSTEE 06/09/2021
 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
 Approved by [Signature] Processed by [Signature] Date 7-2-2021

NO 610958
AT THE REQUEST OF
MOSCOW TITLE, INC.
DATE AND HOUR
12-15-2020 02:51:46 PM
HENRIANNE K. WESTBERG
LATAH COUNTY RECORDER
Fee: \$15.00 BY *Stacy Chapman*

PERSONAL REPRESENTATIVE'S DEED

THE GRANTOR, MELINDA J. SLATER, as qualified Personal Representative of the Estate of DAWN LAURYN NICHOLS (who took title as DAWN L. NICHOLS), Deceased, filed as Probate No. CV29-20-0679 in Latah County, Idaho; GRANTOR, for and in consideration of the distribution of Decedent's estate, under nonintervention powers granted therein, hereby conveys and quit claims to GRANTEE, ADRIANA OTA-KOTNER and JOSH KOTNER, wife and husband, whose address is 1070 Wallen Road, Moscow, ID 83843, all of Decedent's right, title and interest in and to the following described real property in Latah County, Idaho, including any interest therein which Grantor may hereafter acquire:

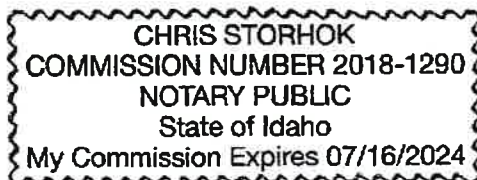
SEE ATTACHED EXHIBIT A: PARCEL NO. RP39N05W122862

DATED this 4th day of December, 2020. *Melinda J. Slater, Personal Representative.*
Estate of Dawn Lauryn Nichols
MELINDA J. SLATER, Personal Representative
Estate of DAWN LAURYN NICHOLS

Idaho
STATE OF ~~WASHINGTON~~)
County of Latah) :ss.

On this 4th day of December, 2020, personally appeared MELINDA J. SLATER, known or identified to me to be the Personal Representative of the estate of DAWN LAUREN NICHOLS, and acknowledged that she signed and sealed the same as her free and voluntary act and deed on behalf of said estate, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



Chris Storhok
Notary Public (Signature)
Chris Storhok
(Print Name)
My appointment expires: 7-16-2024

NO 610960
AT THE REQUEST OF
MOSCOW TITLE, INC.
DATE AND HOUR
12-15-2020 02:51:46 PM
HENRIANNE K. WESTBERG
LATAH COUNTY RECORDER
Fee: \$15.00 BY [Signature]

File No.: 21429
This form furnished by: Moscow Title, Inc.
127 S. Washington St.
Suite # 1
Moscow, ID 83843

QUIT CLAIM DEED

THIS INDENTURE, Made this December 15, 2020 between Adriana Ota-Kotner and Josh Kotner, wife and husband, as Grantor and Ota-Kotner Family Trust Dated January 22, 2019, as Grantee whose current address is 1070 Wallen Rd. Moscow, ID 83843.

WITNESSETH That said Grantor for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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.

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

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand and seal the day and year first above written.

[Signature]
Adriana Ota-Kotner

[Signature]
Josh Kotner

State of Idaho
County of Latah

On this 15th day of December, 2020, before me the undersigned, a Notary Public, in and for said State, personally appeared Adriana Ota-Kotner and Josh Kotner, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
Notary Public Chris Storhok
Notary Resides in Latah County, Idaho
My Commission Expires: 7-16-2024

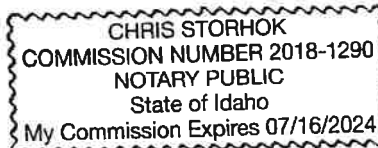


EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property situate within the North Half of the Northwest Quarter (~~NE~~^N~~SW~~^W^{1/4}) of Section 12, Township 39 North, Range 5 WBM, Latah County, Idaho, more particularly described as follows: Beginning at a point on the North line of said Section 12, from which the northwest corner thereof bears South 89°25'00" West, 2611.09 feet to the North 1/4 corner of said section, thence South 00°11'47" West, 637.82 feet, to the TPOB; thence South 89°25'00" West 320' to the point; thence N 66°31'42"E., 349.40 feet to a point on the east property line, said point being N. 00°11'47" E 136.00 from the TPOB; thence S 00°11'47" W 136.00 feet to the TPOB.

A tract of land lying in the NE^{1/4}NW^{1/4}, Sec. 12, Twp. 39 N, Range 5 WBM, and more particularly described as follows: Beginning at the Northwest corner of said Sec. 12; thence along the North line of said Section N. 89°25' E. 2291.56 feet; thence S. 0°10'23" W. 637.82 feet to the TRUE POINT OF BEGINNING; thence S. 0°10'23" W. 637.82 feet to the TRUE POINT OF BEGINNING; thence S. 0°10'23" W. 682.00 feet to the intersection with the centerline of existing County Road; thence along said centerline N. 88°19'18" E. 320.00 feet to the East line of said NW^{1/4}, Sec. 12; thence along said East line N. 0°10'23" E. 682.00 feet; thence S. 88°19'18" W. 320.0 feet to the true point of beginning.

