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RECEIVED
Form 42-248/42-1409(6) Rev. 1/15
JUN 21 2022
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?
95-04333	Yes ☐	Yes ☐		Yes ☐	Yes ☐
95-014285	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: LA COSSE LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): RP LAKESIDE, LLC
New owner(s) as listed on the conveyance document — Name connector ☐ and ☐ or ☐ and/or

Ron Pratte — N/A — N/A — N/A
Mailing address — City — State — ZIP

4450 West Earhart Way — Chandler, Az 85226
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: 6-15-22.

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.

SUPPORT DATA
IN FILE # 95-4333

$25

8. Signature: DocuSigned by: Ron Pratte, Managing Member — 6/15/2022
Signature of new owner/claimant — Title, if applicable — Date

Signature: _____
Signature of new owner/claimant — Title, if applicable — Date

For IDWR Office Use Only: NS 7-18-22 N040578 2500
Receipted by Je Date 6-21-22 Receipt No. N040127 Receipt Amt. 2500

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 NS Date 7-19-22

JOHN F. MAGNUSON
ATTORNEY AT LAW

ADMITTED IN IDAHO AND WASHINGTON

TELEPHONE
208•667•0100

FAX
208•667•0500

P.O. BOX 2350
1250 NORTHWOOD CENTER COURT
SUITE A
COEUR D'ALENE
IDAHO 83816

July 15, 2022

RECEIVED
JUL 18 2022
IDWR / NORTH

Idaho Department of Water Resources
Attn: Ms. Natalie Steading
Tech Records Specialist 1
7600 N. Mineral Drive, Ste. 100
Coeur d'Alene, ID 83815-7763

Re: Water Right Change in Ownership Nos.: 95-4333 and 95-14285

Dear Natalie:

I am assisting RP Lakeside, LLC with respect to the above-referenced water rights. I enclose a copy of your June 22 letter for reference.

Enclosed you will find a conformed copy of the recorded Warranty Deed (Kootenai County Instrument No. 2904583000). I also enclose a check in the amount of $25.00 for payment as requested.

If you have any questions, please let me know. Please send the final approval documents to me as attorney for RP Lakeside, LLC.

Thank you.

Sincerely,

John F. Magnuson

JFM/js
Encls.
cc: RP Lakeside, LLC (w/encl.)
ID WATER-STEADING.LTR.wpd

JIM BRANNON 2 P 2904583000
KOOTENAI COUNTY RECORDER
MRR 6/15/2022 3:30 PM
REQ OF PIONEER TITLE KOOTENAI COUNTY
RECORDING FEE: $15.00 DD
Electronically Recorded

PioneerTitleCo.
GOING BEYOND

100 Wallace Avenue
Coeur d Alene, ID 83814

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 810477 KS/RW

WARRANTY DEED

For Value Received LaCosse, L.L.C., an Arizona limited liability company which acquired title as La Cosse, LLC, an Arizona limited liability company

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

RP Lakeside, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 4450 W. Earhart Way Chandler, AZ 85226

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 13, 2022

LaCosse, L.L.C., an Arizona limited liability company, which acquired title as La Cosse, LLC, an Arizona limited liability company

By: Michael L. Watts, Manager

Notary Public State of Arizona
Maricopa COUNTY
Debra Burk
My Commission Expires 6/6/2025
Commission Number 608069

State of AZ, County of Maricopa

This record was acknowledged before me on June 15, 2022, by Michael L. Watts, Manager of LaCosse, L.L.C., an Arizona limited liability company.

Debra Burk
Signature of notary public
Commission Expires: 6/6/2025

EXHIBIT A

A tract of land in Government Lot 2, Section 17, Township 48 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

BEGINNING at the Northeasterly corner of Lot 1, Block 3, PLAT OF LENZ LAKEWOOD PARK, Kootenai County, Idaho, and being a point on the North-South line between Sections 17 and 18, from which the Northwest corner of said Section 17 bears North 00°02' East, and 1,099.33 feet distance; thence

South 89°58' East along the South right of way line of the existing County Road, 200 feet; thence

South 85°02' East, 112.18 feet; thence

South 86°17' East, 136.53 feet; thence

North 78°33'30" East, 149.19 feet; thence

North 75°31'40" East, 88.0 feet to the true point of beginning for this description; thence

North 75°31'40" East, 260.82 feet; thence

South 02°05'30" West, 384.17 feet to the shore of Lake Coeur d'Alene; thence

South 86°51'51" West along the shore of Lake Coeur d'Alene, 251.04 feet; thence

North 02°05'30" East, 332.68 feet to the True Point of Beginning.

IDAHO DEPARTMENT OF
WATER RESOURCES

Northern Region • 7600 N Mineral Drive, Suite 100 • Coeur D'Alene, ID 83815-7763
Phone: 208-762-2800 • Fax: 208-762-2819 • Email: northerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little **Director Gary Spackman**

July 19, 2022

RP LAKESIDE LLC
4450 W EARHART WAY
CHANDLER AZ 85226-4738

Re: Change in Ownership for Water Right No(s): 95-4333 & 95-14285

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 762-2813.

Sincerely,

Natalie Steading

Natalie Steading
Tech Records Specialist 1

Enclosure(s)