

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
98-2136	Yes ☐	Yes ☐		Yes ☐	Yes ☐
98-7013	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: W J Nixon
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): John & Rosalyn Driedger
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 260 Kings Row Rd Bonnors Ferry ID 83805
Mailing address City State Zip
208 267 5305 john@acpropagators.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: 12/29/2021
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
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 #

98-2136

8. Signature: [Signature] 3/3/2022
Signature of new owner/claimant Title, if applicable Date
John Driedger

Signature: [Signature] 3/3/2022
Signature of new owner/claimant Title, if applicable Date
Rosalyn Driedger

Received by NS Date 3-23-22 For IDWR Office Use Only: N038709 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 NS Approved by NS Processed by NS Date 3-23-22

RECEIVED
MAR 17 2022
IDWR/NORTH

STATE OF IDAHO }
County of Boundary }

Filed by: Bushnell Law
on 03/10/2022 at 03:41 PM
Glenda Poston
County Recorder *C. Grainger*
By Deputy

Fees: \$ 15.00
E-Recording
Recording Number: 290591

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

[Space Above For Recorder's Use Only]

THOMAS A. BUSHNELL
ATTORNEY AT LAW, PA
P.O. Box 1833
Bonners Ferry, ID 83805

QUITCLAIM DEED

For the consideration of ten dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged **LOWMAN CLAIR MOORS** ("Grantor"), does hereby release and forever quitclaim unto **JOHN DRIEDGER & ROSALYN DRIEDGER** as community property, with rights of survivorship ("Grantee"), whose address is 260 Kings Row Road Bonners Ferry, ID 83805 and its heirs and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described Water Rights **IDWR # 98-2136** and **IDWR #98-7013** that run with the land situated in Boundary County, State of Idaho, more particularly described as follows:

Commencing at the intersection of the north line of said Government Lot 1 and the westerly right of way of U.S. Highway No. 95, which in N 89°43'02" W, 329.88 feet from the northeast corner of said Section 2; thence, leaving said north line and along said highway right of Way. S 00°59'40" E. 172.96 feet to a 5/8 inch rebar and plastic cap stamped PLS 7877 and the TURE POINT BEGINNING: thence, continuing along said right of way S

N 89°43'02" W. 354.60 feet to a 5/8 inch rebar and plastic cap stamped PLS 7877; thence
N 01°37'30" W. 608.99 feet to a 5/8 inch rebar and plastic cap stamped PLS 7877; thence
S 89°43'02" E 361.30 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said water rights in anywise appertaining to the real property herein described, as well in law as in equity, unto Grantee, and to Grantee's heirs and assigns forever.

WITNESS the hand of said Grantor 23rd day of March, 2021.

Lowman Clair Moors
LOWMAN CLAIR MOORS

STATE OF IDAHO)
) ss.
County of Boundary)

On this 23rd day of March, 2021, before me appeared, **LOWMAN CLAIR MOORS**, known or identified to me to be the persons whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

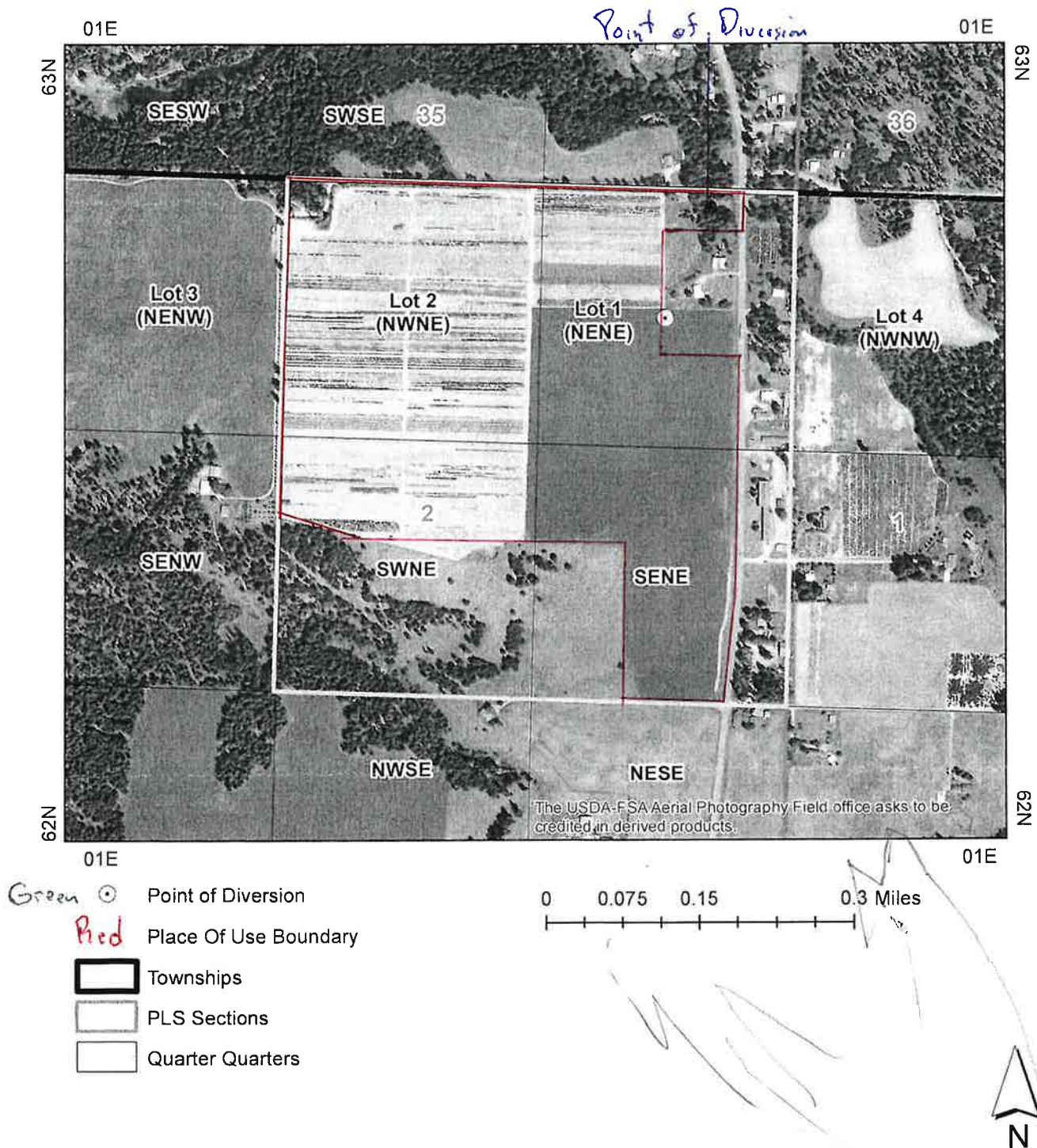
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Kelly Allen
 NOTARY PUBLIC FOR IDAHO
 Residing in Boundary County, Idaho
 My Commission Expires 02/01/2027

State of Idaho
Department of Water Resources
Attachment to Water Right License
98-7013

This map depicts the IRRIGATION STORAGE place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.





WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 579616

FOR VALUE RECEIVED

Richard Lee Nixon, joined by his spouse, Patricia Nixon, and The Estate of William W Nixon, deceased, as to Parcel 1, and Nixon, Inc, an Idaho Corporation, as to Parcel 2

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

John Driedger and Rosalyn Driedger, husband and wife

whose current address is

the grantee(s), the following described premises, in Boundary County, Idaho, TO WIT:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: _____

Richard Lee Nixon

Patricia Nixon

The Estate of William W Nixon, deceased

By: Judith Ann Nixon
Judith Ann Nixon, Personal Representative

Nixon, Inc, an Idaho Corporation

By: _____
Richard L Nixon, President

By: Judy Nixon
Judy Nixon, Secretary

State of _____ } ss
County of _____ }

On this _____ day of December, 2021, before me, _____, a
Notary Public in and for said state, personally appeared Richard Lee Nixon and Patricia Nixon,
known or identified to me to be the person(s) whose name(s) is/are subscribed to the within
Instrument.

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

Name: _____
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Idaho } ss
County of Kootenai }

On this 28th day of Decem^{ber}, in the year 2021, before me, the undersigned, a Notary Public in
and for said state, personally appeared Judith Ann Nixon, known or identified to me to be the
person whose name is subscribed to the foregoing instrument as Personal Representative of the
estate of William W Nixon, deceased, as Personal Representative and acknowledged to me that
he/she executed the same.

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

Name: Clarice Taibi
Notary Public for the State of ID
Residing at: Hayden
Commission Expires: 11/15/2027

CLARICE TAIBI
COMMISSION # 20215563
NOTARY PUBLIC
STATE OF IDAHO

State of _____ } ss
County of _____ }

On this _____ day of _____, in the year 2021, before me, the undersigned, a
Notary Public in and for said state, personally appeared Richard L Nixon, known to me to be the
President of the Corporation, and that pursuant to a Resolution of the Board of Directors, he/she
executed the foregoing in said Corporation name and acknowledged to me that he/she executed
the same.

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

Name: _____
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Idaho } ss
County of Kootenai }

On this 28th day of December, in the year 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Judy Nixon, known to me to be the Secretary of the Corporation, and that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name and acknowledged to me that he/she executed the same.

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

Name: Clarice Taibi
Notary Public for the State of Idaho
Residing at: Hayden
Commission Expires: 11/15/2027

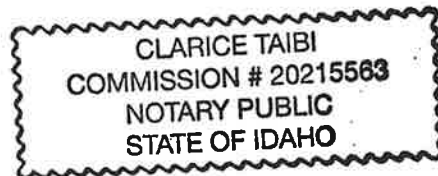


Exhibit 'A'

Parcel 1

A tract of land situated in the Northeast Quarter (NE1/4) of Section Two (2), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Beginning at the northwest corner of said NE1/4 which is marked on the ground by a Brass cap stamped RLS 3628; thence, along the north line of the NE1/4, S 89°43'02" E, 2327.78 feet to the intersection with the westerly right of way of U.S. Highway No. 95; thence, leaving said north line and along said right of way S 00°59'40" E, 172.96 feet to a 5/8" rebar and plastic cap stamped PLS 7877; thence, leaving said right of way N 89°43'02" W, 361.30 feet to a 5/8" rebar and plastic cap stamped PLS 7877; thence S 01°37'30" E, 608.99 feet to a 5/8" rebar and plastic cap stamped PLS 7877; thence S 89°43'02" E, 354.60 feet to the intersection with the westerly right of way of U.S. Highway No. 95 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 7877; thence, along said right of way the following Three (3) courses: S 00°59'40" E, 862.42 feet; thence, along a curve to the right having a central angle of 05°46'45", a radius of 5984.14 feet, for an arc length of 603.59 feet (chord = S 01°53'43" W, 603.34 feet); thence S 04°47'05" W, 404.78 feet to the intersection with the south line of the NE1/4 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 7877; thence, leaving said right of way and along said south line N 89°20'40" W, 489.39 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said south line N 01°29'41" W, 801.07 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence N 89°01'23" W, 516.25 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence N 85°05'19" W, 1288.01 feet to the intersection with the west line of the NE1/4 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along said west line N 00°14'09" E, 1736.34 feet to the POINT OF BEGINNING, encompassing an area of 102.54 acres. LESS the right of way of Pheasant Run Road yielding a net 100.77 acres.

SUBJECT TO an easement for access and utilities being Sixty (60) feet in width and lying Thirty (30) feet on each side of the following described centerline:

Commencing at the intersection of the south line of the NE1/4 of said Section 2 and the westerly right of way of U.S. Highway No. 95 which is N 89°20'40" W, 363.31 feet from the southeast corner of the NE1/4; thence, leaving said south line and along said right of way the following Two (2) courses: N 04°47'05" E, 404.78 feet; thence, along a curve to the left having a central angle of 03°15'30", a radius of 5984.14 feet, for an arc length of 340.30 feet (chord = N 03°09'20" E, 340.25 feet) to the TRUE POINT OF BEGINNING; thence leaving said right of way N 88°28'25" W, 561.69 feet to a point on the boundary of the above described tract and the terminus of this easement with the sidelines extended or shortened to intersect adjacent boundaries.

Parcel 2

Commencing at the Southeast corner of Section 35, Township 63 North, Range 1 East, B.M., Boundary County, Idaho, thence North along the East section line, to the center of existing County road thence North 70°22'00" West 51.68 feet, thence South 84°41'00" West 202.93 feet to the Easterly right-of-way line on State Highway #95, thence Southeasterly along said Highway right-of-way line to the South section line; thence East along South section line to the point of beginning.

Less Tax #23 described as follows:

Beginning at the Southeast corner of Section 35 Township 63 North, Range 1 East, B.M., Boundary County, Idaho, thence North 0°10'51" West along the Easterly line of Section 35 a distance of 88.51 feet to the true point of beginning of this description. Thence North 0°10'51" West along the East line of Section 35 a distance of 282.84 feet; thence South 86°36'22" West a distance of 99.95 feet. Thence West 89°48'00" West a distance of 180.26 feet, thence along the arc of a 1949.86 foot radius curve, concave to the West also being the east right-of-way line of Hwy #95 a distance of 280.84 feet, the long chord bears South 6°10'40" East a distance of 280.59; thence North 84°41'25" East a distance of 202.93 feet thence South 70°22'03" East a distance of 51.68 feet to the point of beginning of this description.



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

March 23, 2022

JOHN DRIEDGER
ROSALYN G DRIEDGER
260 KINGS ROW RD
BONNERS FERRY ID 83805-5037

Re: Change in Ownership for Water Right No(s): 98-2136 & 98-7013

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
Tech Records Specialist 1

Enclosure(s)