

RECEIVED

DEC 01 2021

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR/NORTH

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?
95-9210	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: Jerry L. Gross
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Happy Cove LLC Mark Druffel Lorie Druffel
New owner(s) as listed on the conveyance document Name connector ☒ and ☒ or
- Mailing address: 1802 Sand Road City: Pullman State: WA Zip: 99163
Telephone: 509-330-0325/509-330-0324 Email: druffmr@gmail.com / druffla@hotmail.com
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: 5/18/2012
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.

8. Signature: Mark R. Druffel Title, if applicable: Owner/manager Date: 11/29/21
 Signature of new owner/claimant
 Print name: Mark R. Druffel
- Signature: Lorie A. Druffel Title, if applicable: Owner/manager Date: 11/29/21
 Signature of new owner/claimant
 Print name: Lorie A. Druffel

For IDWR Office Use Only:

Received by NS Date 12-1-21 Receipt No. N037913 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 12-1-21

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

**INSTRUCTIONS FOR FILING A
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP**

This form has been prepared to assist all claimants and owners of water rights to comply with the requirements of Idaho Code §§ 42-248 and 42-1409(6). All persons owning or claiming ownership of a water right or claim are required to provide notice to the Department of Water Resources (IDWR) of any change in ownership of any part of the water right or claim or of any change in the owner's mailing address within 120 days of the change. Forms to report ownership changes and/or to update an address are available on IDWR's website at www.idwr.idaho.gov/forms/water-rights.html. In addition, all new owners of water rights within a pending general adjudication area must inquire whether a notice of claim has been filed and, if not, shall file a notice of claim if necessary.

A notice is required for changes in ownership from one individual to another, from an individual to a business entity (even if the business is owned by the individual), or from one business entity to another (even if both businesses are owned by the same individual). Adding or removing a name is considered an ownership change which requires the submission of evidence to support the change and the filing fee.

Separate brochures describing the adjudication of water rights and the ownership change notice requirement are available from IDWR. Please contact your nearest IDWR office if you would like more information or need help completing this form. A list of IDWR offices is on page 2 of these instructions, or you can call 1-800-451-4129. Water right information can be found on the IDWR's website using the Water Right and Adjudication Search.

Please note:

- Unlike licensed or decreed water rights, which are real property, water right permits, applications for new water rights, and applications to transfer existing water rights are considered the personal property of the permit holders/applicants. Permit holders and applicants must assign their interest in a permit and/or application to the new owner. Assignment forms are available on the IDWR's website at www.idwr.idaho.gov/forms/water-rights.html, or from any IDWR office. The fee for an Assignment of Permit is \$25. There is no charge for an Assignment of Application for Permit or Application for Transfer.
- If you want to change or add a point of diversion, place of use, season of use, or purpose of use of a water right, you must file an Application for Transfer. The ownership of a water right can also be updated through the transfer process.
- The combined portions of a divided ("split") water right cannot exceed the total flow rate, volume, or period of use of the original right.
- IDWR has no jurisdiction concerning easements, rights-of-way, and zoning matters. The buyer and seller must make these provisions where necessary.
- Any action by IDWR updating the ownership of a water right in IDWR's records is not a determination of water right ownership. Water right ownership disputes arising from a notice of change in water right ownership must be resolved in a water rights adjudication or in an action to quiet title.

LINE INSTRUCTIONS:

1. If there are water rights associated with the property, the seller should be able to provide you with the water right or adjudication claim number(s). You may have purchased only a portion of the water right(s) held by the seller. If so, the water right(s) held by the seller may need to be divided ("split") to provide you your share of each right. Mark the box "Yes" if a division of the water right is required.

If you receive water from a municipal provider, an irrigation district or other water delivery organization, and the water rights are held by the organization, please do not use this form to record a change. Please contact the water delivery organization to determine if any action is necessary.

If you or the seller believes there are water rights for the property but you do not know the numbers, you may contact IDWR for assistance in identifying the water rights for the property in question. If adjudication claims for the rights are required and have not been filed, IDWR will so advise you.

2. Fill in the name of the current water right holder/claimant.
3. Fill in each name as listed on the conveyance document and complete the current contact information. For water rights, IDWR will update the ownership to the individual(s)/entities listed on the conveyance document. For active adjudication claims, IDWR will update the claimant information to match the conveyance document unless the new claimant provides good cause for the variance.
4. You may have acquired only a portion of the water right(s) held by the seller. If you did not acquire the entire water right/property, please check the appropriate box. Water rights are often conveyed as an appurtenance to the land where they are used, and the conveyance document for the land often does not have specific language regarding the water right. Please read your deed or other conveyance document carefully to be sure. When the conveyance document does not specifically address water rights, it will be assumed that the water rights are to be split proportionate to the amount of land acquired.

95-9210

T49N R4W Section 23



Place of Use



Point of Diversion





pd



pv



pv

95-9210
GROSS

JIM BRANNON 2 P 2571331000
KOOTENAI COUNTY RECORDER
JAJ Date 11/14/2016 10:40 AM
REQ OF IRWIN MYKLEBUST SAVAGE ND BROWN
PS
RECORDING FEE: \$13.00 DD


Return to:

Irwin, Myklebust, Savage
& Brown, P.S.
PO Box 604
Pullman, WA 99163

QUITCLAIM DEED

GRANTORS, MARK R. DRUFFEL and LORIE A. DRUFFEL, husband and wife, do convey, release, remise and forever quitclaim to GRANTEE, HAPPY COVE, LLC, a Washington limited liability company, of 1802 Sand Road, Pullman, Washington 99163, and to Grantee's successors and assigns, all of Grantors' interest, including all after-acquired title of the Grantors therein, in the following-described real estate situated in Kootenai County, Idaho, to-wit:

A portion of Government Lot 4, Section 23, Township 49 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, being a portion of Tax No. 7503 as shown on a Record of Survey on file in the recorders office, said portion being described as follows:
Commencing at a one-half inch diameter iron rod on the North line of said Government Lot 4, from which the Northwest corner of Government Lot 4 bears North 89°58'00" West, 1152.84 feet;

Thence South 3°02'01" West, 96.61 feet along the West line of said Tax No. 7503 to the POINT OF BEGINNING;

Thence continuing South 3°02'01" West, 96.61 feet along said West line to an iron rod;

Thence South 89°25'54" East, 129.02 feet to an iron rod;

Thence continuing South 89°23'54" East, 34.98 feet to an iron rod;

Thence continuing South 89°23'54" East, 22.62 feet to the shore of Lake Coeur d'Alene;

Thence along the shore line as follows:

North 25°04'12" East, 22.84 feet;

Thence North 9°27'29" West, 41.30 feet;

Thence North 26°18'32" East, 28.82 feet;

Thence North 5°28'54" East, 10.22 feet;

Thence leaving the shore North 89°42'39" West, 16.08 feet along the South line of Parcel A-2 to an iron rod;

Thence continuing North 89°42'39" West, 182.06 feet along said line to the POINT OF BEGINNING.

SUBJECT TO taxes and assessments for the current year and thereafter, and

assessments, restrictions, reservations and rights of way of public record

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument this 9th day of November, 2016.


MARK R. DRUFFEL


LORIE A. DRUFFEL

STATE OF WASHINGTON)
County of Whitman)ss.

I certify that I know or have satisfactory evidence that MARK R. DRUFFEL and LORIE A. DRUFFEL, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed the foregoing instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: November 9, 2016.



Signatures:

Print Name: _____

D. Craig Gearhiser

Notary Public in and for the State of
Washington, residing at Pullman WA

My appointment expires: 2.13.19

07/ZUALLC\W\HC\TD\QCD.ID



File No. 77904TGW

CLIFFORD T. HAYES 2 P 2358876000
KOOTENAI COUNTY RECORDER
TMD 5/18/2012 2:46 PM
REQ OF KOOTENAI COUNTY TITLE
COMPANY
RECORDING FEE: \$13.00 DD
Electronically Recorded

WARRANTY DEED

For Value Received

Jerry L. Gross, a married man, who aquired title as an unmarried man

The Grantor, does hereby grant, bargain, sell and convey unto

Mark R. Druffel and Lorie A. Druffel, husband and wife

Address: 1802 Sand Road, Pullman, WA 99163

The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: May 17, 2012


Jerry L. Gross

STATE OF Idaho)

) ss.

COUNTY OF Kootenai)

On this 18th day of May, in the year of 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerry L. Gross, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Individual Notary Acknowledgment




Notary Public in and for said State

Residing at:

Dalton Gardens

Commission Expires:

11-28-2012

Chicago Title Insurance Company

Commitment Number: 77904

EXHIBIT "A"
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

A portion of Government Lot 4, Section 23, Township 49 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, being a portion of Tax No. 7503 as shown on a Record of Survey on file in the recorders office, said portion being described as follows:

Commencing at a one-half inch diameter iron rod on the North line of said Government Lot 4, from which the Northwest corner of Government Lot 4 bears North 89°58'00" West, 1152.84 feet;

Thence South 3°02'01" West, 96.61 feet along the West line of said Tax No. 7503 to the POINT OF BEGINNING;

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Thence continuing North 89°42'39" West, 182.06 feet along said line to the POINT OF BEGINNING.



ALTA Commitment
Exhibit A

(77904.PFD/77904/15)

State of Idaho
Department of Water Resources
Water Right License

WATER RIGHT NO. 95-09210

Priority: October 27, 2003

Maximum Diversion Rate: 0.02 CFS
Maximum Diversion Volume: 1.2 AF

It is hereby certified that JERRY L GROSS
PO BOX 1357
COEUR D ALENE ID 83816 has complied with the terms and
conditions of the permit, issued pursuant to Application for Permit dated October 27, 2003; and has
submitted Proof of Beneficial Use on April 12, 2004. An examination indicates that the works have a
diversion capacity of 0.02 cfs of water from:

SOURCE

GROUND WATER

and a water right has been established as follows:

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>DIVERSION RATE</u>	<u>ANNUAL DIVERSION VOLUME</u>
DOMESTIC	01/01 to 12/31	0.02 CFS	1.2 AF

LOCATION OF POINT(S) OF DIVERSION:

GROUND WATER L4 (SE1/4SW1/4) Sec. 23, Twp 49N, Rge 04W, B.M. KOOTENAI County

PLACE OF USE: DOMESTIC

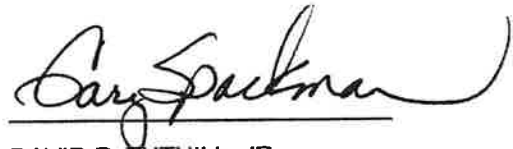
Twp Rge Sec	NE				NW				SW				SE				Totals
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
49N 04W 23													X				L 4

CONDITIONS OF APPROVAL

1. Domestic use is for 1 home.

This license is issued pursuant to the provisions of Section 42-219, Idaho Code. The water right confirmed by this license is subject to all prior water rights and shall be used in accordance with Idaho law and applicable rules of the Department of Water Resources.

Signed and sealed this 23rd day of July, 2007.



DAVID R. TUTHILL, JR.
Director



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

December 01, 2021

HAPPY COVE LLC
1802 SAND RD
PULLMAN WA 99163-9006

Re: Change in Ownership for Water Right No(s): 95-9210

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)