

RECEIVED

Form 42-248/42-1409(6) Rev. 7/21

OCT 25 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?
95-2117	Yes ☐	Yes ☐		Yes ☐	Yes ☐
95-8130	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Troy Hoffman Water Corporation, Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Gem State Water Company, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 250 SW Taylor Street Portland OR 97204-3038
Mailing address City State Zip
(503)226-4211 Darren.Nakata@nwnatural.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur? N/A
☐ 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: September 1, 2021
6. Do you own the land identified as the water right place of use? Yes ☐ No ☒ N/A -Municipal Water Rights
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 # 95-2117

8. Signature:  Attorney for Gem State Water Co., LLC 10/19/2021
Signature of new owner/claimant Title, if applicable Date
Laura Schroeder
Print name

- Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only:

Received by ja Date 10-25-21 Receipt No. N037713 Receipt Amt. 5000
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 10-25-21

JIM BRANNON 2 P 2857387000
KOOTENAI COUNTY RECORDER
MMS 9/3/2021 2:46 PM
REQ OF FIDELITY NATIONAL TITLE
PORTLAND
RECORDING FEE: \$15.00 DD
Electronically Recorded

AFTER RECORDING RETURN TO:

Gem State Water Company, LLC
250 SW Taylor Street
Portland, Oregon 97204-3038

WARRANTY DEED

THE GRANTOR, Troy Hoffman Water Corporation Inc., an Idaho corporation, for and in consideration of \$235,000 plus the assumption of certain Assumed Liabilities, in hand paid, grants, conveys and warrants to **GRANTEE** Gem State Water Company, LLC, an Idaho limited liability company, and Grantee's heirs, successors, and assigns forever in fee simple, the following described real property, situated in Kootenai County, Idaho:

That part of the Southeast Quarter of Section 36, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Beginning at a point 1313.43 feet North of Quarter corner between said Section 36 and Section 1, Township 50 North, Range 4 West, Boise Meridian and East of the East right-of-way line of abandoned railroad right-of-way a distance of 596.72 feet; thence South 01°22'28" East a distance of 55.68 feet; thence South 26°05'48" East a distance of 53.22 feet; thence North 22°57'02" East a distance of 52.81 feet; thence North 01°49'58" West a distance of 54.56 feet; thence North 89°35'38" West a distance of 43.59 feet to point of beginning,

TOGETHER WITH all appurtenances, tenements, and hereditaments belonging or in any way appertaining, including but not limited to:

Water Rights 95-2117 and 95-8130;

All easements provided on behalf of Troy Hoffman Water Corporation, Inc. recorded in Kootenai County, Idaho;

Excluding encumbrances of record.

Grantor, for itself and its successors and assigns, expressly limits the covenants of this deed to those herein expressed, and warrants and covenants to Grantee only that prior to the execution of this deed, and except as to those encumbrances and conveyances made by Grantor which are included above, Grantor is legally seized of the estate in the property and has not conveyed the above-described property, or any right, title, or interest therein, to any person other than the Grantee, and that the above-described property is free from encumbrances done, made, or suffered by the Grantor or any person claiming under it. Grantor, its successors, and assigns, does hereby covenant with the Grantee, its successors, and assigns, to warrant and defend the title to the premises hereby conveyed against the claim of every person whatsoever, claiming by, through, or under the said Grantor. The Grantor, the heirs, successors, and assigns of the Grantor, shall be forever estopped from asserting that the Grantor had, at the date of the deed, an estate or interest in the land less than that estate or interest which the deed conveys and the deed shall pass any and all after acquired title.

[SPACE INTENTIONALLY BLANK]

510107

45142029308-01 COM.

Fidelity National Title of Oregon

Dated this 2 day of September, 2021.

STATE OF IDAHO

) ss.

COUNTY OF Kootenai

)

On this day personally appeared before me Ronald Stadley, known to be the President of the Troy Hoffman Water Company, Inc. and on oath verified that they were authorized to execute this document on behalf of such Corporation for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2 day of September, 2021.



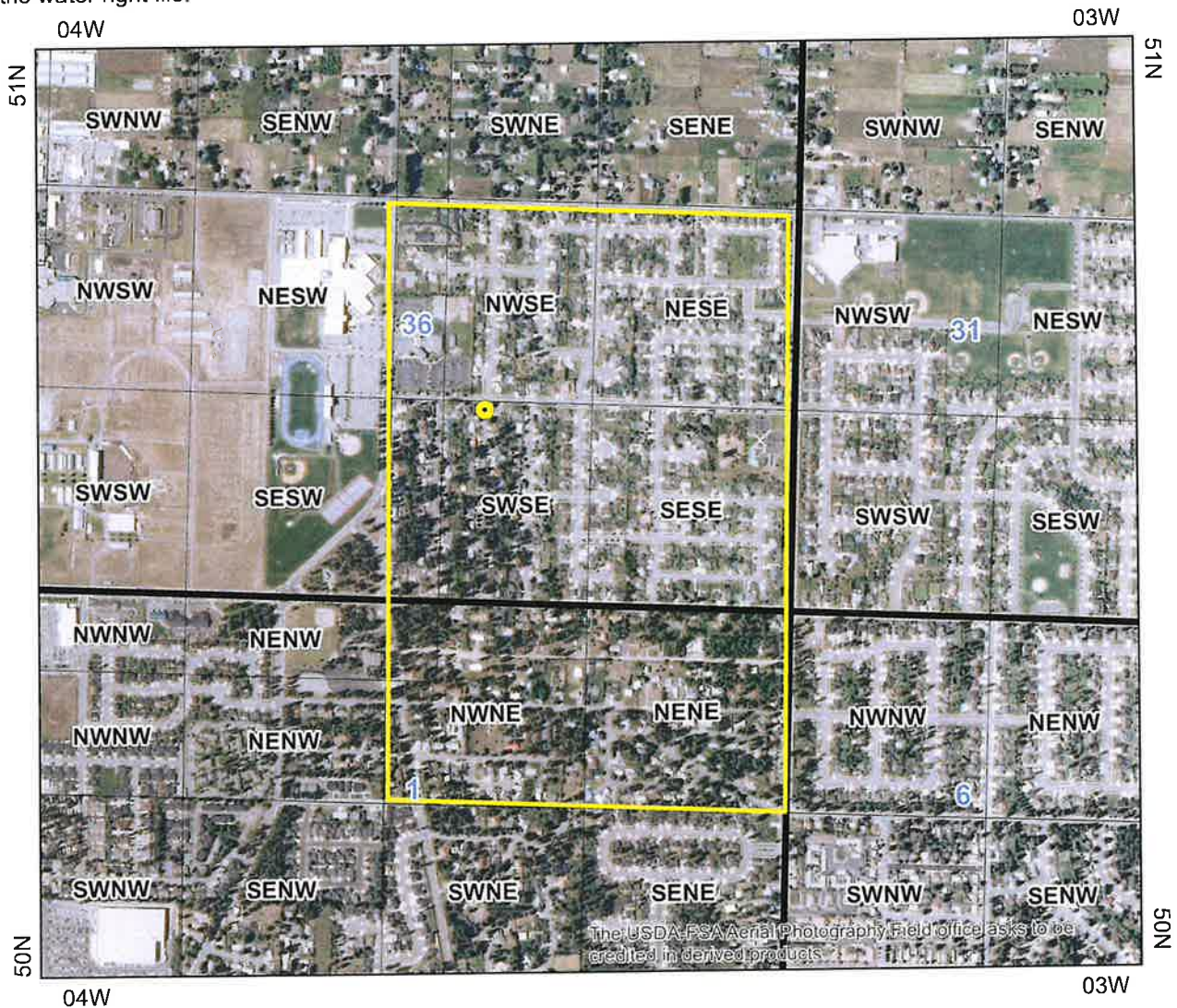
 Notary Public in and for the State of Idaho
 My commission expires: 9/6/2024

State of Idaho
Department of Water Resources

Water Right
95-8130

MUNICIPAL

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Water Service Area Boundary
- Townships
- PLS Sections
- Quarter Quarters

0 0.125 0.25 0.5 Miles

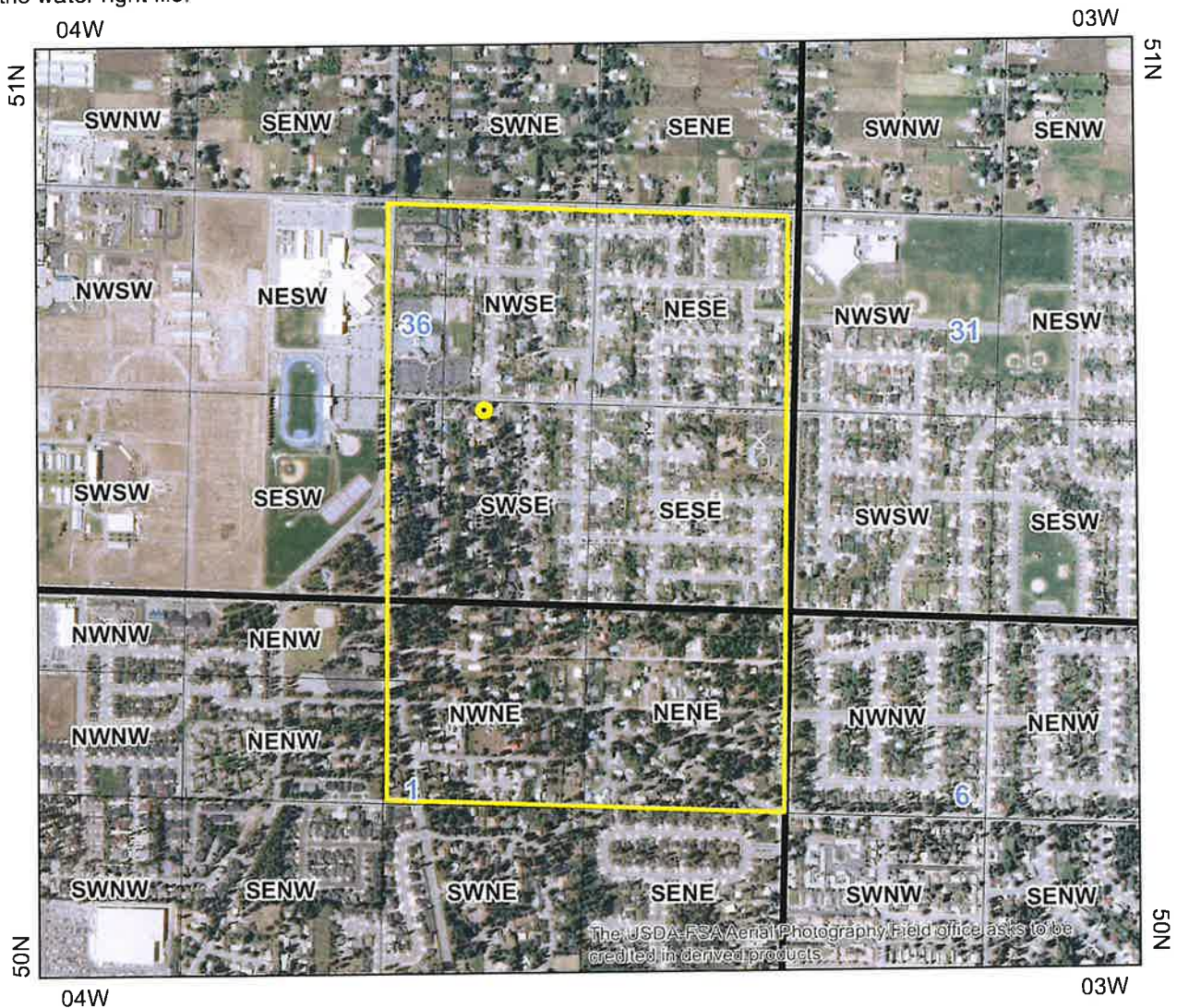


State of Idaho
Department of Water Resources

**Water Right
95-2117**

MUNICIPAL

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- Water Service Area Boundary
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- Quarter Quarters

0 0.125 0.25 0.5 Miles





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

October 25, 2021

GEM STATE WATER COMPANY LLC
250 SW TAYLOR ST STE 100
PORTLAND OR 97204-3038

Re: Change in Ownership for Water Right No(s): 95-2117 & 95-8130

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)