

SEP 02 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?
94-4059	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: Shawn T. Monte
Name of current water right holder/claimant

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

PO Box 2373 Sanpaul ID 83864
Mailing address City State Zip

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: 3-15-21
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: [Signature] Manager 8/25/21
Signature of new owner/claimant Title, if applicable Date
Dan S. Jacobson
Print name

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

For IDWR Office Use Only:
 Received by Ja Date 9-2-21 Receipt No. N037336 Receipt Amt. 25.00
 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 9-3-21

WALLACE, SHOSHONE COUNTY, IDAHO
3-15-2021 12:22:33 PM No. of Pages: 9
Recorded for : JANICHE LLC
TAMIE EBERHARD Fee: 15.00
Ex-Officio Recorder Deputy
Index to: SPECIAL WARRANTY DEED

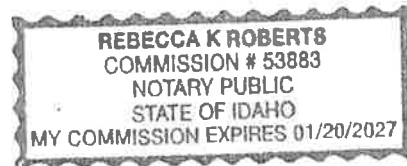
STATE OF IDAHO)
) ss.
County of Bonner)

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On this day personally appeared before me, the undersigned Notary Public, DAN S. JACOBSON, known or identified to me to be the Manager of WESTERN GEOGRAPHIC INVESTMENTS LLC, an Idaho limited liability company, the person that executed the within instrument on behalf of said company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of March, 2021.

Rebecca K. Roberts
Notary Public - State of Idaho
Residing at: Sandpoint, Idaho
My Commission Expires: 1-20-27



JT HOLDINGS, LLC

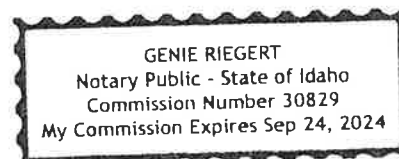
[Signature]
By: JEREMY TRIPP, Manager

STATE OF IDAHO)
) ss.
County of Bonner)

On this day personally appeared before me, the undersigned Notary Public, JEREMY TRIPP, known or identified to me to be the Manager of JT HOLDINGS, LLC, the person that executed the within instrument on behalf of said company, and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of March, 2021.

Genie Riegert
Notary Public - State of Idaho
Residing at: Sandpoint, Idaho Coeur d'Alene, Idaho
My Commission Expires: Sept. 24, 2024



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Exhibit "A"

Real property in the County of Shoshone, State of Idaho, described as follows:

PARCEL 1:

Government Lots 1, 6 and 7, and the Southeast Quarter of the Northeast Quarter, and the Northeast Quarter of the Southeast Quarter, all in Section 5, Township 49 North, Range 2 East, B.M., Shoshone County, State of Idaho.

PARCEL 2:

Government Lots 4 and 12, and the Southwest Quarter of the Northwest Quarter, and the Northwest Quarter of the Southwest Quarter, all in Section 4, Township 49 North, Range 2 East, B.M., Shoshone County, State of Idaho.

EXCEPTING THEREFROM:

A tract of land lying in Lot 12, Section 4, Township 49 North, Range 2 East, and being more particularly described as follows:

Using an astronomic meridian and beginning at corner No. 1, a drill steel monument, from whence the Southwest corner of said Section 4, (the original corner, a stone, firmly set, property marked and witnessed as described in the official record) bears South 63°04' West, 1,307.74 feet distant;

thence North 28°45.4' West, 99.66 feet distant, to Corner No. 2, a drill steel;

thence North 69°12.5' East, 150.52 feet distant, to Corner No. 3, a drill steel;

thence South 20°33.7' East, 99.68 feet distant, to Corner No. 4, a drill steel;

thence South 69°13' West, 150.18 feet distant, to Corner No. 1, THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A part of Government Lot 12, Section 4, Township 49 North, Range 2 East, Boise Meridian, Shoshone County, Idaho, more particularly described as follows:

COMMENCING at the Southwest corner of said Section, monumented with an aluminum post, 2½ inches diameter, with an aluminum cap, 3¼ inches diameter, marked F&F LS 900;

thence North 1°11'26" West, 14.38 feet along the West line of said Section to a meander corner, monumented with an aluminum post, 2½ inches diameter, with an aluminum cap, 3¼ inches diameter, marked F&F LS 900;

thence North 0°21'13" East, 539.42 feet, continuing along said West line, to the as constructed centerline of a County Road, as described in Book 88 of Deeds, at Page 194, records of said County, from which the West Quarter Section Corner, monumented with an aluminum post, 2½ inches diameter, with an aluminum cap, 3¼ inches diameter, marked F&F LS 900, bears North 0°21'13" East, 2,003.37 feet distant;

thence North 64°50'00" East, 732.05 feet along said as-constructed center line to a point of curvature;

thence 398.24 feet, continuing along said as-constructed center line, along the arc of a 1,500.00 foot radius curve left, said curve having a chord bearing North 77°12'30" East, 398.07 feet to a point of tangency;

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thence North 69°35'00" East, 292.60 feet, continuing along said as-constructed centerline to a point of curvature;

thence South 20°25'00" East, 30.00 feet and leaving said as-constructed centerline, to the southerly right-of-way line of said County Road;

thence South 69°35'00" West, 139.60 feet;

thence South 20°41'25" East, 93.21 feet;

thence South 69°13'28" West, 150.40 feet to the Southwesterly corner of an excepted parcel of land described by deed, recorded under Instrument No. 318883, records of said County, monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451, the POINT OF BEGINNING, from which the Southwest corner of said Section bears South 63°04'00" West 1,307.74 feet distant;

thence North 69°13'28" East, 150.40 feet (of record as North 69°13' East, 150.14 feet) along the Southeasterly line of said exception to a drill steel;

thence North 20°41'25" West, 93.21 feet (of record as North 20°33.7" West) along the Northeasterly line of said exception to a point on the Southerly right-of-way line of said County Road, being 30.00 feet distant, as measured at right angles, to the as-constructed centerline of said road, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451, from which the Northeasterly corner of said exception, monumented with an iron rod 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451, bears North 20°41'25" West, 6.47 feet distant;

thence traversing the Southerly right-of-way of said County Road, as follows:

North 69°35'00" East, 139.60 feet to a point of curvature, monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence 371.61 feet along the arc of a 730.00 foot radius curve left, said curve having a chord bearing North 55°00'00" East, 367.61 feet to a point of tangency, monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence North 40°25'00" East, 285.00 feet to a point of curvature, monumented with an iron rod, 30 inches long, 5/8 inch diameter with a plastic cap marked PE/PLS 3451;

thence 120.25 feet along the arc of a 530.00 foot radius curve left, said curve having a chord bearing North 33°55'00" East 119.99 feet to the North line of said Government Lot 12, monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence South 89°43'16" East, 1.37 feet, leaving said right-of-way line and along said North line of Government Lot 12 to an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence continuing South 89°43'16" East, along said North line, to the line of ordinary high water at the right bank of the North Fork of the Coeur d'Alene River;

thence Southwesterly along said line of ordinary high water to a point which bears South 20°40'52" East, from the POINT OF BEGINNING;

thence North 20°40'52" West, and leaving said line of ordinary high water, to an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence continuing North 20°40'52" West, 263.57 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

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A part of Government Lot 12, Section 4, Township 40 North, Range 2 East, Boise Meridian, Shoshone County, Idaho, more particularly described as follows:

COMMENCING at the Southwest corner of said Section, monumented with an aluminum post, 2 1/2 inches diameter, with an aluminum cap 3 1/4 inches diameter marked FME LS 900;

thence North 10°11'26" West, 14.33 feet along the West line of said Section to a meander corner, monumented with an aluminum post, 2 1/2 inches diameter, with an aluminum cap 3 1/4 inches diameter, marked FME LS 900;

thence North 0°21'13" East, 599.42 feet, continuing along said West line, to the as-constructed center line of a County Road, as described in Book 88 of Deeds, at page 194, records of said County, from which the West Quarter Section Corner, monumented with an aluminum post, 2 1/2 inches diameter, with an aluminum cap, 3 1/4 inches diameter, marked FME LS 900, bears North 0°21'13", East 2,003.37 feet distant;

thence North 84°50'00" East, 732.05 feet along said as-constructed center line to a point of a curvature;

thence 399.24 feet, continuing along said as-constructed centerline, along the arc of a 1,500.00 foot radius curve left, said curve having a chord bearing North 77°12'30" East, 398.07 feet to a point of tangency;

thence North 69°35'00" East, 292.00 feet, continuing along said as-constructed centerline to a point of curvature;

thence North 20°25'00" West, 30.00 feet to a point on the Northerly right-of-way line of said County road, being 30.00 feet distant, as measured at right angles, to the as-constructed centerline of said road, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence South 69°35'00" West, 56.75 feet along said Northerly right of way line, to an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451, the POINT OF BEGINNING;

thence continuing South 69°35'00" West, 235.26 feet to a point of curvature, monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence 176.41 feet along the arc of a 1470.00 foot radius curve right, said curve having a chord bearing South 73°01'16" West, 176.30 feet to the centerline of a 60.00 foot wide access easement, being 30.00 feet on each side of said centerline, monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

Traversing the centerline of said easement, as follows:

North 42°50'00" West, 83.01 feet to a point of curvature, monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence 369.57 feet along the arc of a 550.00 foot radius curve right, said curve having a chord bearing North 23°35'00" West, 362.66 feet to a point of tangency, monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence North 4°20'00" West, 120.04 feet to a point of curvature, monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence 124.70 feet along the arc of a 250.00 foot radius curve left, said curve having a chord bearing North 10°37'21" West, 123.41 feet to the North line of said Lot 12;

thence South 89°43'16" East, 35.07 feet, leaving said centerline and along said North line of Lot 12, to an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

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Thence continuing South $89^{\circ}43'16''$ East, 494.20 feet along said North line to an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

Thence continuing South $89^{\circ}43'16''$ East, 115.00 feet along said North line to the southeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section (SW $\frac{1}{16}$ Section corner), monumented with an iron rod, 30 inches long, 5/8 inch diameter, with an aluminum cap, 2 inches diameter, marked PE/PLS 3452;

Thence South $0^{\circ}10'03''$ West, 494.02 feet to the POINT OF BEGINNING.

Traversing the Northerly right of way of said county Road, as follows:

North $69^{\circ}35'00''$ East 56.75 feet to a point of curvature, monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

Thence 341.07 feet along the arc of a 670.00 foot radius curve left, said curve having a chord bearing North $55^{\circ}00'00''$ East, 337.40 feet to a point of tangency, monumented with an iron rod, 30 inches long 5/8 inch diameter with a plastic cap marked PE/PLS 3451;

Thence North $40^{\circ}25'00''$ East, 285.00 feet to a point of curvature, monumented with an iron rod, 30 inches long 5/8 inch diameter with a plastic cap marked PE/PLS 3451;

Thence 75.33 feet along the arc of a 470.00 foot radius curve left, said curve having a chord bearing North $35^{\circ}49'312''$ East, 75.25 feet to the North line of said government Lot 12;

Thence North $89^{\circ}43'16''$ West, 9.20 feet, leaving said right of way line and along said North line of Government Lot 12 to an iron rod, 30 inches long 5/8 inch diameter with a plastic cap marked PE/PLS 3451;

Thence continuing North $89^{\circ}43'16''$ West, 546.00 feet along said North line, to the Southeast corner of the Northwest quarter of the Southwest quarter of said Section (Southwest $\frac{1}{16}$ Section Corner), Monumented with an iron rod, 30 inches long 5/8 inch diameter with a plastic cap marked PE/PLS 3451;

Thence South $0^{\circ}10'03''$ West, 494.02 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A part of the Northwest Quarter of the Southwest Quarter, Section 4, Township 49 North, Range 2 East, Boise Meridian, Shoshone County, Idaho; more particularly described as follows:

COMMENCING at the Southwest corner of said Section, monumented with an aluminum post $2\frac{1}{2}$ inches diameter, with an aluminum cap, $3\frac{1}{4}$ inches diameter, marked FMP LS 900;

Thence North $01^{\circ}11'26''$ West, 14.38 feet along the West line of said Section to a meander corner, monumented with an aluminum post $2\frac{1}{2}$ inches diameter, with an aluminum cap, $3\frac{1}{4}$ inches diameter, marked FMP LS 900;

Thence North $0^{\circ}21'13''$ East, 539.42 feet, continuing along said West line, to the as-constructed centerline of a County Road, as described in Book 88 of Deeds, at Page 194, records of said County, from which the West $\frac{1}{4}$ Section corner, monumented with an aluminum post $2\frac{1}{2}$ inches diameter, with an aluminum cap, $3\frac{1}{4}$ inches diameter, marked FMP LS 900, bears North $0^{\circ}21'13''$ East, 2,083.37 feet distant;

Thence North $84^{\circ}50'00''$ East, 737.05 feet along said as-constructed centerline to a point of curvature;

Thence 399.24 feet, continuing along said as-constructed centerline, along the arc of a 1,500.00 foot radius curve left, said curve having a chord bearing of North $77^{\circ}12'30''$ East,

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394.07 feet to a point of tangency;

thence North 69°35'00" East, 292.00 feet, continuing along said as-constructed centerline to a point of curvature;

thence North 20°25'00" West, 30.00 feet to a point on the Northernly right-of-way line of said County Road, being 30.00 feet distant, as measured at right angles, to the as-constructed centerline of said road, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence South 69°35'00" West, 56.75 feet along said Northernly right-of-way line, to an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence North 0°10'03" East, 494.02 feet to a point;

thence North 89°43'16" West, 115.00 feet to the TRUE POINT OF BEGINNING;

thence continuing North 89°43'16" West, 491.70 feet along the South line of said Northwest Quarter of the Southwest Quarter to an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence continuing North 89°43'16" West, 35.07 feet along the South line of said Northwest Quarter of the Southwest Quarter, to the centerline of a 60.00 foot wide access easement, being 30.00 feet on each side of said centerline;

thence traversing the centerline of said easement, as follows:

15.65 feet along the arc of a 250.00 foot radius curve left, said curve having a chord bearing North 34°42'21" West, 15.65 feet to a point of tangency, monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence North 36°30'00" West, 103.55 feet to an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence North 40°40'00" West, 101.64 feet to a point of curvature, monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence 72.43 feet along the arc of a 150.00 foot radius curve right, said curve having a chord bearing North 26°50'00" West, 71.73 feet to a point of tangency, monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence North 13°00'00" West 141.00 feet to an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence North 4°30'00" West, 54.50 feet to an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence North 14°30'00" East, 110.00 feet to an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence North 62°30'17" East, 281.36 feet and leaving said centerline to an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PE/PLS 3451;

thence South 34°15'00" East, 508.00 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A Parcel of land located in Government Lot 12, Section 4, Township 49 North, Range 2 East, Boise Meridian, Shoshone County, Idaho, more particularly described as follows:

Commencing from the Southwest corner of said Section 4 from which the South Quarter

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corner of said Section 4 bears South 89°37'34" East, 2,651.99 feet. Said point of commencement also being the TRUE-POINT-OF-BEGINNING for the described parcel of land;

Thence from said point of beginning North 01°11'26" West, 14.38 feet to a point;

Thence North 00°21'11" East, 785.63 feet to a point;

Thence South 89°37'34" East, 630.50 feet to a point on the centerline of an existing 60 foot private road. Said point being the point of curvature of a non-tangent curve concave to the west having a radius of 550.00 feet, a central angle of 06°38'36" and a chord bearing South 39°30'42" East, 63.74 feet;

Thence southeasterly along said road centerline curve 63.77 feet to a point;

Thence South 42°50'00" east, 63.01 feet to a point on the north right-of-way line of the "Old River Road". Said point being the point of curvature of a non-tangent curve concave to the North having a radius of 1470.00 feet, a central angle of 06°52'33" and a chord bearing North 73°01'16" East, 176.30 feet;

Thence along said North right-of-way curve 176.41 feet to a point;

Thence North 69°35'00" east, 1.74 feet to a point;

Thence leaving said north right-of-way line, South 20°40'52" East, 417.72 feet to a point at the high water mark of the North fork of the Coeur d'Alene river;

Thence Southwesterly along the high water mark of the north bank of said Coeur d'Alene river, South 48°19'50" West, 528.5 feet more or less to a point on the south line of said Government lot 12 that is 855.00 feet east of the Southwest corner of said Government lot 12;

Thence North 89°37'34" west, 855.00 feet along said south line to the point of beginning for the described parcel of land;

said described parcel of land containing 20.00 acres more or less.

LESS-that portion of land described as "Old River Road" right-of-way described in Book 88 of Deeds, at Page 194, Shoshone County records.

ALSO EXCEPTING THEREFROM:

A parcel of land located in government Lot 6, Section 5, Township 49 North, Range 2 East, Boise Meridian, Shoshone County, Idaho, more particularly described as follows;

Commencing from the Southeast corner of said Section 5 from which the South Quarter corner of Section 4 bears South 89°37'34" East, 2,651.99 feet. Said Point of Commencement also being the TRUE POINT-OF-BEGINNING for this described parcel of land;

Thence from said Point-of-Beginning, North 89°45'00" West, 1,089.39 Feet along the South line of said Government Lot 6 to a point.

Thence on a line parallel with the East boundary line of said Government Lot 6, North 00°21'13" East, 800 feet to a point;

Thence on a line parallel with the South Boundary line of said Government Lot 6 South 89°45'00" East, 1,089.00 feet to a point on the East boundary line of said Government Lot;

Thence South 00°02'11.3" West, 785.63 feet along said East line to a point;

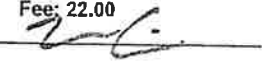
Thence South 01°11'26" East, 14.38 feet to the Point of Beginning for this described parcel of land;

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LESS that portion of land described as "Old River Road" right-of-way, described in Book 83
of Deeds, at Page 194, Shoshone County Records.

David M. Swartley, ISB No. 5230
McCarthy & Holthus, LLP
702 W. Idaho St., Suite 1100
Boise, ID 83702
Telephone: (208) 863-4401
dswartley@mccarthyholthus.com

Instrument # 506991

WALLACE, SHOSHONE COUNTY, IDAHO
1-21-2021 11:09:02 AM No. of Pages: 5
Recorded for : SHOSHONE COUNTY SHERIFF'S OFFICE
TAMIE EBERHARD Fee: 22.00
Ex-Officio Recorder Deputy 
Index to: SHERIFFS CERT OF SALE

Attorneys for Plaintiff

IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF SHOSHONE

THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK, AS
TRUSTEE FOR FIRST HORIZON
ALTERNATIVE MORTGAGE
SECURITIES TRUST 2006-FA2
MORTGAGE PASS-THROUGH
CERTIFICATES. SERIES 2006-FA2 ,

Plaintiff,

vs.

SHAWN T. MONTEE AKA SHAWN
THOMAS MONTEE (DECEASED) AND
THE UNKNOWN HEIRS, ASSIGNS, AND
DEVISEES OF SHAWN T. MONTEE AKA
SHAWN THOMAS MONTEE; HEATHER
MONTEE AKA HEATHER M. MONTEE
AKA HEATHER MARIE MONTEE,
INDIVIDUALLY AND AS THE
PERSONAL REPRESENTATIVE OF THE
ESTATE OF SHAWN T. MONTEE AKA
SHAWN THOMAS MONTEE; ROBERT
WOLFORD; HARLAN D. DOUGLASS;
SAGE HOLDINGS, LLC; WESTERN
GEOGRAPHIC INVESTMENTS, LLC;
STEVEN G. LAZAR; BKSMM
INVESTMENTS, LLC; SM
DEVELOPMENT, LLC; UNITED STATES
OF AMERICA; IDAHO STATE TAX
COMMISSION; STEVEN LAZAR

Case No.: CV40-19-0636

SHERIFF'S CERTIFICATE OF SALE

50699/

REVOCABLE TRUST AGREEMENT
DATED 5/28/16; and DOES I THROUGH
XX, AS INDIVIDUALS WITH AN
INTEREST IN THE PROPERTY which may
commonly be known as 5257 Old River Road,
Kingston, ID 83839,

Defendants.

STATE OF IDAHO)
 ss.
County of Shoshone)

I, Mike Gunderson, Sheriff of Shoshone County, State of Idaho, do hereby certify that, by virtue of an Order for Sale of Foreclosure entered by the Court on October 27, 2020, and a Writ of Execution issued on October 29, 2020, in the above-entitled action, directed to me, setting forth a judgment recovered in the amount of \$472,855.04, lawful money of the United States, to be satisfied out of the real property on the day said judgment became a lien thereon, or attachment or execution was levied herein, or thereafter, according to said writ and the statutes in such cases made and provided, I have levied on, and on January 12, 2021 at 10:00 am at the Shoshone County Courthouse, 700 Bank Street, Wallace, ID, I sold at public auction, in one lot or parcel to Janiche LLC, PO Box 2373, Sandpoint ID 83864, Dan S. Jacobson Manager, without recourse, together with its successors and assigns, who was the highest bidder, in the sum of \$386,086.44, which was the whole price paid by purchaser, claim and interest of the within named Defendants, as aforesaid, in and to the real estate particularly described as follows, to wit:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 12, SECTION 4,
TOWNSHIP 49 NORTH, RANGE 2 EAST, BOISE MERIDIAN, SHOSHONE
COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 4
FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 4 BEARS
SOUTH 89°37'34" EAST, 2,651.99 FEET. SAID POINT OF COMMENCEMENT

506991

ALSO BEING THE TRUE-POINT-OF-BEGINNING FOR THE DESCRIBED PARCEL OF LAND;

THENCE FROM SAID POINT OF BEGINNING NORTH 01°11'26" WEST, 14.38 FEET TO A POINT;

THENCE NORTH 00°21'13" EAST, 785.63 FEET TO A POINT;

THENCE SOUTH 89°37'34" EAST, 830.50 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING 60 FOOT PRIVATE ROAD. SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 06°38'36" AND A CHORD BEARING SOUTH 39°30'42" EAST, 63.74 FEET;

THENCE SOUTHERLY ALONG SAID ROAD CENTERLINE CURVE 63.77 FEET TO A POINT;

THENCE SOUTH 42°50'00" EAST, 83.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE "OLD RIVER ROAD". SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1470.00 FEET, A CENTRAL ANGLE OF 06°52'33" AND A CHORD BEARING NORTH 73°01'16" EAST, 176.30 FEET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY CURVE 176.41 FEET TO A POINT;

THENCE NORTH 69°35'00" EAST, 1.74 FEET TO A POINT;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, SOUTH 20°40'52" EAST, 417.72 FEET TO A POINT AT THE HIGH WATER MARK OF THE NORTH FORK OF THE COEUR D'ALENE RIVER;

THENCE SOUTHWESTERLY ALONG THE HIGH WATER MARK OF THE NORTH BANK OF SAID COEUR D'ALENE RIVER, SOUTH 48°19'50" WEST, 528.5 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 12 THAT IS 855.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 12;

506991

THENCE NORTH 89°37'34" WEST, 855.00 FEET ALONG SAID SOUTH LINE
TO THE POINT OF BEGINNING FOR THE DESCRIBED PARCEL OF LAND;

SAID DESCRIBED PARCEL OF LAND CONTAINING 20.00 ACRES MORE OR
LESS.

SUBJECT TO: THAT PORTION OF LAND DESCRIBED AS "OLD RIVER
ROAD" RIGHT-OF-WAY DESCRIBED IN BOOK 88 OF DEEDS, AT PAGE 194,
SHOSHONE COUNTY RECORDS.

And, pursuant to Idaho Code §§ 11-310 and 11-402, said real estate is subject to
redemption for one year after the sale as the real property sold consisted of land more than
twenty (20) acres in such case made and provided, except: No exceptions. By my signature
hereunder, I make no representations or warranties as to the accuracy of the legal description.

506991

IN WITNESS WHEREOF, I have hereunto set my hand as Sheriff of Shoshone County,
Idaho, as aforesaid, this 21 day of January, 2021.

Shoshone County Sheriff

By: [Signature]

Name: Mike Gunderson

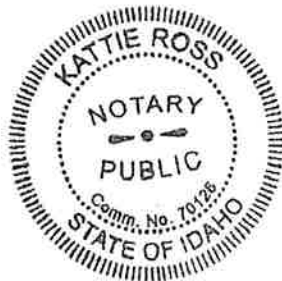
STATE OF IDAHO)

SS.

County of Shoshone)

On this 21 day of January, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Mike Gunderson, as Sheriff of Shoshone and acknowledged to me that (s)he executed the same.

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



[Signature]

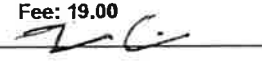
Notary Public for Idaho

Residing at Kingston, Idaho

Commission Expires: 06/06/2023

CASPER J. RANKIN (SBN 9107)
SYDNEY K. LEAVITT (SBN 8933)
ALDRIDGE PITE, LLP
3597 E. MONARCH SKY LN., STE. 240
MERIDIAN, ID 83646
Telephone: (208) 908-0709
Facsimile: (858) 726-6254
E-mail: sleavitt@aldridgepite.com

Instrument # 509937

WALLACE, SHOSHONE COUNTY, IDAHO
8-4-2021 11:40:06 AM No. of Pages: 4
Recorded for : SHOSHONE COUNTY SHERIFF'S OFFICE
TAMIE EBERHARD Fee: 19.00
Ex-Officio Recorder Deputy 
Index to: SHERIFFS CERT OF SALE

Attorneys for Plaintiff

**IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF SHOSHONE**

THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK, AS
TRUSTEE FOR FIRST HORIZON
ALTERNATIVE MORTGAGE SECURITIES
TRUST 2006-FA2 MORTGAGE
PASS-THROUGH CERTIFICATES SERIES
2006-FA2,

Plaintiff,

v.

HEATHER MONTEE; THE UNKNOWN
HEIRS, ASSIGNS AND DEVISEES OF
SHAWN T. MONTEE; SM DEVELOPMENT,
LLC; HLT REAL ESTATE, LLC; WESTERN
GEOGRAPHIC INVESTMENTS, LLC;
STEVEN G. LAZAR; STEVEN LAZAR
REVOCABLE TRUST AGREEMENT
DATED 5/28/16; SAGE HOLDINGS, LLC;
BKSM INVESTMENTS, LLC; ROBERT
WOLFORD; UNITED STATES OF
AMERICA; AND DOES 1 THROUGH 20, et
al.,

Defendants.

Case No. CV40-19-0306

SHERIFF'S CERTIFICATE OF SALE

The Sheriff of Shoshone County, State of Idaho, do hereby certify that, by virtue of an

509937

real estate located **5056 OLD RIVER ROAD, KINGSTON, ID, 83839** particularly described as

follows, to-wit:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 49 NORTH, RANGE 2 EAST, BOISE MERIDIAN, SHOSHONE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING FROM THE SOUTHEAST CORNER OF SAID SECTION 5 FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 4 BEARS SOUTH 89°37'34" EAST, 2,651.99 FEET. SAID POINT OF COMMENCEMENT ALSO BEING THE TRUE POINT-OF-BEGINNING FOR THIS DESCRIBED PARCEL OF LAND;

THENCE FROM SAID POINT-OF-BEGINNING, NORTH 89°45'00" WEST, 1,089.39 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 6 TO A POINT.

THENCE ON A LINE PARALLEL WITH THE EAST BOUNDARY LINE OF SAID GOVERNMENT LOT 6, NORTH 00°21'13" EAST, 800 FEET TO A POINT;

THENCE ON A LINE PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 6 SOUTH 89°45'00" EAST, 1,089.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID GOVERNMENT LOT;

THENCE SOUTH 00°21'13" WEST (ALSO SHOWN OF RECORD AS SOUTH 00°821'13" WEST), 785.63 FEET ALONG SAID EAST LINE TO A POINT;

THENCE SOUTH 01°11'26" EAST, 14.38 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIBED PARCEL OF LAND;

SUBJECT TO: THAT PORTION OF LAND DESCRIBED AS "OLD RIVER ROAD" RIGHT-OF-WAY, DESCRIBED IN BOOK 88 OF DEEDS, AT PAGE 194, SHOSHONE COUNTY RECORDS.

And that the said real estate is subject to redemption within one year after the sale if the real property sold consisted of a tract of land of twenty (20) acres or more, pursuant to the statute in such case made and provided, except: No exceptions.

This Sheriff's Certificate of Sale confirms that the Writ of Execution on Judgment

509937

of Foreclosure issued on May 28, 2021, has been satisfied and, therefore, the Writ can be returned to court.

GIVEN UNDER MY HAND This 3 day of August 2021.

By:

[Signature]
SHOSHONE COUNTY SHERIFF

STATE OF IDAHO)

) :ss.

COUNTY OF SHOSHONE)

On this 3 day of August, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mike Gunderson, known or identified to me to be the person whose name is subscribed to the within instrument as Sheriff of Shoshone County, State of Idaho, and acknowledged to me that he executed the same as such Sheriff of Shoshone County, State of Idaho.

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

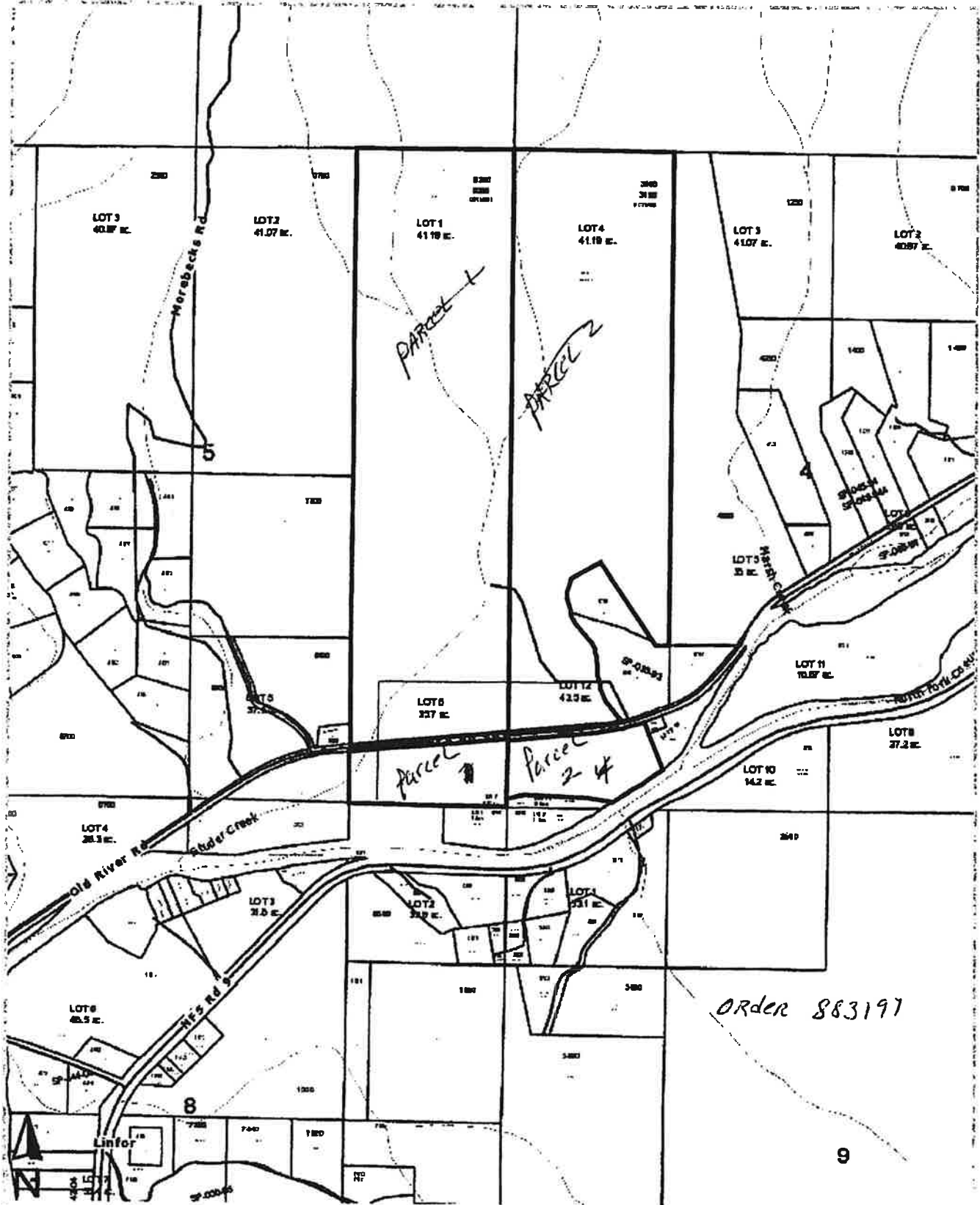


[Signature]

Notary Public for the State of Idaho

Residing at: Kingston, Idaho

My Commission Expires: 06/06/2023



First American Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

50N02E32

50N02E33

MOREBECKS

49N02E05

S.M. Development, L.L.C.
49N02E-05-0250
5056 OLD RIVER
KINGSTON

S.M. Development, L.L.C.
49N02E-04-3150
5257 OLD RIVER
KINGSTON

49N02E04

PRIVATE

RIVER

PALO

RIVER

PRIVATE

KNAPP

LETTE

PRIVATE

PRIVATE
PRIVATE
PRIVATE

+/- 20 ac

+/- 20 ac

14.76 ac

14.10 ac

+/- 48 ft



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

September 03, 2021

JANICHE LLC
PO BOX 2373
SANDPOINT ID 83864-0912

Re: Change in Ownership for Water Right No(s): 94-4059

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)