

RECEIVED

FEB 10 2021

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?
86-10191	Yes ☐	Yes ☐		Yes ☐	Yes ☐
86-10140	Yes ☐	Yes ☐		Yes ☐	Yes ☐
86-7327	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: DANIEL BYRNE
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): PEARSON - SANBORN FAMILY TRUST
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 20608 COLTER CREEK LN JULIAETA ID 83535
Mailing address City State ZIP
- 208-874-2383 MIKEP@COLTERSCREEK.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: 4/24/14
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):
☐ \$25 per undivided water right.
☐ \$100 per split water right.
☐ 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] TRUST OWNER 2/4/2021
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by Ja Date 2-10-21 Receipt No. N036713 Receipt Amt. 7500

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 6-16-21

23131

Instrument # 821171
 NEZ PERCE COUNTY
 4-25-2014 12:02:52 No. of Pages: 4
 Recorded for : LAND TITLE
 PATTY WEEKS Fee: 19.00
 Ex-Officio Recorder Deputy
 Index to: PROBATE DEED

4 Keithley

PERSONAL REPRESENTATIVE'S WARRANTY DEED

This Deed made this 24 day of April, 2014, by and between DANIEL THOMAS BYRNE JR., as Personal Representative of The Estate of Ellen A. Byrne, deceased, hereinafter called the "Grantor," and COLTER'S CREEK WINERY, INC., an Idaho Corporation, of 2054 Colter Creek Lane, Grapewick, Idaho. hereinafter referred to as "Grantees,"

WITNESSETH, That:

The Grantor, by the authority conferred on him by appointment as the Personal Representative of said estate by the District Court of the Second Judicial District of the State of Idaho, in and for the County of Nez Perce on June 1, 2011, being case no. CV11-01091 for and in consideration of the sum on Ten Dollars (\$10) and other good and valuable consideration to him in hand paid by the Grantees, receipt of all of which is hereby acknowledged, has bargained and by these presents does bargain, sell, assign, transfer, convey and confirm unto the Grantees and to their heirs and assigns forever, the following described real property, situate in the County of Nez Perce, State of Idaho, to-wit:

See Exhibit A attached hereto.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and all estate, right, title, interest, claim or demand whatsoever of the said Grantor of, in and to the above described premises.

TO HAVE AND TO HOLD the said premises above described with the appurtenances, unto the said Grantees and to their heirs and assigns forever.

And the said Grantor, for himself, his heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said Grantees, their heirs and assigns that at the time of the ensealing and delivery of these presents he is well seized of the premises

PERSONAL REPRESENTATIVE'S
 WARRANTY DEED

1

WILLIAM VERN McCANN, JR.
 LAWYER
 1027 BRYDEN AVENUE
 LEWISTON, IDAHO 83801
 (208) 743-5517

conveyed as of good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple and has good right, full power and lawful authority to grant, bargain, sell and convey the same in the manner and form aforesaid; and that the same are free and clear of all former or other grants, bargains, sales, liens, taxes, assessments and encumbrances of any kind whatsoever,

EXCEPT:

1. General taxes for the year 2014, which are now a lien, but not yet due or payable.
2. Lack of a right of access to and from the land. Right of access to and from the land, if any, is not established of record and assurance of such right of access is excluded from coverage. AFFECTS PARCEL 3
3. Terms and conditions as set out in Right-of-Way Deed, including any provisions and limitations thereof:
Recorded: January 17, 1899
Instrument No: Book 65 of Deeds, at Page 623, records of Nez Perce County, Idaho.
4. Terms and conditions as set out in Right-of-Way Deed, including any provisions and limitations thereof:
Recorded: January 14, 1899
Instrument No: Book 65 of Deeds, at Page 622, records of Nez Perce County, Idaho.
5. Any claim of the United States of America arising from the difference in the mean high water line of the Clearwater River and the meander line as shown by the Government Survey.
6. All rights of way for public utilities and public roads as the same now exist over and across the herein described property.

And the above bargained premises in the quiet and peaceable possession of the said Grantee, his heirs and assigns, against all and every person or persons lawfully claiming title or who claim the whole or any part thereof, the said Grantor shall and will **WARRANT AND FOREVER DEFEND.**

821171

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day
and year first above written.

GRANTOR

READ AND APPROVED

MS MTP

Daniel Thomas Byrne Jr., PR
Daniel Thomas Byrne Jr., Personal
Representative of the Estate of Ellen A.
Byrne, Deceased

STATE OF IDAHO)
) ss.
County of Nez Perce)

On this 24 day of April, 2014, before me, the undersigned, a Notary Public in
and for the State, personally appeared Daniel Thomas Byrne Jr., as Personal Representative of the
Estate of Ellen A. Byrne, individually, known to me to be the person whose name is subscribed to
the foregoing instrument and acknowledged to me that he 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.



Lori E. Stone
Notary Public for the State of Idaho.
Residing in Lewiston, Clarkston Rd
My Commission expires: 04/28/2018

STATE OF IDAHO)
COUNTY OF NEZ PERCE) ss.

I hereby certify that the foregoing instrument is a full, true and correct copy of the
original on file in the office of the undersigned Clerk of the District Court and Ex-
Officio Auditor & Recorder in Peris Rep Warranty Deed



PATTY O. WEEKS

Clerk of the District Court and
Ex-Officio Auditor & Recorder
Nez Perce County, Idaho

By

R Lewis Deputy

2/5/2021

PERSONAL REPRESENTATIVE'S
WARRANTY DEED

3

WILLIAM VERN McCANN, JR.
LAWYER
1027 BRYDEN AVENUE
LEWISTON, IDAHO 83501
(208) 743-5517

EXHIBIT "A"**Parcel 1:**

Commencing at a point on the South line of the North One-half of Section 7, Township 36 North, Range 3 West of the Boise Meridian, lying North 89°57' East a distance of 2965.6 feet from the West One-quarter corner of said Section 7; thence North 22°21'29" East a distance of 116.463 feet, and North 20°55'14" East a distance of 37.974 feet along the fence line marking the Easterly line of the Old County Road to the **POINT OF BEGINNING**; thence continue North 20°55'14" East a distance of 204.711 feet, and North 45°19'43" East a distance of 192.043 feet and North 28°48'42.5" East a distance of 157.234 feet along said fence; thence South 3°18'22" East a distance of 522.532 feet; thence North 79°38'42" West a distance of 320.805 feet to the **POINT OF BEGINNING**.

Parcel 2:

Commencing at a point on the South line of the North One-half of Section 7, Township 36 North, Range 3 West of the Boise Meridian, lying North 89°57' East a distance of 3490.486 feet from the West One-Quarter corner of said Section 7, being a point on the Westerly right-of-way line of the Camas Prairie Railroad; thence 93.164 feet along said right-of-way, being a curve to the left with a radius of 1618.87 feet on a central angle of 3°17'50" and the chord bearing North 23°30'46.4" East a distance of 93.151 feet to the **POINT OF BEGINNING**; thence continue along said right-of-way being a curve to the left with a radius of 1618.14 feet on a central angle of 19°52'03.6" and the chord bearing North 13°23'54" East for a distance of 466.349 feet to a point on a compound curve left; thence 676.026 feet further along said right-of-way being a curve to the left with a radius of 3719.719 feet on a central angle of 10°24'46.8" and the chord bearing North 00°05'14.5" East for a distance of 675.096 feet to a point on a compound curve left; thence 119.101 feet further along said right-of-way, being a curve to the left with a radius of 1125.183 feet on a central angle of 6°03'53" and the chord bearing North 8°09'05.5" West for a distance of 119.046 feet; thence North 89°21'50" West 81.601 feet to a point in the fence marking the Easterly line of the Old County Road; thence South 4°08'41" West a distance of 82.991 feet, and South 12°40'56" West a distance of 355.229 feet, and South 26°05'27" West a distance of 330.544 feet along said fence line; thence South 3°18'22" East a distance of 525.102 feet; thence North 89°06'39" East a distance of 188.48 feet to the **POINT OF BEGINNING**.

Parcel 3:

Commencing at a point on the South line of North One-half of Section 7, Township 36 North, Range 3 West of the Boise Meridian, lying North 89°57' East a distance of 3708.912 feet from the West One-quarter corner of said Section 7, being a point on the Easterly right-of-way line of the Camas Prairie Railroad; thence 94.71 feet along said right-of-way line, being a curve to the left with a radius of 1818.873 feet on a central angle of 2°59'00" and the chord bearing North 20°44'16" East a distance of 94.695 feet to the **POINT OF BEGINNING**; thence continue along said right-of-way line curve to the left a distance of 442.92 feet with said radius of 1818.873 feet on a central angle of 13°57'08" and the chord bearing North 12°16'11.9" East for a distance of 441.825 feet to a point of compound curve left; thence 258.315 feet further along said Easterly right-of-way, being a curve to the left with a radius of 3919.719 feet on a central angle of 3°46'33" and the chord bearing North 3°24'21.3" East for a distance of 258.268 feet; thence South 15°28'37" East for a distance of 333.212 feet; thence South 12°42'41" East for a distance of 256.541 feet; thence South 18°36'19" West for a distance of 121.310 feet; thence South 89°06'39" West a distance of 214.449 feet to the **POINT OF BEGINNING**.

Instrument # 869880

NEZ PERCE COUNTY

9-18-2019 12:28:41 PM No. of Pages: 2

Recorded for: MELISSA SANBORN

PATTY WEEKS

Ex-Officio Recorder Deputy

Fee: 15.00

Index to: WRNTY/OC

QUITCLAIM DEED

THIS INDENTURE, Made this 16 day of SEPTEMBER, 2019, Colter's Creek Winery, Inc. as Grantor does release and Quitclaim to The Pearson Sanborn Family Trust, whose current address is 20608 Colter Creek Ln., Juliaetta, Idaho 83535 all of its interest in the following described property at 24690 Arrow Highline, Juliaetta, Idaho 83535:

See Exhibit A attached hereto.

TO HAVE AND TO HOLD, all and singular the said real property, together with all appurtenances, tenements, hereditaments, reversions, remainders, rents, issues, profits, rights-of-way, and water rights in anywise appertaining to the real property herein described, as well in law as in equity, unto Grantee, and to their heirs and assigns forever.

STATE OF IDAHO)
COUNTY OF NEZ PERCE) ss.

I hereby certify that the foregoing instrument is a full, true and correct copy of the original on file in the office of the undersigned Clerk of the District Court and Ex-Officio Auditor & Recorder.



Quitclaim Deed
869880
PATTY O. WEEKS

Clerk of the District Court and
Ex-Officio Auditor & Recorder
Nez Perce County, Idaho

[Signature]
Michael T. Pearson, President

[Signature]
Melissa A Sanborn, Secretary

By [Signature] Deputy

STATE OF IDAHO)

2/5/2021

County of Nez Perce)

This record was acknowledged before me on this 16 day of September, 2019 by
Michael Pearson as Melissa Sanborn office of Colter's Creek
Winery, Inc. Pres. Sec.

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



[Signature]
NOTARY PUBLIC FOR IDAHO
Residing at Banner Park Lewiston Id
My Commission Expires 4/4/2024

*MELISSA SANBORN
20608 COLTER CREEK LN
JULIAETTA, ID 83535

821171

869880

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State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N MINERAL DR STE 100 • COEUR D ALENE, ID 83815-7763
Phone: (208)762-2800 • Fax: (208)769-2819 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

June 16, 2021

PEARSON SANBORN FAMILY TRUST
20608 COLTER CREEK LN
JULIAETTA ID 83535-7000

Re: Change in Ownership for Water Right No(s): 86-7327, 86-10140, & 86-10191

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)