Form 42-248/42-1409(6) Rev. 1/15

RECEIVED
MAY 14 2021
IDWR / NORTH

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?
95-10940	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: Molly McVey
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Hassan & Kristin Tehrani
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or

   2115 E. Huckleberry Lane | Spokane | WA | 99224
   Mailing address | City | State | ZIP

   509-481-5980 | Kristintehrani@yahoo.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: 4/29/2021.

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.
   - 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: K. Tehrani — Signature of new owner/claimant | Title, if applicable | Date: 5.10.21
   Signature: H T — Signature of new owner/claimant | Title, if applicable | Date: 5.10.21

For IDWR Office Use Only:

Receipted by YA Date 5-14-21 Receipt No. N036980 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 6-8-21

Instrument Number

Read and Approved:

x KT

x

Escrow No.: N-56798

887699-1316-0

WARRANTY DEED

FOR VALUE RECEIVED, **Molly Ann McVey,** Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Hassan Yazdian Tehrani and Kristin Margaret Yazdian Tehrani, husband and wife as community property with right of survivorship,** Grantee, whose address is:

2115 E Huckleberry Ln
Spokane WA 99224

the following described premises, County of Kootenai, State of Idaho to-wit:

A parcel of land being portions of Lot 10 and Lot 11, Block B, of Lyondale as recorded in Book B of Plats, page 146, under instrument number 29155, records of Kootenai County, Idaho lying within the Southeast Quarter of Section 9, Township 49 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

Beginning at the Northeast corner of Lot 11, Block B of Lyondale as recorded in Book B of Plats on page 146, said point being a set 1/2" rebar and PLS 9367 Cap from which the Southeast corner of Lot 11 bears South 48°47'17" West a distance of 99.87 feet;

Thence North 48°47'17" East a distance of 60.00 feet to a found 5/8" rebar and PLS 4342 Cap at the Northeast corner of the Westerly 60 feet of Lot 10;

Thence South 41°15'55" East a distance of 182.16 feet to the ordinary high waterline of Lake Coeur d'Alene;

Thence along said high waterline North 88°00'09" West a distance of 1.31 feet;

Thence South 58°12'52" West a distance of 14.67 feet;

Thence South 62°02'05" West a distance of 15.55 feet;

Thence South 27°22'58" East a distance of 6.34 feet;

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 5, 2021

_____

Molly Ann McVey

Thence South 18°08'53" West a distance of 17.98 feet;

Thence South 26°53'03" West a distance of 15.70 feet;

Thence South 03°46'12" East a distance of 20.13 feet;

Thence South 11°16'57" West a distance of 7.54 feet to a scribed "X" in rock out crop;

Thence leaving said high waterline, North 20°37'33" West a distance of 57.75 feet to the intersection of the common line between Lots 10 and 11, Block B;

Thence along said common line, North 41°15'38" West a distance of 162.99 feet to the True Point of Beginning.

EXCEPT that portion dedicated on the Plat of LYONDALE as Spring Street.

TOGETHER WITH:

A portion of Government Lots 1 and 2 in Section 9, Township 49 North, Range 4 West, Boise Meridian, Kootenai County, Idaho described as follows:

Commencing at the Northeast corner of Lot 11, Block B of the Lyondale Plat as recorded in Book B of Plats at page 146, said point being a set 1/2" rebar and PLS 9367 Cap; from which the Northwest corner of Lot 11 bears South 48°47'17" West a distance of 99.87 feet;

Thence North 41°15'38" West a distance of 30.08 feet to a point on the Northerly right of way of Spring Street said point being the True Point of Beginning;

Thence continuing North 41°15'38" West a distance of 6.69 feet to the existing centerline of W. Mica Shore Road;

Thence along said existing centerline, North 40°47'16" East a distance of 47.10 feet;

Thence North 56°27'16" East a distance of 13.52 feet;

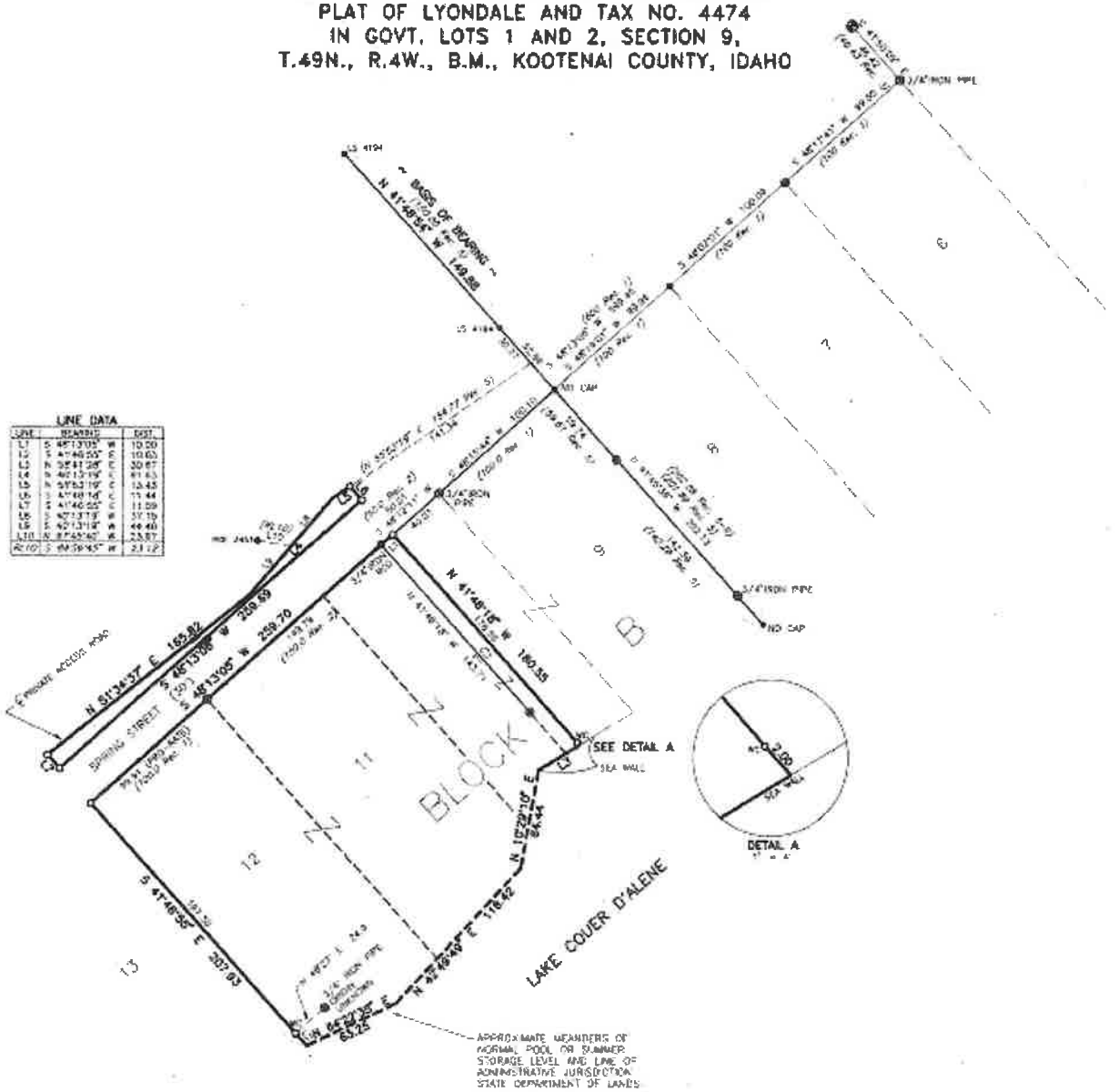
Thence leaving the existing centerline, South 41°15'55" East a distance of 11.44 feet to the Northerly right of way of Spring Street being a found 5/8" rebar and PLS 4342 Cap;

Thence along said Northerly right of way, South 48°47'17" West a distance of 60.05 feet to the True Point of Beginning.

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,

AMENDED RECORD OF SURVEY

LOTS 12, 11, AND PART OF 10, BLOCK B, PLAT OF LYONDALE AND TAX NO. 4474 IN GOVT. LOTS 1 AND 2, SECTION 9, T.49N., R.4W., B.M., KOOTENAI COUNTY, IDAHO



LINE DATA

LINE	BEARING	DIST.
L1	S 48°13'05" W	10.00
L2	S 41°46'55" E	10.00
L3	N 35°41'26" E	39.67
L4	N 48°13'05" E	61.65
L5	N 57°53'19" E	13.45
L6	S 41°46'15" E	15.44
L7	S 41°46'55" E	11.09
L8	S 42°13'41" W	57.19
L9	S 42°13'41" W	44.40
L10	N 87°58'40" W	23.87
R(10)	S 89°59'45" W	23.72

BOOK 16 PAGE 178
No. 1387576
STATE OF IDAHO
COUNTY OF KOOTENAI
AT THE REQUEST OF MECKEL ENGINEERING AND SURVEYING
At 3 minutes past 11 o'clock A. M.
Date Dec 18, 1995
TOM TAGGART, RECORDER
by Rosemarie Kuck Deputy
Fee $ 5.00

0' 50' 100' 150' 200'

BASIS OF BEARING

BASIS OF BEARING = N 41°46'54" W BETWEEN FOUND MONUMENTS ACCORDING TO THE RECORD OF SURVEY FILED IN BOOK 10, PAGE 103, RECORDS OF KOOTENAI COUNTY.

LEGEND

- ⊕ FD. AN ALUM. CAP, 1-1/2 INS. DIAM., MKD. PLS 818
- ● FD. AN IRON PIPE, 1/2 IN. DIAM., EXCEPT AS NOTED
- ■ FD. AN IRON ROD, 1/2 IN. DIAM., WITH PLASTIC CAP MKD. AS NOTED.
- ■ FD. A BOLT, 3/4 IN. DIAM., WITH A 1-1/2 INS. SQ. NUT
- ○ SET AN IRON ROD, 30 INS. LONG, 5/8 IN. DIAM., WITH A PLASTIC CAP MKD. PLS 4342
- M.C. WITNESS CORNER
- · MEASUREMENT POINT (NOTHING SET)

CORNER PERPETUATION NOTE

NO TIES WERE MADE TO PUBLIC LAND CORNERS THEREFORE, NO CP&Fs WERE REQUIRED.

AMENDMENT NOTE

THIS SURVEY IS A REVISION OF THE RECORD OF SURVEY IN BOOK 16 OF SURVEYS, PAGE 173 AND IS BEING RECORDED TO SHOW THE CORRECT NAME OF THE REFERENCED PLAT AS THE "PLAT OF LYONDALE".

SURVEYS OF RECORD

1) W. KOEHLER	LS 72	1909 PLAT OF LYONDALE	BK. B, PG. 148
2) R. KINDLER	LS 650	SEPT. 1955	UNRECORDED
3) R. AVON	LS 818	FEB. 1978	UNRECORDED
4) J. MECKEL	PE/PLS 3451	MAY 1979	BK. 1, PG. 173
5) J. MONACO	PLS 4194	JULY 1991	BK. 10, PG. 105
6) J. MECKEL	PE/PLS 3451	JAN. 1993	BK. 12, PG. 57

SURVEYOR'S CERTIFICATE

I, DONALD L. ROSE, PROFESSIONAL LAND SURVEYOR NO. 4342 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION FOR KENNETH MOVEY.

PLS 4342
8-09-95

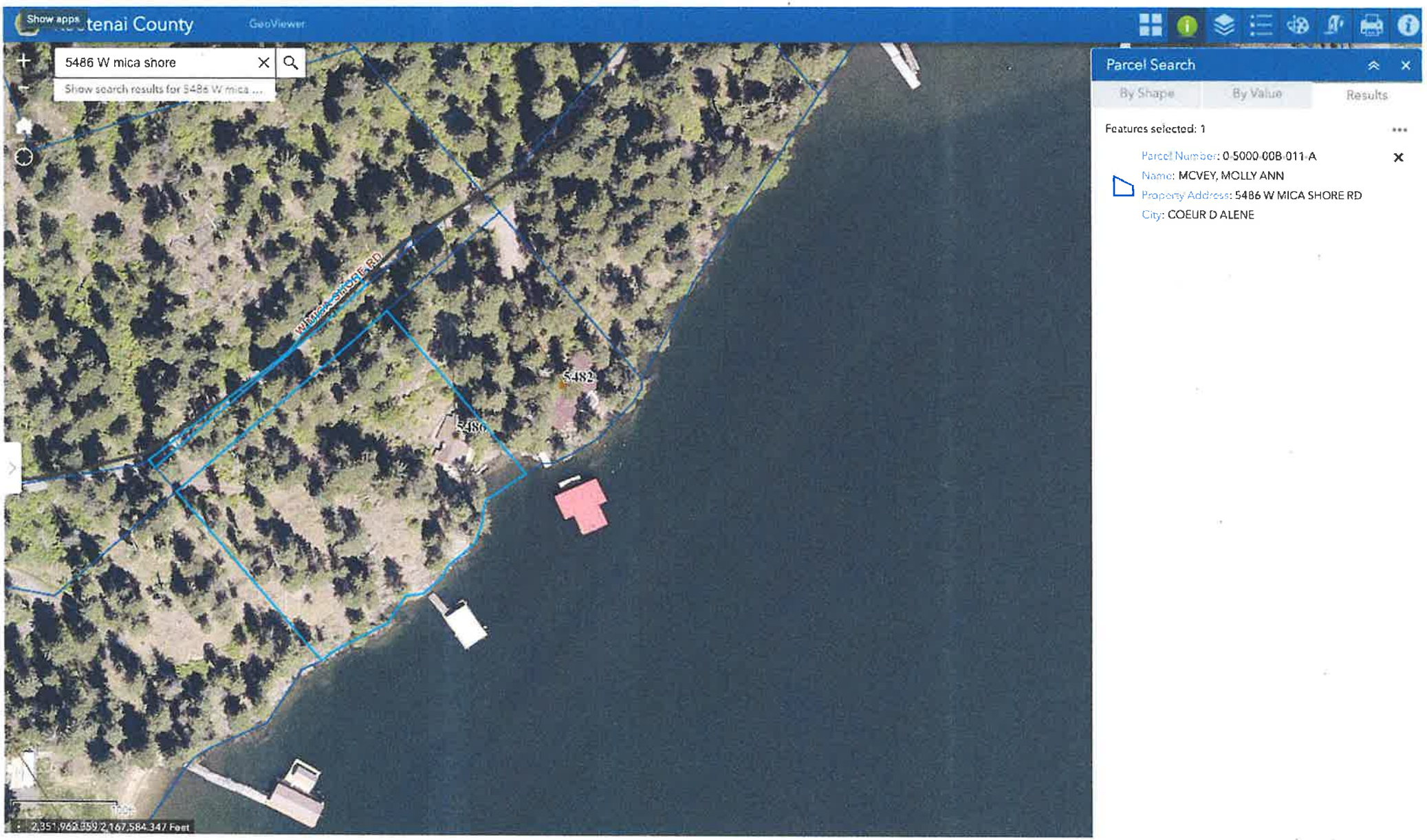
INDEX: 4844-9-2-0-0

NOTE:
THIS RECORD OF SURVEY DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD. THE SIZE OR LOCATION OF PRESCRIPTIVE EASEMENTS, FENCE LINES OR PHYSICAL FEATURES OF THE PROPERTY. THE EASEMENTS SHOWN ARE AS THEY EXISTED AT THE TIME OF RECORDING. ITEMS SUCH AS THE ROADS WHICH ARE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.

SCALE: 1" = 50'	DRAWN: DWR	JOB NO: 844.57 DWG FILE: MOVEY-R.DWG	
DATE: FEB. 7, 1995	CHECKED:	CREW: DR & RH	

MECKEL ENGINEERING AND SURVEYING
402 IDAHO AVENUE, COEUR d' ALENE, IDAHO, 83814

AMENDED RECORD OF SURVEY
LOTS 12, 11, AND PART OF 10, BLOCK B, PLAT OF LYONDALE AND TAX NO. 4474 IN GOVT. LOTS 1 AND 2, SECTION 9, T.49N., R.4W., B.M., KOOTENAI COUNTY, IDAHO


Show apps
tenai County
GeoViewer
5486 W mica shore
Show search results for 5486 W mica ...
Parcel Search
By Shape
By Value
Results
Features selected: 1
Parcel Number: 0-5000-00B-011-A
Name: MCVEY, MOLLY ANN
Property Address: 5486 W MICA SHORE RD
City: COEUR D ALENE
W MICA SHORE RD
5482
5486
2,351,962.359 2,167,584.347 Feet

JIM BRANNON 4 P 2831536000
KOOTENAI COUNTY RECORDER
DAP 5/6/2021 2:17 PM
REQ OF NORTH IDAHO TITLE COMPANY-
COEUR D' ALENE- RW
RECORDING FEE: $15.00 DD
Electronically Recorded

RECEIVED
JUN 03 2021
IDWR/NORTH

Escrow No.: N-56798

WARRANTY DEED

FOR VALUE RECEIVED, **Molly Ann McVey, a single person,** Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Hassan Yazdian Tehrani and Kristin Margaret Yazdian Tehrani, husband and wife as community property with right of survivorship,** Grantee, whose address is:

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Spokane, WA 99224

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DATED. April 27, 2021

X Molly McVey

Molly Ann McVey

STATE OF IDAHO)

)ss.

COUNTY OF KOOTENAI)

On this 27TH day of April, 2021, before me, a Notary Public in and for said State, personally appeared Molly Ann McVey,
known or identified to me to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary in and for said County and State
Residing at: Medimont, ID
Commission Exp.: 9-28-2024

JULIE HJELVIK
COMMISSION NUMBER 13405
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/28/2024

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 08, 2021

HASSAN TEHRANI
KRISTIN TEHRANI
2115 E HUCKLEBERRY LN
SPOKANE WA 99224-8470

Re: Change in Ownership for Water Right No(s): 95-10940

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,

Natali Steading

Natalie Steading
Tech Records Specialist 1

Enclosure(s)