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

$100

RECEIVED
DEC 16 2020
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?
95-9178 w	Yes ☐	Yes ☐		Yes ☐	Yes ☐
95-12295 w	Yes ☐	Yes ☐		Yes ☐	Yes ☐
95-10889 w	Yes ☒	Yes ☐		Yes ☐	Yes ☐
95-17873 w	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Windy Bay LLC
   Name of current water right holder/claimant

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

   967 Gypsy Bay Rd — Mailing address
   Sagle — City
   ID — State
   83860 — ZIP
   949-558-1300 — Telephone
   michael@marcopolodwh.com — 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: 12/1/2020.

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: _____ Co-Trustee — 12/16/2020
   Signature of new owner/claimant — Title, if applicable — Date

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

For IDWR Office Use Only:

Receipted by NS — Date 1-12-21 — Receipt No. N036652 — Receipt Amt. 75.00

Receipted by [illegible] — Date 12-17-2020 — Receipt No. N036616 — Receipt Amt. $100.00

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 _____ Date _____

JIM BRANNON 4 P 2795164000
KOOTENAI COUNTY RECORDER
MRR 12/1/2020 12:50 PM
REQ OF NORTH IDAHO TITLE COMPANY-
COEUR D' ALENE- RW
RECORDING FEE: $15.00 DD
Electronically Recorded

Escrow No.: N-54527

WARRANTY DEED

FOR VALUE RECEIVED, **Windy Bay, LLC, an Idaho limited liability company,** Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Randolphmire LLC, an Idaho limited liability company,** Grantee, whose address is:

967 Gypsy Bay Rd
Sagle, ID 83860

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

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART OF THIS WARRANTY DEED

Together with any and all water rights appurtenant thereto.

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. November 25, 2020

Windy Bay, LLC, an Idaho limited liability company

BY: _____
Ronald H. Pratte, Manager

State of Idaho)
)ss.
County of Kootenai)

On this 1st day of December, 2020, before me, the undersigned, Notary Public, personally appeared Ronald H. Pratte, 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.

See attached

_____
Notary Public in and for said County and State
Residing at: Medimont, ID
Commission Expires: 9-28-2024

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

State of Idaho

County of Kootenai

On this 1st day of December, 2020, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared Ronald H. Pratte, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Manager of Windy Bay, LLC, an Idaho Limited Liability Company, and acknowledged to me that such limited liability company executed the same.

Notary Public for the State of Idaho
Residing at: Medimont, ID
My Commission Expires: 9-28-2024

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

Order Number: N-54527

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel II:

Lot 2, Block 1, Warr's Addition to Benpoint, according to the plat recorded in Book "G" of Plats at Pages 497, et seq., records of Kootenai County, Idaho.

Escrow No.: N-54527

WARRANTY DEED

FOR VALUE RECEIVED, **Ron Pratte, an unmarried individual,** Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Randolphmire LLC, an Idaho limited liability company,** Grantee, whose address is:

967 Gypsy Bay Rd
Sagle, ID 83860

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

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART OF THIS WARRANTY DEED

Together with any and all water rights appurtenant thereto.

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. November 24, 2020

Ron Pratte

State of Idaho)
)ss.
County of Kootenai)

On this 1st day of December, 2020, before me, the undersigned, Notary Public, personally appeared Ron Pratte, 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 Public in and for said County and State
Residing at: Medimont, ID
Commission Expires: 9-28-2024

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

Order Number: N-54527

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I:

A parcel of land being a portion of Government Lot 2 and a portion of the Southwest Quarter of Section 20, Township 48 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

Beginning at the West Quarter corner of said Section 20 being a 3/4 inch iron pipe per CP&F 1297896;

thence along the West line of said Section 20, N00°15'21"E a distance of 835.82 feet to a point;

thence along a non-tangent curve to the left with a radius of 490.00 feet, an arc length of 11.09 feet, a delta of 01°17'49" with a long chord that bears S75°29'51"E a distance of 11.09 feet to a point;

thence S74°50'57"E a distance of 22.33 feet to a point;

thence S77°13'53"E a distance of 33.00 feet to a point;

thence along a curve to the left with a radius of 510.00 feet, an arc length of 77.37 feet, a delta of 08°41'30" with a long chord that bears S81°34'38"E a distance of 77.29 feet to a point;

thence S85°23'30"E a distance of 43.84 feet to a point;

thence S83°04'41"E a distance of 35.88 feet to a point;

thence along a curve to the right with a radius of 490.00 feet, an arc length of 168.11 feet, a delta of 19°39'25" with a long chord that bears S73°14'58"E a distance of 167.29 feet to a point;

thence S64°48'02"E a distance of 42.49 feet to a point;

thence S67°01'50"E a distance of 28.05 feet to a point;

thence S66°52'44"E a distance of 22.48 feet to a point;

thence along a curve to the left with a radius of 145.00 feet, an arc length of 113.84 feet, a delta of 44°58'55" with a long chord that bears S89°22'11"E a distance of 110.94 feet to a point;

thence S05°36'08"E a distance of 249.45 feet to a 1/2 inch rebar with cap marked PLS 3451;

thence N69°39'26"E a distance of 37.63 feet to a 5/8 inch rebar with yellow plastic cap marked PLS 4194;

thence N52°56'45"E a distance of 43.86 feet to a point;

thence S07°21'49"E a distance of 331.78 feet to a point;

thence N76°17'14"E a distance of 74.96 feet to a point;

thence S07°21'49"E a distance of 50.33 feet to the Northwest corner of Lot 3, Warr's Addition filed in Book G of Plats at Pages 497, 497A, B, records of Kootenai County;

thence along said North line, S76°17'14"W a distance of 161.33 feet to a bolt in concrete being the Northwest corner of said plat;

thence along the West line of said plat, S01°27'29"W a distance of 204.42 feet to a 3/4 inch iron pipe;

thence continuing along said West line S01°23'46"W a distance of 104.32 feet to a bolt in concrete;

thence continuing along said West line S00°51'03"W a distance of 77.53 feet to a 5/8 inch rebar with yellow plastic cap marked PLS 4194 on the Ordinary High Water of Lake Coeur d'Alene;

thence along said Ordinary High Water the following twenty-nine courses:

1.) S60°18'14"W a distance of 7.70 feet to a point;

2.) thence S77°24'37"W a distance of 16.26 feet to a point;

3.) thence S68°36'03"W a distance of 14.35 feet to a point;

4.) thence N79°23'46"W a distance of 16.91 feet to a point;

5.) thence S74°45'15"W a distance of 15.73 feet to a point;

6.) thence S84°13'34"W a distance of 19.37 feet to a point;

7.) thence S37°52'51"W a distance of 11.52 feet to a point;

8.) thence S54°07'55"W a distance of 9.53 feet to a point;

9.) thence S65°18'25"W a distance of 18.95 feet to a point;

10.) thence N14°43'08"W a distance of 14.60 feet to a point;

11.) thence N61°56'29"W a distance of 13.93 feet to a point;

12.) thence N64°21'25"W a distance of 36.81 feet to a point;

13.) thence N73°23'09"W a distance of 36.35 feet to a point;

14.) thence N88°38'41"W a distance of 38.30 feet to a point;

15.) thence S84°52'49"W a distance of 31.92 feet to a point;

16.) thence S73°10'24"W a distance of 37.14 feet to a point;

17.) thence S55°14'48"W a distance of 48.88 feet to a point;

18.) thence S47°20'00"W a distance of 28.82 feet to a point;

19.) thence S04°42'08"E a distance of 25.30 feet to a point;

20.) thence S51°49'19"W a distance of 10.45 feet to a point;

21.) thence N38°32'55"W a distance of 17.04 feet to a point;

22.) thence N79°52'36"W a distance of 29.29 feet to a point;

23.) thence S72°28'07"W a distance of 31.38 feet to a point;

24.) thence S56°28'57"W a distance of 71.09 feet to a point;

25.) thence S66°48'39"W a distance of 44.79 feet to a point;

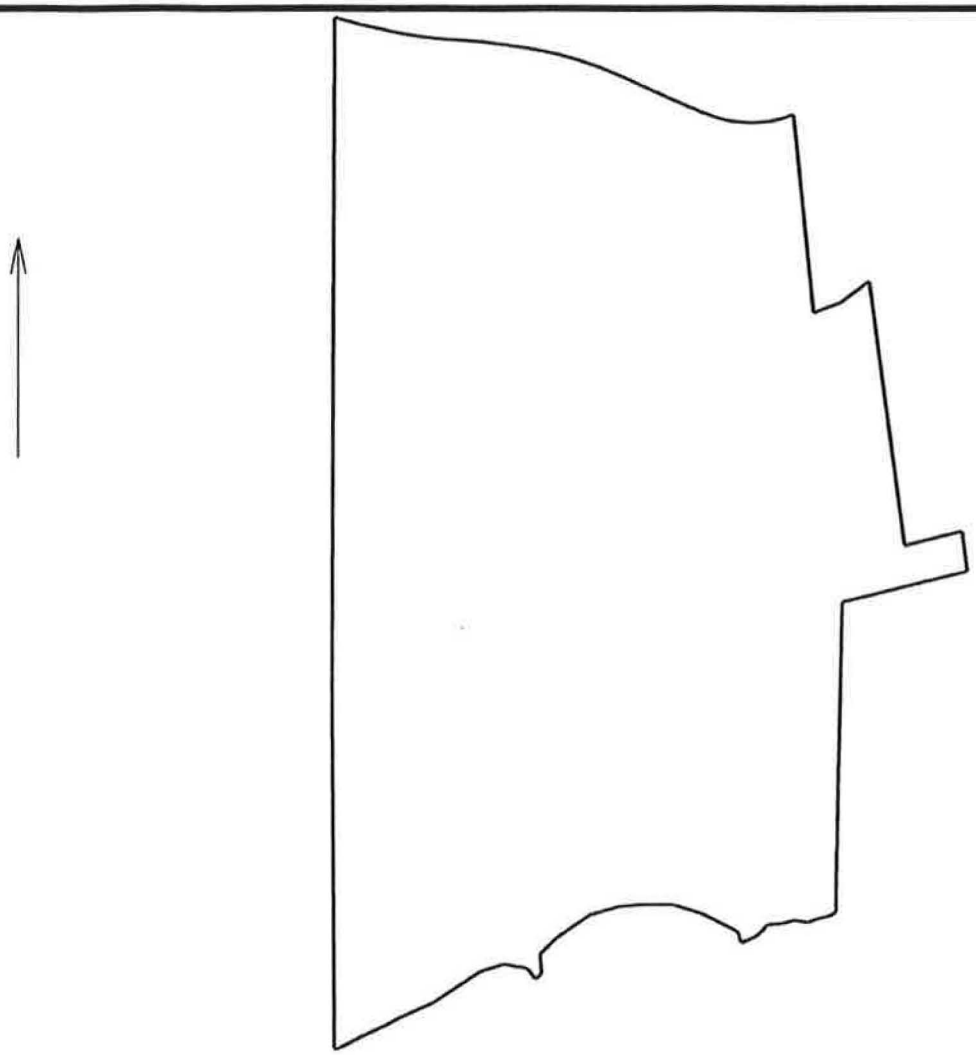
26.) thence S61°19'27"W a distance of 20.97 feet to a point;

27.) thence S64°08'32"W a distance of 23.74 feet to a point;

28.) thence S63°44'13"W a distance of 37.76 feet to a point;

29.) thence S73°35'55"W a distance of 9.12 feet to a point on said West line of Section 20;

thence along said West line, N00°19'05"W a distance of 451.40 feet to the True Point of Beginning.



12/31/2020

Scale: 1 inch= 229 feet | File:

Tract 1: 16.3895 Acres, Closure: n52.4214w 0.02 ft. (1/208529), Perimeter=3959 ft.

01 n+1813813.254m e+2281920.947m
02 n00.1521e 835.82
03 Lt, r=490.00, delta=001.1749, arc=11.09, chord=s75.2951e 11.09
04 s74.5057e 22.33
05 s77.1353e 33.00
06 Lt, r=510.00, delta=008.4130, arc=77.37, chord=s81.3438e 77.29
07 s85.2330e 43.84
08 s83.0441e 35.88
09 Rt, r=490.00, delta=019.3925, arc=168.11, chord=s73.1458e 167.29
10 s64.4802e 42.49
11 s67.0150e 28.05
12 s66.5244e 22.48
13 Lt, r=145.00, delta=044.5855, arc=113.84, chord=s89.2211e 110.94
14 s05.3608e 249.45
15 n69.3926e 37.63
16 n52.5645e 43.86
17 s07.2149e 331.78
18 n76.1714e 74.96
19 s07.2147e 50.33
20 s76.1714w 161.33
21 s01.2729w 204.42
22 s01.2346w 104.32
23 s00.5103w 77.53
24 s60.1814w 7.70
25 s77.2437w 16.26
26 s68.3603w 14.35
27 n79.2346w 16.91
28 s74.4515w 15.73
29 s84.1334w 19.37
30 s37.5251w 11.52
31 s54.0755w 9.53
32 s65.1825w 18.95
33 n14.4308w 14.60
34 n61.5629w 13.93
35 n64.2125w 36.81
36 n73.2309w 36.35
37 n88.3841w 38.30
38 s84.5249w 31.92
39 s73.1024w 37.14
40 s55.1448w 48.88
41 s47.2000w 28.82
42 s04.4208e 25.30
43 s51.4919w 10.45
44 n38.3255w 17.04
45 n79.5236w 29.29
46 s72.2807w 31.38
47 s56.2857w 71.09
48 s66.4839w 44.79
49 s61.1927w 20.97
50 s64.0832w 23.74
51 s63.4413w 37.76
52 s73.3555w 9.12
53 n00.1905w 451.40

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

January 27, 2021

RANDOLPHMIRE LLC
967 GYPSY BAY RD
SAGLE ID 83860-9183

Re: Change in Ownership for Water Right No: 95-17873

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) 762-2800.

Sincerely,

Tammy Alleman
Administrative Assistant 1

Enclosure(s)