

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JAN 08 2021

IDWR/NORTH

Notice of Change in Water Right Ownership

1. List the number 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?
95-08779	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: David & Kathleen Morris Living Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): GRD Commercial Properties, Inc.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- Mailing address: 909 W. 1st Ave. Ste B City: Spokane State: WA ZIP: 99201
Telephone: 509 534-5805 Email: jeff@grdcommercial.com
grd@grdcommercial.com
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: 12/18/20
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] Signature of new owner/claimant Title, if applicable: President Date: 1.5.2021
Signature: _____ Signature of new owner/claimant Title, if applicable: _____ Date: _____

For IDWR Office Use Only:

Received by: NS Date: 1-8-21 Receipt No.: N0834646 Receipt Amt.: \$2500
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: 1-8-21



File No. 411328KM

WARRANTY DEED

For Value Received

David Joseph Morris and Kathleen Marie Morris, Trustees of The David and Kathleen Morris Living Trust dated May 9, 2007

The Grantor, does hereby grant, bargain, sell and convey unto

GVD Commercial Properties, Inc., a California corporation

Address: 1915-A E. Katella Avenue, Orange, CA 92867

The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

See Exhibit A attached hereto and made a part hereof for legal description

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the real property herein described.

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: December 16, 2020

The David and Kathleen Morris Living Trust

BY: David Joseph Morris, Trustee
David Joseph Morris, Trustee

BY: Kathleen Marie Morris, Trustee
Kathleen Marie Morris, Trustee

STATE OF IDAHO

COUNTY OF KOOTENAI

On this 17 of December, 2020, before me, Keri Mitchell, a Notary Public in and for said State, personally appeared David Joseph Morris and Kathleen Marie Morris, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as Trustees, and acknowledged to me that he executed the same as such Trustees.

Keri Mitchell
Notary Public for Idaho
Residing at Hayden
My Commission Expires: 8/25/2023

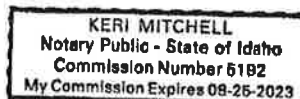


EXHIBIT A

Parcel 1:

A tract of land located in the Southeast quarter of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho and being described by metes and bounds as follows:

Commencing at a found railroad spike marking the Southeast corner of Section 24;

Thence, along the South line of Section 24, North $88^{\circ}44'37''$ West, a distance of 50.01 feet to the West line of Highway 41;

Thence, parallel with the East line of Section 24 and along the West right of way line of Highway 41, North $00^{\circ}17'26''$ East, a distance of 933.44 feet to a found iron rod and cap marking the POINT OF BEGINNING;

Thence, parallel with the South line of Section 24, North $88^{\circ}44'37''$ West, a distance of 466.72 feet to a found iron rod and cap;

Thence, parallel with the East line of Section 24, North $00^{\circ}17'26''$ East, a distance of 466.72 feet to a set iron rod and cap;

Thence, parallel with the South line of Section 24, South $88^{\circ}44'37''$ East, a distance of 466.72 feet to a set iron rod and cap on the West right of way line of Highway 41;

Thence, parallel with the East line of Section 24 and along the West right of way line of Highway 41, South $00^{\circ}17'26''$ West, a distance of 466.72 feet to the POINT OF BEGINNING.

TOGETHER WITH the North Half of a strip of land located in the Southeast Quarter of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho and being described by metes and bounds as follows:

COMMENCING at a found railroad spike marking the Southeast corner of Section 24;

Thence, North $88^{\circ}44'37''$ West, a distance of 516.73 feet to a point;

Thence, North $00^{\circ}17'26''$ East, a distance of 466.72 feet to a found 5/8 inch iron rod and cap marking the POINT OF BEGINNING;

Thence, North $88^{\circ}44'37''$ West, a distance of 94.01 feet to a set 5/8 inch iron rod and cap;

Thence, North $00^{\circ}17'26''$ East, a distance of 933.44 feet to a set 5/8 inch iron rod and cap;

Thence, South $88^{\circ}44'37''$ East, a distance of 94.01 feet to a set 5/8 inch iron rod and cap;

Thence, South $00^{\circ}17'26''$ West, a distance of 933.44 feet to the POINT OF BEGINNING.

Parcel 2:

A tract of land located in the Southeast Quarter of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, and being described by metes and bounds as follows:

COMMENCING at a found railroad spike marking the Southeast corner of Section 24;

Thence, along the South line of Section 24, North $88^{\circ}44'37''$ West, a distance of 50.01 feet to the West line of Highway 41;

Thence, parallel with the East line of Section 24 and along the West right-of-way line of Highway 41, North $00^{\circ}17'26''$ East, a distance of 466.72 feet to a found iron rod and cap marking the POINT OF BEGINNING;

Thence, parallel with the South line of Section 24, North $88^{\circ}44'37''$ West, a distance of 466.72 feet to a found iron rod and cap;

Thence, parallel with the East line of Section 24, North $00^{\circ}17'26''$ East, a distance of 466.72 feet to a set iron rod and cap;

Thence, parallel with the South line of Section 24, South $88^{\circ}44'37''$ East, a distance of 466.72 feet to a set iron rod and cap on the West right-of-way line of Highway 41;

Thence, parallel with the East line of Section 24 and along the West right-of-way line of Highway 41, South $00^{\circ}17'26''$ West, a distance of 466.72 feet to the POINT OF BEGINNING.



TOGETHER WITH the South Half of a strip of land located in the Southeast Quarter of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho and being described by metes and bounds as follows:

COMMENCING at a found railroad spike marking the Southeast corner of Section 24;

Thence, North 88°44'37" West, a distance of 516.73 feet to a point;

Thence, North 00°17'26" East, a distance of 466.72 feet to a found 5/8 inch iron rod and cap marking the POINT OF BEGINNING;

Thence, North 88°44'37" West, a distance of 94.01 feet to a set 5/8 inch iron rod and cap;

Thence, North 00°17'26" East, a distance of 933.44 feet to a set 5/8 inch iron rod and cap;

Thence, South 88°44'37" East, a distance of 94.01 feet to a set 5/8 inch iron rod and cap;

Thence, South 00°17'26" West, a distance of 933.44 feet to the POINT OF BEGINNING.

Said parcel also being described of record as follows:

COMMENCING at a found railroad spike marking the Southeast corner of Section 24;

Thence, North 88°44'37" West, a distance of 516.73 feet to a point;

Thence, North 00°17'26" East, a distance of 466.72 feet to a found 5/8 inch iron rod and cap marking the POINT OF BEGINNING;

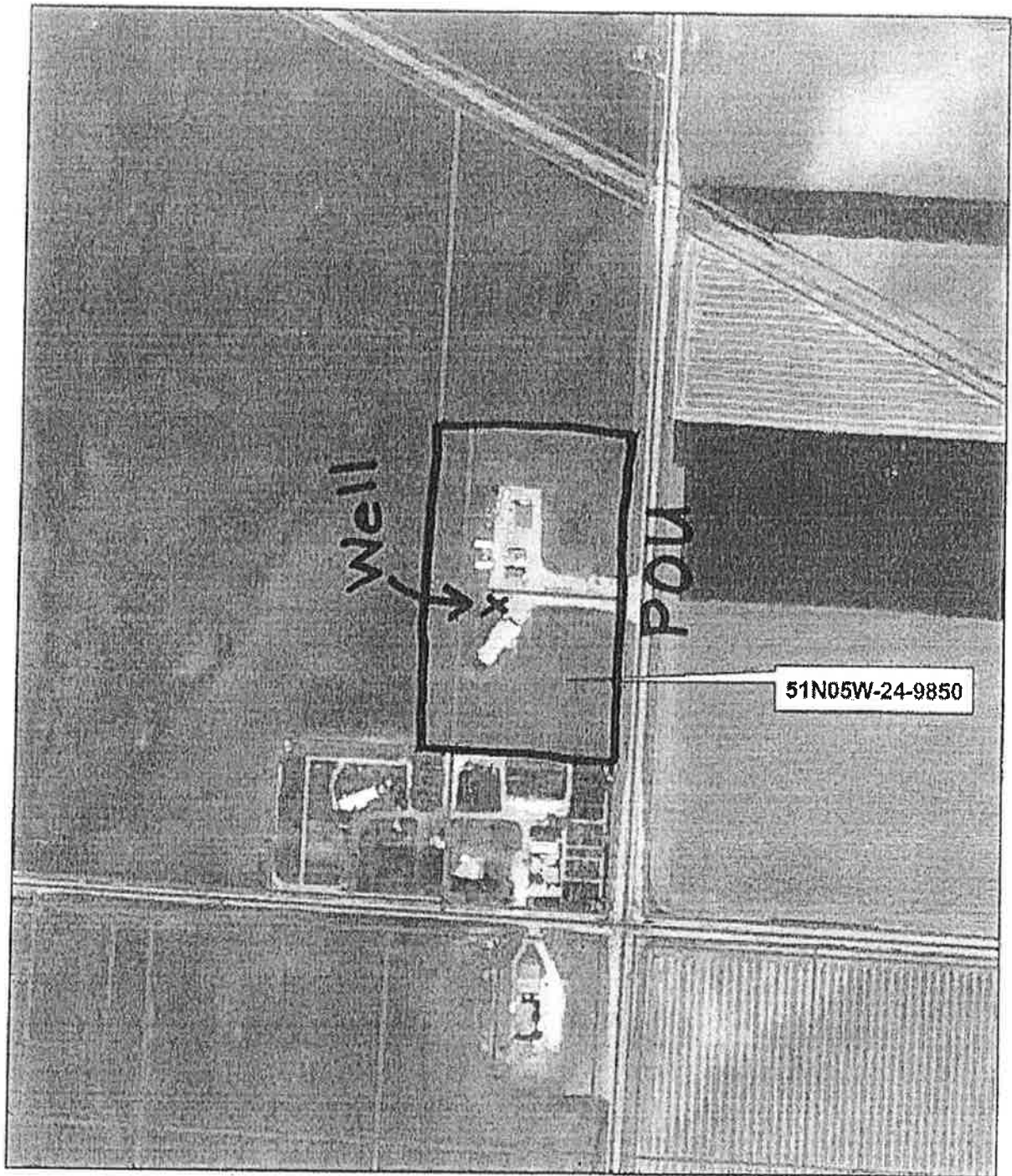
Thence, North 88°44'37" West, a distance of 94.01 feet to a set 5/8 inch iron rod and cap;

Thence, North 00°17'26" East, a distance of 466.72 feet to a set 5/8 inch iron rod and cap;

Thence, South 88°44'37" East, a distance of 94.01 feet to a set 5/8 inch iron rod and cap;

Thence, South 00°17'26" West, a distance of 466.72 feet to the POINT OF BEGINNING.

GVD COMMERCIAL PROPERTIES, INC. PIN 51N05W-24-9850





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 08, 2021

GVD COMMERCIAL PROPERTIES INC
909 W 1ST AVE STE B
SPOKANE WA 99201-4001

Re: Change in Ownership for Water Right No(s): 95-8779

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)