

RECEIVED

APR 20 2020

DEPARTMENT OF
WATER RESOURCESSTATE 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?
85-15366	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>		Yes <input type="checkbox"/>	Yes <input type="checkbox"/>

2. Previous Owner's Name: RONALD L. ANDREWS, CAROL ANDREWS
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): KMAN PROPERTIES 2 LLC
New owner(s) as listed on the conveyance document

2300 E. 3RD Loop Ste 110 VANCOUVER WA 98661
Mailing address City State ZIP
560 601 7939 KANDREWS@WESTERNCONSTRUCTION.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: 3.11.2020

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: [Signature] MARISA KMAN PROPERTIES 2 LLC 4.16.20
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by KM Date 4-20-2020 Receipt No. C108636 Receipt Amt. 25"

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 AV Date 5-7-2020

Prepared By

Name: Mark F. Stoker
Address: PO Box 611
Vancouver, WA 98666

After Recording Return To

Name: Mark F. Stoker
Address: PO Box 611
Vancouver, WA 98666

Space Above This Line for Recorder's Use

IDAHO GENERAL WARRANTY DEED

STATE OF IDAHO
Nez Perce COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
Three Hundred Thousand Dollars (\$300,000.00) in hand paid to Ronald L. Andrews and Carol R. Andrews, husband and wife, residing at 43669 Yellow Pine Ave., County of Nez Perce, City of Winchester, State of Idaho (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to KMAN Properties 2, LLC, a Washington limited liability company, residing at 2300 East 3rd Loop, Suite 110, County of Clark, City of Vancouver, State of Washington (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following *described real estate (*and in Exhibit A if attached), situated in Nez Perce County, Idaho to-wit:

Lot 6, MEADOW VIEW ESTATES, according to the plat thereof recorded as Instrument No. 483668, records of Nez Perce County, Idaho on January 9, 1985

TOGETHER WITH all the rights, members and

appurtenances to the Real Estate in anywise appertaining or belonging thereto.

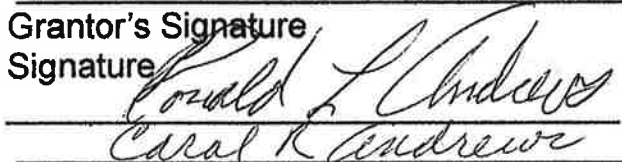
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.



Grantor's Signature
Signature



RONALD L. ANDREWS
ANDREWS

43669 Yellow Pine Ave

Yellow Pine Ave

Address

Winchester, ID 83555

Winchester, ID 83555

City, State & Zip
& Zip

Grantor's

CAROL R.

43669

Address

City, State

STATE OF WASHINGTON)

COUNTY OF CLARK)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald L. Andrews and Carol R. Andrews whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 11th day of March, 2020.



Nicole Klodt

Notary Public

My Commission Expires:

05-17-2025



INST. NO. 485668
FILED FOR RECORD
FEE \$2.00 BY *William Foreman*
JAN 9 PM 2 24

RECORDED BY LLOYD
DEPUTY

County Engineers' Certificate:
I hereby certify that I have checked this plat and survey and find that it complies with the requirements of Title 20, Chapter 13, Idaho Code and with the Nez Perce County Subdivision Ordinance.

R. H. Taylor
Engineer for Nez Perce County, Idaho


10 Oct 84
Date

County Commissioners' Certificate:
I hereby certify that this plat and the dedications shown thereon has been approved by the Board of Commissioners of Nez Perce County, Idaho, at a meeting held on the 15th day of October, 1984.

Paul A. Buckel
Chairman, Nez Perce County Board of Commissioners
Dora N. White
Daniel C. Kerby

10-15-84
Date

County Attorney Certificate:
I hereby certify that the dedications and certifications are correct in form.

William O. Williams
Nez Perce County Prosecutor

10-15-84
Date

County Auditor/Recorder:
I hereby certify that the dedications in force per Section 50-1326 of the Idaho Code.

William O. Williams
Nez Perce County Auditor/Recorder

MEADOW VIEW ESTATES

A SUBDIVISION OF THE EASED AND SE4 NE4 OF SECTION 32, T.33N., R.3W.B.M.

Property Description:

Beginning at the brass-cap monument marking the southwest corner of Section 32, T.33N., R.3W.B.M.; thence N. 00° 15' 00" E. 2700.04 feet along the east line of said Section 32 to the East quarter-corner thereof; thence N. 00° 20' 27" W. 1321.73 feet to the northeast corner of the 36 1/4 Acre tract; thence N. 89° 54' 48" N. 1329.04 feet; thence S. 00° 22' 20" E. 1319.90 feet; thence S. 89° 50' 34" E. 1326.41 feet along the south line of said Section 32 to the Point of Beginning; containing an area of 132.55 acres.

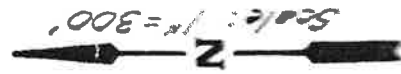
Owners Dedication Certificate:

We, the undersigned Owners of the herein described and platted property hereby certify that we intend to subdivide said property as indicated by this instrument. Therefore, know all persons by these presents, that we, as owners, hereby dedicate to the public, forever, those easements as shown platted hereon, for use of the public for ingress, egress and utilities facilities.

William T. Foreman

Acknowledgement:
State of Idaho }
County of Nez Perce } Sworn Statement

On this 16th day of September 1984, before me, the undersigned Notary Public, personally appeared each of the above named owners, all known to me to be the persons whose names are subscribed to the foregoing Nez Perce Dedication Certificate, and acknowledged to me that they each executed the same freely.





10 Oct 84
Date

County Commissioners' Certificate:

I hereby certify that this plat and the dedications shown thereon has been approved by the Board of Commissioners of Nez Perce County, Idaho, at a meeting held on the 15th day of October, 1984.

Robert A. Phelan
Chairman, Nez Perce County Board of Commissioners
10-15-84
Date

Vera N. White
Darrell C. Kerby

County Attorney Certificate:

I hereby certify that the dedications and certifications as shown hereon are correct in form.

Steve D. Johnson
Nez Perce County Prosecutor
10-15-84
Date

County Auditor/Recorder:

I hereby certify that the property platted hereon has been surveyed and points placed or found as shown, under my direction, according to the requirements of the laws relating to the

Filed for Record this _____ day of _____, 19____
at _____ M., in Book _____ of _____
at the request of _____

Auditor/Recorder for Nez Perce County

Surveyors' Certificate:

I hereby certify that the property platted hereon has been surveyed and points placed or found as shown, under my direction, according to the requirements of the laws relating to the

James W. Gray
1301 "G" Street
James W. Gray, Idaho
RECORDED
1549
JAMES W. GRAY, IDAHO

Owners Dedication Certificate:

We, the undersigned Owners of the herein described and platted property hereby certify that we intend to subdivide said property as indicated by this instrument.

Therefore, know all persons by these presents, that we, as owners, hereby dedicate to the public; forever, those easements as shown platted hereon, for use of the public for ingress, egress, and utilities facilities.

William F. Foramen

Acknowledgement:

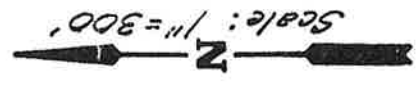
State of Idaho }
County of Nez Perce } Sworn Statement

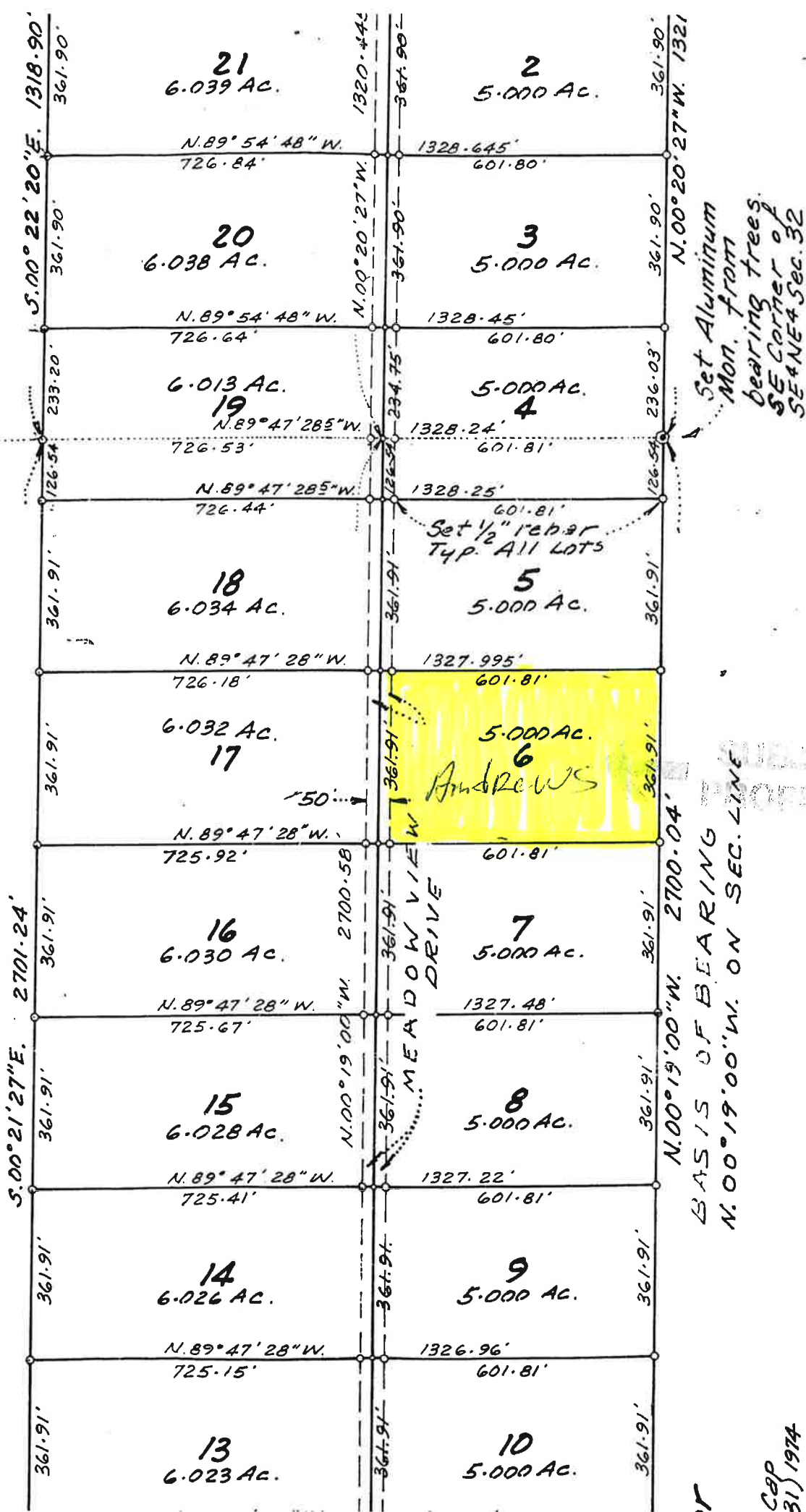
On this 15th day of September, 1984, before me, the undersigned Notary Public, personally appeared each of the above named owners, all known to me to be the persons whose names are subscribed to the foregoing "Owners Dedication Certificate", and acknowledged to me that they each executed the same freely.

In Witness thereto, I hereunto set my hand and affix my official seal on this day and year first mentioned above.

James W. Gray
Notary Public, in and for the State of Idaho,
Residing at Lewiston, Idaho; my commission expires November 9, 1985.

1324-99
5.89° 50' 34"
South quarter-corner
Section 32
BRASS CAP





CAP
31/1974



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E FRONT ST STE 648 PO BOX 83720 • BOISE, ID 83720-0098

Phone: (208)287-4800 • Fax: (208)287-6700 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

May 12, 2020

KMAN PROPERTIES 2, LLC
2300 E 3RD LOOP STE 110
VANCOUVER WA 98661-7723

Re: Change in Ownership for Water Right No(s): 85-15366

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 Amanda.veibell@idwr.idaho.gov or (208) 287-4945.

Sincerely,

for
Amanda Veibell
Technical Records Specialist 1

Enclosure(s)