

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED *DE*
APR 25 2019
DEPARTMENT OF
WATER RESOURCES

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?
72-76	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: D. Gridley Rowles
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Lindsey J. Rowles-Patti
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 5749 Desert Mirage Drive Sparks NV 89436
Mailing address City State ZIP
- (503) 891-1905 linsey@ljrdigitalmedia.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: 8/19/2014
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):
 o \$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: Lindsey Rowles Owner 6/29/2018
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 *AS* Date 4/25/19 Receipt No. C106678 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 *John* Date 6-24-19

249222

WARRANTY DEED

For Value Received, WE, RBG PROPERTIES, LLC, Grantors, do hereby grant, bargain, sell and convey unto LINDSEY J. ROWLES, Grantee,

whose address is: 4592 Match Dr., Reno, NV 89502

the following described premises in Custer County, Idaho, to-wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that they are the owners of said premises; and that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

Date: 8/15/2014

Michael G. Rowles
RBG PROPERTIES, LLC
By: Michael G. Rowles, Managing member

STATE OF Oregon ss.
COUNTY OF Clackamas

On this 15th day of August in the year 2014, before me, a Notary Public in and for said State, personally appeared Michael G. Rowles, as Managing Member of RBG Properties, LLC, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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



Jessica Rief
Notary Public for the State of
Residing at: 2050 Bowers Creek Rd. #101 Oregon City, OR
Commission Expires: 08/01/2016 97045

STATE OF IDAHO, COUNTY OF CUSTER

I hereby Certify that this instrument was filed for record at the request of: CCT

at 2:59 P.M., this 19th day of August, 2014 in my office.

Barbara C. Tierney
Ex-Officio Recorder
BY: Bonnie Crisp
Deputy

Fees: \$ 16.00
Mail to:

249,222

EXHIBIT A

Lots 5 & 7, Block 7, Challis Original Townsite, as shown by the Official Plat thereof, now on file in the office of the Custer County, Idaho Recorder.

AND

Township 14 North, Range 19 East, Boise Meridian, Custer County, Idaho.

Section 33: A portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of the Townsite of Challis, Idaho.

The North 30 feet of North Avenue South of Lots 5 and 7 in Block 7 of the Townsite of Challis, Idaho.

EXCEPTING THE FOLLOWING:

Township 14 North, Range 19 East, Boise Meridian, Custer County, Idaho.

A portion of Block 7, Lot 5 and the North 30 feet of North Avenue South of Lot 5, Block 7 of the Challis Townsite as depicted on the Village of Challis plat approved August 22, 1939 and recorded as instrument No. 49701, Custer County records, describer as follows:

Commencing at the Northwest corner of Lot 5, Block 7 and running thence along the North Lot line of Lot 5 North 84°46'54" East for 13.00 feet to a $\frac{1}{2}$ " rebar and cap; thence South 1°15'29" East for 100.24 feet to a point on the South boundary of Lot 5; thence continuing South 1°15'29" East for 30.7 feet to a $\frac{1}{4}$ " rebar and cap on the North boundary of the revised North Avenue; thence along the revised North boundary South 84°46'54" West for 4.00 feet to the West boundary of the common lot line extended between Lot 3 and Lot 5; thence North 5°13'06" West along said West boundary for 30.00 feet to the South West corner of Lot 5; thence continuing North 5°13'06" West along the West boundary of Lot 5 common with Lot 3 for 100.00 feet to the TRUE POINT OF BEGINNING.

CONTINUED:

ALSO EXCEPTING THEREFROM:

Township 14 North, Range 19 East, Boise Meridian, Custer County, Idaho.

249222

A portion of Block 7, Lot 5 and a portion of the North 30 feet of North Avenue of the Challis Townsite as depicted on the Village of Challis plat approved August 22, 1939 and recorded as instrument No. 49701, Custer County records, described as follows:

Commencing at the intersection of 8th Street and North Avenue monumented by a ½" rebar per the aforementioned Village of Challis Plat and thence running North 76°47'01" West for 31.62 feet to a ½" rebar and LS Cap 7920 at the Southeast corner of the lands of RBG Properties, LLC per Quit Claim Deed Instrument No. 247070, Custer County Records; thence South 84°46'54" West along the South line thereof for 88.92 feet to a ½" rebar and LS Cap 7920 and the TRUE POINT OF BEGINNING; thence North 2°52'36" West for 130.11 feet to a ½" rebar and LS Cap 7920 on the North line of Lot 5 of Block 7; thence along the North line of Lot 5, Block 7 South 84°46'54" West for 3.40 feet to a ½" rebar and LS Cap 7920 at the Northeast corner of lands of Collins; thence along the East line of lands of Collins South 1°15'29" East 130.31 feet to a ½" rebar and LS Cap 7920 at the aforementioned South line of the lands of RBG Properties, LLC; thence along said South line North 84°46'54" East for 7.05 feet to the TRUE POINT OF BEGINNING.

RPA0001007005A Property Detail**Taxes, Levies and Assessments for 2017**

Land and Property Ownership - Physical Address: 730 E NORTH AVE (zip code 83226)

Mailing Address:

ROWLES, LINDSEY J

~~4592 MATCH DR~~ 5749 Desert Mirage Dr
~~RENO, NV 89502~~ Sparks, NV 89436

Deeds (Last Deed Date: 08/19/2014)

249222

247070

246655

246387

198144

Legal Description:

BLK 7 LOTS 5,7 (LESS T14-05) N 30 FT OF
NORTH AVE NEXT TO LOTS 5 AND 7 CHALLIS
ORIGINAL

Tax Code Area:

10000

Classes (Last appraised in 2015)

RES LOTS 0.230 AC \$ 19,470

RES BLDG \$ 68,770

Taxes for 2017

ASSESSED VALUE : \$ 88,240

TAX AND SPECIAL CHARGES: \$ 814.72

Taxing Districts

Levy

STATE 0.000000000

COUNTY 0.002273052

CITY OF CHALLIS 0.005558369

SCHL 181 LEVY 0.000000000

SCHL 181 TORT 0.000011304

SCHL 181 BOND 0.000000000

SCHL 181 PLANT 0.000084166

SCHL 181 SPLMT 0.000673332

CHALLIS CEM 0.000150484

N. C. HOSP 0.000256260

This information is provided as a courtesy to our taxpayers. If this parcel has changed code areas, or been split or combined with another parcel, the tax and assessment data shown may not apply or be current. For more information, please contact the appropriate county office.

Improvement R01 Residential Dwelling

Year Built : 1945

Total : 1349 sq. ft.

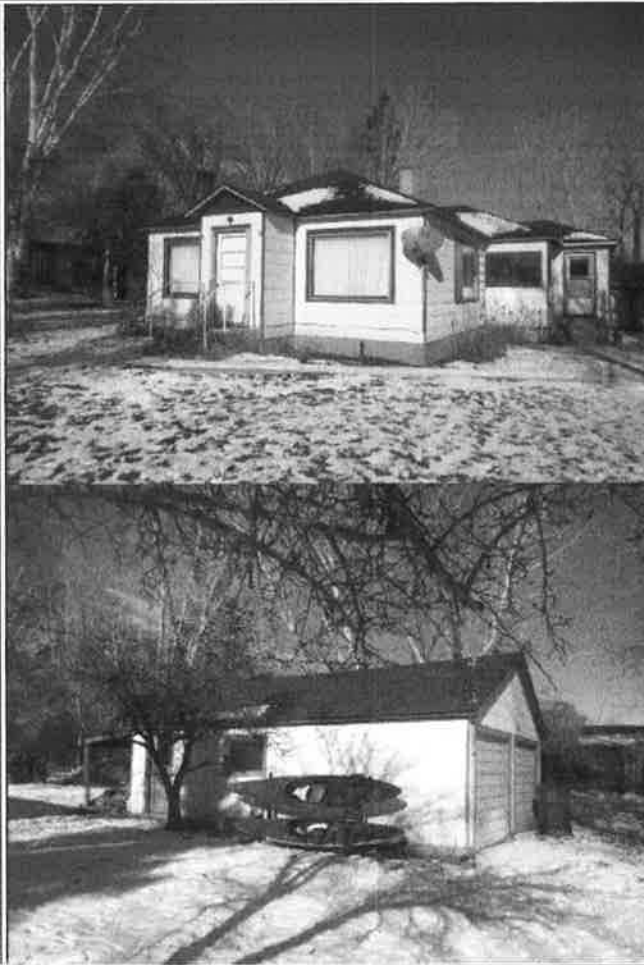
Last Appraised : 2015

Stories : 1

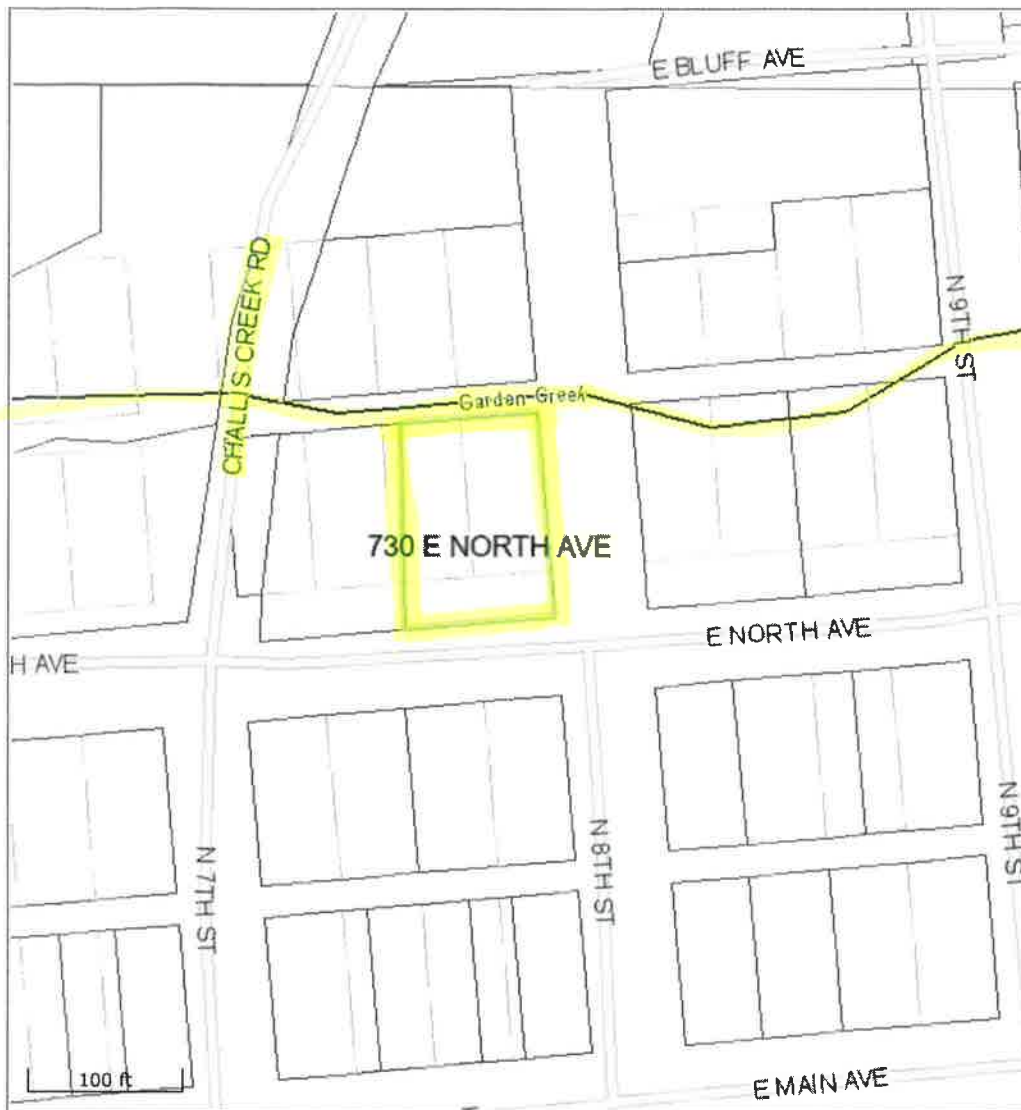
Bedrooms : 3

Bathrooms : 1

(Click on photo to enlarge)



Other Improvements



Custer County Idaho MapServer

Water right is used at 730 E. North Ave., Challis, ID 83226. Parcel # RPA0001007005A. Blk 7 Lots 5,7 (Less T14-05) N 30 ft of N. Ave next to Lots 5 of Challis Original.

- ~ Highways
- ~ County Road
- ~ Other Road
- ~ Township
- ~ Cities
- ~ Rivers & Creeks



This map/data is provided by Custer County, Idaho is for display purposes only. Custer County invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.

printed 6/29/2018



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

June 24, 2019

LINDSEY J ROWLES
5749 DESERT MIRAGE DR
SPARKS NV 89436-7379

Re: Change in Ownership for Water Right No(s): 72-76

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Water District No. 72A

Hersley, Jean

From: Lindsey Rowles <Lindsey@ljrdigitalmedia.com>
Sent: Saturday, June 22, 2019 8:34 PM
To: Hersley, Jean
Subject: Lindsey Rowles warranty deed
Attachments: 249222[804].pdf

Hi Jean,

Thank you for your patience. The warranty deed is attached. Please let me know if you need anything else.

Thank you!

Lindsey

Hersley, Jean

From: Hersley, Jean
Sent: Monday, June 17, 2019 7:58 AM
To: 'Lindsey Rowles'
Subject: RE: Change in Ownership Water Right No(s): 72 - 26

Lindsey,

Thank you for providing the purchase and sales agreement, however, a generic purchase and sales agreement is not the same as a contract of sale of property; it is a preliminary document stating terms and conditions for the purchase of property. The Department cannot accept a purchase and sales agreement as evidence of ownership of property because it does not confirm that property has been conveyed. If you have the contract of sale or warranty deed, the Department can accept those documents as evidence of ownership.

*Jean Hersley
Idaho Dept Water Resources
Technical Records Specialist II
208-287-4942*

From: Lindsey Rowles [mailto:Lindsey@ljrdigitalmedia.com]
Sent: Thursday, June 13, 2019 6:27 PM
To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Subject: Change in Ownership Water Right No(s): 72 - 26

Change in Ownership Water Right No(s): 72 – 26

Hi Jean,

Thank you for your time and consideration. The Real Estate Purchase and Sale Agreement is attached for your review. Please let me know if you need anything else.

Thank you!

Lindsey

Lindsey Rowles

IT & Marketing | Lake Tahoe Online/LJR Digital Media

phone: [530-582-2080](tel:530-582-2080) Extension #702

mobile: [503-891-1905](tel:503-891-1905)

site: ltol.com

email: lindsey@ljrdigitalmedia.com



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

April 25, 2019

LINDSEY ROWLES-PATTI
5749 DESERT MIRAGE DR
SPARKS NV 89436-7379

RE: Change in Ownership Water Right No(s): 72-76

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

☒ Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document that includes a legal description of the property or description of the water right if no land is conveyed

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments and your notice will not be processed. You can provide the information by sending the documents to the address above, email to jean.hersley@idwr.idaho.gov or fax to (208) 287-6700, attn.: Jean

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)