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JUL 05 2018

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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MAY 15 2019

IDWR / NORTH

Notice of Change in Water Right Ownership IDWR / NORTH

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?
98-7810	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: Gene Andrews / Smith Creek Nursery LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Rodney and Barbara LePard
New owner(s) as listed on the conveyance document
- Mailing address: 1793 Homestead Loop City: Bonnets Ferry State: IDAHO ZIP: 83305
- Telephone: 208-267-2842 Email: seedlings@meadowcrk.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: 6-15-2018
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] Title, if applicable: owner Date: 7-2-2018
Signature of new owner/claimant
- Signature: [Signature] Title, if applicable: Date: 7-2-2018
Signature of new owner/claimant

For IDWR Office Use Only:

Received by NS Date 7-5-18 Receipt No. N033559 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 5-15-19

18205BAC

①



Boundary Abstract Company
Since 1915
P.L.C.
TITLE INSURANCE

274402

WARRANTY DEED

STATE OF IDAHO
County of Boundary
Filed by: Boundary Abstract
on 6-15-18 at 12:05
Glenda Poston
County Recorder
By Deputy C. Gering
Fee \$ 15.00
Mail to BA

RECEIVED
MAY 15 2019
IDWR / NORTH

IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged by

SMITH CREEK NURSERY, LLC, an Idaho Limited Liability Company

the Grantor do hereby grant, bargain, sell, convey and warrant unto

RODNEY LEPOIDEVIN and BARBARA LEPOIDEVIN, husband and wife, as community property with rights of survivorship

the Grantees whose current address is:

1793 Homestead Loop, Bonners Ferry, ID 83805

the following described premises, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that he is the owner in fee simple of said premises; that said premises are free from all encumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

SMITH CREEK NURSERY, LLC, an Idaho Limited Liability Company

Gene Andrews
By: **GENE ANDREWS, Manager**

6-15-18
Date

State of Idaho)
)ss
County of Boundary)

On this 15th day of June, 2018, before me, the undersigned Notary Public, personally appeared GENE ANDREWS, known to me to be the Manager of SMITH CREEK NURSERY, LLC, an Idaho Limited Liability Company, and known or identified to me to be the person whose name is subscribed to the within instrument for and on behalf of said SMITH CREEK NURSERY, LLC, an Idaho Limited Liability Company, and acknowledged to me that such SMITH CREEK NURSERY, LLC, an Idaho Limited Liability Company, executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Sharlene Delaney
Notary Public For Idaho
Residing at Bonners Ferry
Commission Expires: 10/7/2021



274402

EXHIBIT "A"

The Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section One (1), Township Sixty-two (62) North, Range One (1) East, Boise Meridian, Boundary County, Idaho.

LESS

Beginning at the center of said Section One (1); thence, North 89° 37' 40" West, along the North line of the Southwest Quarter (SW1/4), 150.00 feet; thence, South 00° 22' 20" West 25.00 feet, to the Southerly right of way of the county road; thence, along said right of way North 89° 37' 40" West 249.99 feet; thence, South 00° 34' 06" West, 221.92 feet; thence, North 80° 53' 36" East, 88.84 feet; thence, South 77° 35' 14" East, 110.55 feet; thence, North 89° 42' 52" East, 88.52 feet; thence, North 77° 01' 10" East, 118.93 feet, to the East line of the Southwest Quarter (SW1/4); thence, along said East line, North 00° 34' 06" East, 226.87 feet, to the TRUE POINT OF BEGINNING; less any portion thereof lying within the County Road right of way.

ALSO LESS

Beginning at the Southeast corner of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of said Section One (1); thence, North 00° 34' 06" East, along the East line of said quarter, 40.00 feet; thence, North 89° 39' 59" West, 40.00 feet; thence, South 00° 34' 06" West, 40.00 feet, to the South line of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4); thence, South 89° 39' 59" East, 40.00 feet, to the TRUE POINT OF BEGINNING.

ALSO LESS

A tract of land in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section One (1), Township Sixty-two (62) North, Range One (1) East, Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Commencing at a point on the East line of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of said Section One (1) that is the Northwest corner of that tract described in Instrument No. 150220, said point being North 00° 34' 06" East, 523.29 feet from the Southeast corner of said Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), thence, perpendicular to said East line, North 89° 25' 54" West, 136.00 feet to a point on the Westerly line of that tract described in Instrument No. 168674 and the TRUE POINT OF BEGINNING; thence, North 89° 25' 54" West, 122.75 feet; thence, parallel to said East line, South 00° 34' 06" West, 524.35 feet to the South line of said Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Northwest corner of that tract described in Instrument No. 203977; thence, along said South line, South 89° 39' 59" East, 218.75 feet to the Southwest corner of that tract described in Instrument No. 152664; thence, along the West line of that tract described in Instrument No. 152664, North 00° 34' 06" East, 40.00 feet to the Northwest corner of that tract described in Instrument No. 152664; thence, along the North line of that tract described in Instrument No. 152664, South 89° 39' 59" East, 40.00 feet to the East line of said Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4); thence, along said East line, North 00° 34' 06" East, 336.17 feet to the Southerly corner of that tract described in Instrument No. 168674; thence, along the Westerly line of that tract described in Instrument No. 168674, North 42° 10' 57" West, 200.35 feet to the TRUE POINT OF BEGINNING.

ALSO LESS

A tract of land in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section One (1), Township Sixty-two (62) North, Range One (1) East, Boise Meridian, Boundary County, Idaho, more particularly described as follows:

Beginning at a point of the East line of the Southwest Quarter (SW1/4) which is South 00° 34' 06" West, 226.87 feet from the center of said Section One (1); thence, continuing along said East line, South 00° 34' 06" West, 715.77 feet; thence, North 42° 10' 57" West, 225.60 feet, thence, North 26° 05' 10" West, 466.20 feet, thence, North 17° 59' 35" West, 118.18 feet; thence, North 80° 53' 36" East, 88.84 feet; thence, South 77° 35' 14" East, 110.55 feet; thence, North 89° 42' 52" East, 88.52 feet; thence, North 77° 01' 10" East, 118.93 feet; to the TRUE POINT OF BEGINNING.



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

May 15, 2019

RODNEY LE POIDEVIN
BARBARA LE POIDEVIN
1793 HOMESTEAD LP
BONNERS FERRY ID 83805

Re: Change in Ownership for Water Right No(s): 98-7810

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
Natalie Steading
Tech Records Specialist 1

Enclosure(s)