

SEP 27 2018

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

IDWR / NORTH 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 87-7215               | 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: Taylor Family Living Trust, Richard L. Taylor, Teresa D Taylor, trustee  
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Bradley Ritts and Malinda Ritts  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or  
1022 Border Ln. Moscow ID 83843  
Mailing address City State ZIP  
415-361-1911 ritts@stanfordalumni.org  
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: 9-10-2018

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):  
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: [Signature] 9/24/2018  
Signature of new owner/claimant Title, if applicable Date  
Signature: [Signature] 9/24/2018  
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by NS Date 9-27-18 Receipt No. N033791 Receipt Amt. \$25.00  
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 NS Date 10-25-18

594496

NO. \_\_\_\_\_  
AT THE REQUEST OF  
**MOSCOW TITLE, INC**  
DATE & HOUR  
09/10/18 8:55AM  
HENRIANNE K. WESTBERG  
LATAH COUNTY RECORDER  
FEE \$ 15.00 BY: AKBurdette  
Deputy

**WARRANTY DEED**

FOR VALUE RECEIVED, Richard L. Taylor and Teresa D. Taylor, Trustees of the Taylor Family Living Trust, dated November 7, 2005 ("Grantor"), do hereby GRANT, BARGAIN, SELL and CONVEY unto Bradley Ritts and Malinda Ritts, Community Property with Right of Survivorship, whose address is 1022 Border Lane, Moscow, Idaho 83843 ("Grantee"), the following described real property located in Latah County, Idaho:

See Exhibit A, attached hereto and incorporated herein,

SUBJECT TO all liens, claims, taxes, assessments, encumbrances, easements, reservations, reversions, rights-of-way, agreements, restrictions and/or all other documents of record (the "Premises").

TO HAVE AND TO HOLD said Premises, with its appurtenances unto Grantee, and Grantee's successors and assigns forever. Grantor, for themselves, their successors and assigns, do hereby covenant to and with Grantee, that the Grantor is the owner in fee simple of the Premises; that the Premises are free from all liens, taxes, assessments, encumbrances, easements, reservations, reversions, rights-of-way, agreements, restrictions and other documents, except those to which this conveyance is expressly made subject, and those made, suffered or done by Grantee; and that Grantor will warrant and defend the same forever from all other lawful claims whatsoever.

IN WITNESS WHEREOF, Grantor has caused their names to be hereunto subscribed this 31 day of August, 2018.

GRANTOR:

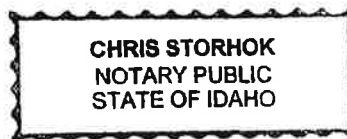
Richard L. Taylor, Trustee  
Richard L. Taylor, Co-Trustee of the  
Taylor Family Living Trust, dated November 7, 2005

Teresa D. Taylor, Trustee  
Teresa D. Taylor, Co-Trustee of the  
Taylor Family Living Trust, dated November 7, 2005

STATE OF IDAHO                    )  
                                           ) ss.  
 County of Latah                    )

This record was acknowledged before me on August 31, 2018, by Richard L. Taylor as a Co-Trustee of the Taylor Family Living Trust, dated November 7, 2005.

*Chris Storhok*  
 Signature of Notary Public  
*Chris Storhok / Moscow, ID*  
 My commission expires: 7/16/2024



STATE OF IDAHO                    )  
                                           ) ss.  
 County of Latah                    )

This record was acknowledged before me on August 31, 2018, by Teresa D. Taylor as a Co-Trustee of the Taylor Family Living Trust, dated November 7, 2005.

*Chris Storhok*  
 Signature of Notary Public  
*Chris Storhok / Moscow, ID*  
 My commission expires: 7/16/2024

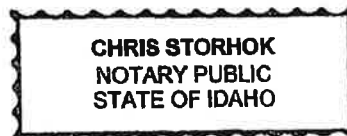


**EXHIBIT A  
LEGAL DESCRIPTION OF THE PREMISES**

Located in Latah County State of Idaho to-wit:

Lots 15 and 16, Hide Away Hills Subdivision to Latah County, as shown by the recorded plat thereof.

EXCEPTING THEREFROM a portion of said Lot 16, as more fully set out in that certain Quit Claim Deed recorded under Recorder's Fee No. 518699.

ALSO, a portion of Lot 17, Hide Away Hills Subdivision to Latah County, as shown by the recorded plat thereof, being more particularly described as follows:

COMMENCING at the Center 1/4 corner Monument of Section 18 on bearing N. 88°29'30" E. 401.41 feet to Lot 16 Northeast corner marker; thence from Lot 16 Northeast corner marker on bearing S. 00°00'00" E. 179.5 feet to the POINT OF BEGINNING; thence from point of beginning, on bearing S. 00°00'00" E. along the east property line of Lot 16, 477.8 feet to 5/8" rebar marker in Border Lane; thence along Border Lane, on bearing N. 66°54'45" E. 41.33 feet to rebar marker; thence along Border Lane on bearing N. 61°26'00" E. 89.67 feet; thence on bearing N. 15°34'59" W. 434.69 feet back to the POINT OF BEGINNING.

State of Idaho  
Department of Water Resources

**Water Right**  
**87-7215**

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

05W



- ⊙ Point of Diversion
- Place Of Use Boundary

- Townships
- PLS Sections
- Quarter Quarters

0 0.035 0.07 0.14 Miles



State of Idaho  
Department of Water Resources

**Water Right**  
**87-7215**

IRRIGATION FROM STORAGE

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

05W



- ⊙ Point of Diversion
- Place Of Use Boundary

- Townships
- PLS Sections
- Quarter Quarters

0 0.035 0.07 0.14 Miles



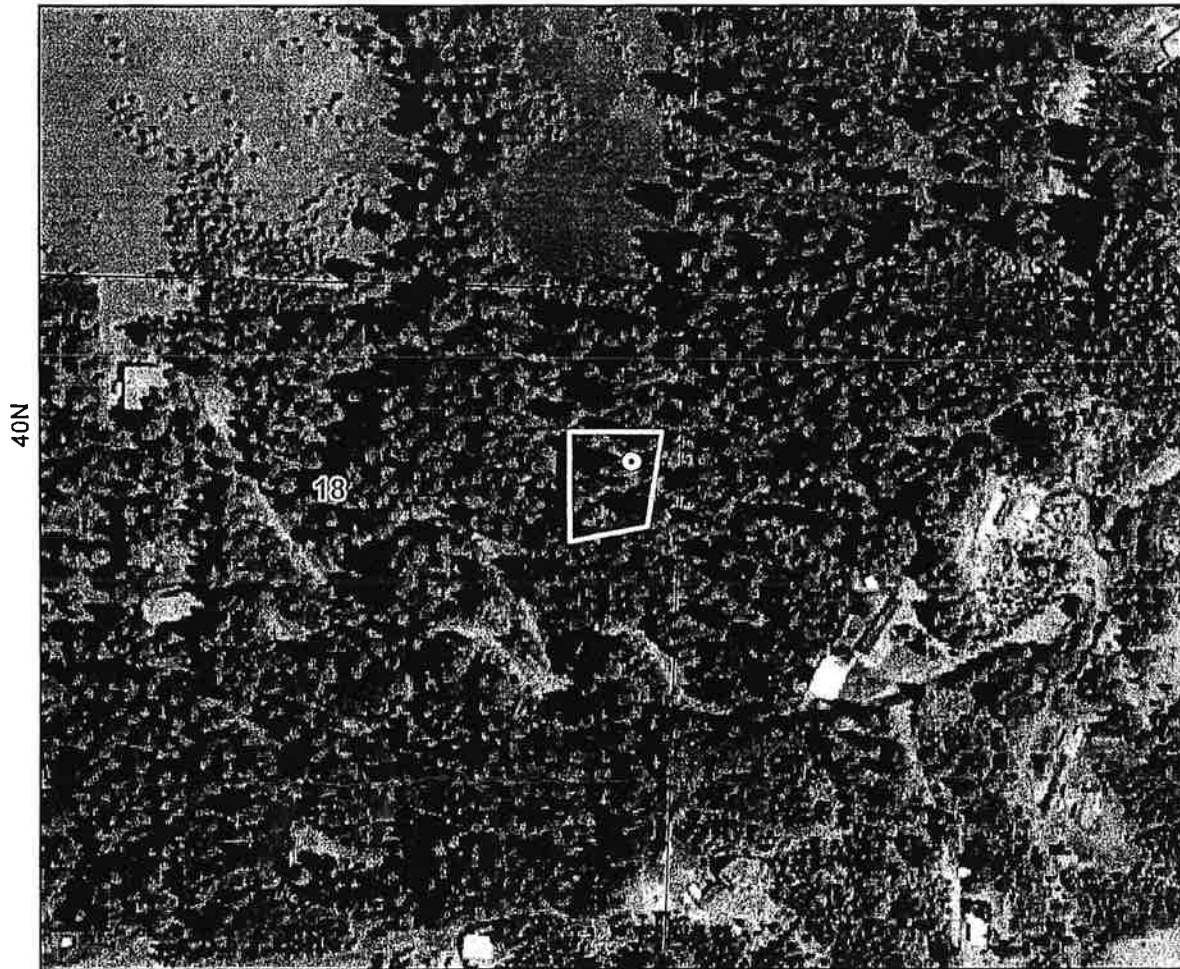
State of Idaho  
Department of Water Resources

**Water Right**  
**87-7215**

IRRIGATION STORAGE

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

05W

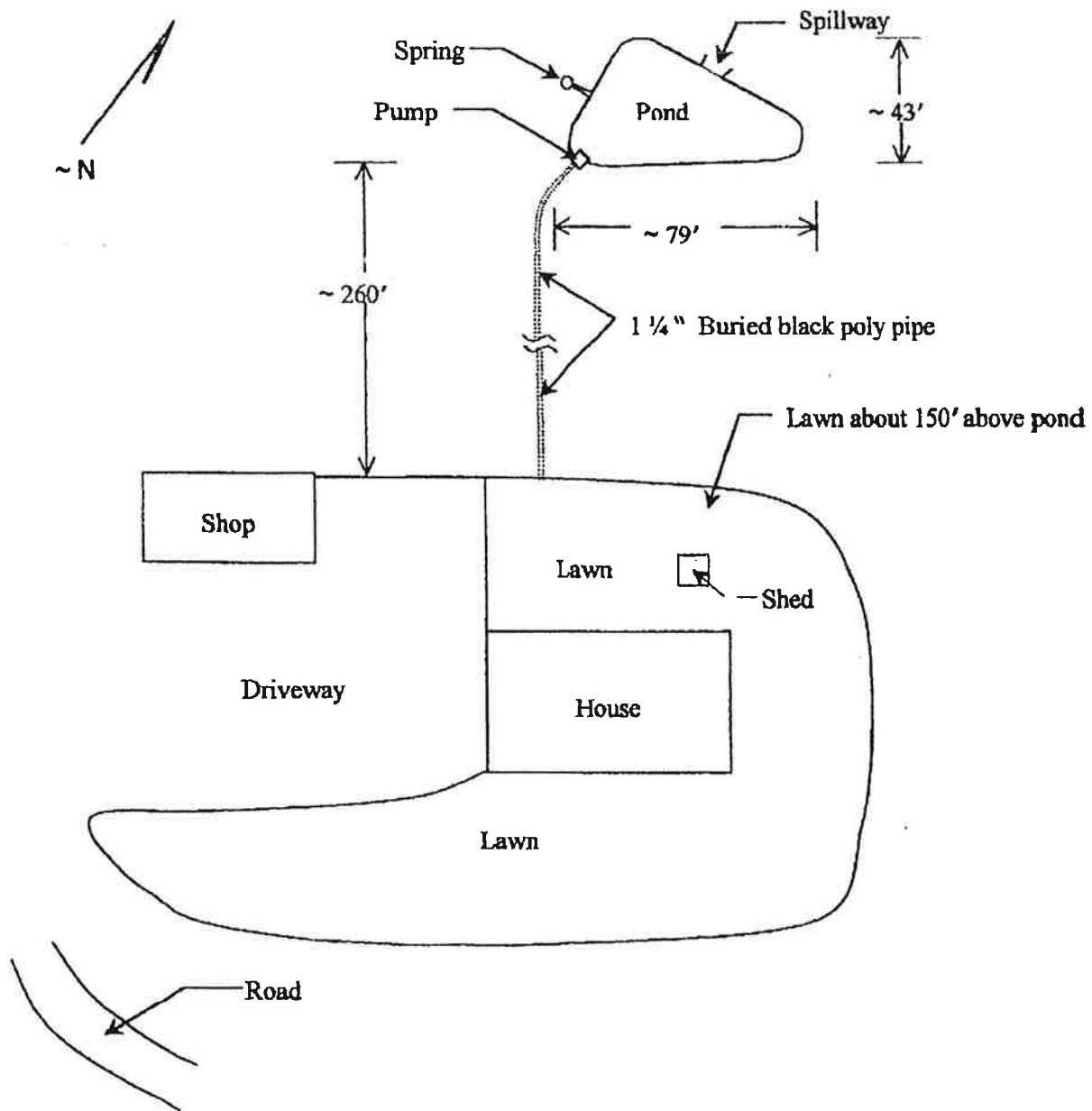


- ⊙ Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

0 0.035 0.07 0.14 Miles



3. **Delivery System Diagram:** Indicate all major components and distances between components. Indicate weir size/ditch size/pipe i.d. as applicable.



**Note:** Drawing is not to scale.

X Copy of USGS Quadrangle Attached Showing location(s) of point(s) of diversion and place(s) of use (required).

Aerial Photo Attached (required for irrigation of 10+ acres)

X Photo of Diversion and System Attached

MICROFILMED  
SEP 22 2003



State of Idaho

## DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N. Mineral Drive, Suite 100 • Coeur d'Alene, Idaho 83815-7763  
Phone: (208) 762-2800 • Fax: (208) 762-2819 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

C.L. "BUTCH" OTTER  
Governor

GARY SPACKMAN  
Director

October 25, 2018

BRADLEY RITTS  
MALINDA RITTS  
1022 BORDER LN  
MOSCOW ID 83843

Re: Change of Ownership for Water Right/Permit No(s): 87-7215

Dear Water Right Holder(s):

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records to reflect this change in ownership and has enclosed a computer-generated report for your records.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been forfeited 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 § 42-222 and §42-223, Idaho Code.

Also note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right, to the Department. Notice of the change must be provided to the Department within 120 days of the change. Water right forms are available from any office of the Department, or at [www.idwr.idaho.gov](http://www.idwr.idaho.gov).

If you have any questions concerning the enclosed information, please feel free to contact me at (208) 762-2800.

Sincerely,

  
Natalie Steading  
Technical Records Specialist I

Enclosure(s)