

JAN 12 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?
95-12022	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: James & Janice Sabala
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Scott Morrison
New owner(s) as listed on the conveyance document
- Name connector ☐ and ☐ or ☐ and/or
- Mailing address 70 Vienna St. City San Francisco State CA ZIP 94112
- Telephone 415-341-5026 Email Smorrison@tnc.org

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: 11/20/17

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 _____ Date 12/30/17
- Signature: _____ Title, if applicable _____ Date _____

For IDWR Office Use Only:

Received by Ja Date 1-12-18 Receipt No. N033112 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 7-30-18

APPLICATION



0 50 100 200 300 400 Feet



Legend

 Taxlots

JIM BRANNON 18 P 2622762000
KOOTENAI COUNTY RECORDER
JAJ 12/1/2017 12:26 PM
REQ OF KOOTENAI COUNTY TITLE
COMPANY
RECORDING FEE: \$45.00 MD
Electronically Recorded

Return To: Wells Fargo Bank, N.A.
FINAL DOCS N0012-01B
6200 PARK AVE
DES MOINES, IA 50321

Prepared By: Eileen Kuhl
1003 E BRIER DR
4TH FLOOR
SAN BERNARDINO, CA 92408-2862

Deed of Trust

4011667LS

Definitions. Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "*Security Instrument*" means this document, which is dated November 30, 2017, together with all Riders to this document.

(B) "*Borrower*" is Scott Morrison, an unmarried man. Borrower is the trustor under this Security Instrument.

(C) "*Lender*" is Wells Fargo Bank, N.A.. Lender is a corporation organized and existing under the laws of United States of America. Lender's address is 101 North Phillips Avenue, Sioux Falls, SD 57104. Lender is the beneficiary under this Security Instrument.

(D) "*Trustee*" is Pioneer Title Company.

(E) "*Note*" means the promissory note signed by Borrower and dated November 30, 2017. The Note states that Borrower owes Lender four hundred twenty four thousand one hundred and 00/100 Dollars (U.S. \$424,100.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than December 1, 2047.

(F) "*Property*" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "*Loan*" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "*Riders*" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| ☐ Adjustable Rate Rider | ☐ Condominium Rider | ☒ Second Home Rider |
| ☐ Balloon Rider | ☐ Planned Unit Development Rider | ☐ 1-4 Family Rider |
| ☐ VA Rider | ☐ Biweekly Payment Rider | ☐ Other(s) [specify] |



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Borrower

[Signature] 11/30/17
Scott Morrison Date
Seal

Acknowledgment

State of California
County of San Francisco

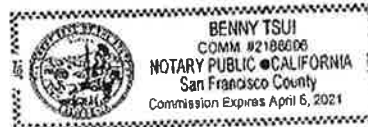
On 11/30/17 before me Benny Tsui, a Notary Public in and for said County and State, personally appeared

Scott Morrison

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he, she or they executed the same.

[Signature]
Notary Public
My commission expires: 4/5/2021

Residing at San Francisco, CA



Loan Origination Organization: Wells Fargo Bank N.A.

Loan Originator: MICHELLE L BERKOV
NMLSR ID: 455619



RECEIVED

FEB 01 2018

IDWR / NORTH



File No. 401667LS

JIM BRANNON 3 P 2622761000
KOOTENAI COUNTY RECORDER
JAJ 12/1/2017 12:26 PM
REQ OF KOOTENAI COUNTY TITLE
COMPANY
RECORDING FEE: \$15.00 DD
Electronically Recorded

WARRANTY DEED

For Value Received

James A. Sabala and Janice R. Sabala, husband and wife

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

Scott Morrison, an unmarried man

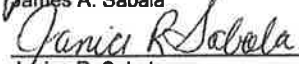
Address: 70 Vienna St., San Francisco, CA 94112

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

See Exhibit A attached hereto and made a part hereof.

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: November 27, 2017

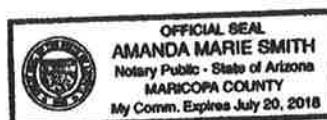

James A. Sabala

Janice R. Sabala

STATE OF ARIZONA

COUNTY OF MARICOPA

On this 29th of November, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared James A. Sabala and Janice R. Sabala, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.


Notary Public for Arizona
Residing at: 10115 E. Bell Rd.
My Commission Expires: 07/20/2018



Idaho Department of Water Resources Receipt

Receipt ID: N033112

Payment Amount \$25.00 Date Received 1/12/2018 2:16 PM Region NORTHERN
Payment Type Check Check Number 3183
Payer SCOTT A MORRISON
Comments NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP #95-12022 FOR SCOTT A MORRISON

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$25.00	OWNERSHIP CHANGES/SECURITY INTERESTS	65140	0229	21		1155



Signature Line (Department Representative)

EXHIBIT A

PARCEL I:

A part of Government Lot 5, Section 3, Township 49 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

BEGINNING at Corner No. 1, from which the Southeast corner of Section 3, Township 49 North, Range 3 West, Boise Meridian, bears South 53°39' ½' East, 2383.1 feet; thence

South 89°50' West, 150 feet to Corner No. 2; thence

North 0°10' West, 849.3 feet to Corner No. 3; thence

South 77°10' East, 76.9 feet to Corner No. 4; thence

South 79°39' ½' East 121.5 feet to Corner No. 5; thence

South 68°18' ½' East, 93.1 feet to Corner No. 6; thence

South 27°52' East, 112.6 feet to Corner No. 7; thence

South 7°40' ½' West, 64.4 feet to Corner No. 8, TRUE POINT OF BEGINNING; thence

South 89°50' West, 174.3 feet to Corner No. 9; thence

North 65 feet to a point; thence

Easterly 178 feet to Corner No. 7 above described; thence

South 7°40' ½' West, 64.4 feet to Corner No. 8.

PARCEL II:

A parcel of land beginning at Corner No. 3 of Horne Tract as described in deed recorded December 15, 1953 in Book 157 of Deeds page 249; thence

North 89°50' East, 174.30 feet to a point; thence

South 21°15' East, 40.00 feet to a point; thence

South 79°07' West, 74.00 feet to a point; thence

North 72°56' West, 121.79 feet to a point; thence

North 0°10' West, 15.00 feet to the POINT OF BEGINNING, all in Section 3, Township 49 North, Range 3 West, Boise Meridian, Kootenai County, Idaho.

EXCEPTING THEREFROM any portion lying within the following described parcel:

A tract of land situated in the Southeast quarter of Section 3, Township 49 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

BEGINNING at a point on the Southwesterly corner whence the Southeast corner of Section 3 bears South 38°59'29" East 2768.95 feet; thence

South 81°56'40" West 48.55 feet; thence

South 80°31'24" West 81.09 feet; thence

South 00°57'21" East 31.95 feet; thence

South 82°23'13" West 38.40 feet; thence

North 00°02'00" West 25.00 feet; thence

North 50°19'19" West 36.84 feet; thence

North 37°32'04" East 37.59 feet; thence

North 71°36'57" East 143.50 feet; thence

South 27°42'35" East 75.00 feet to the POINT OF BEGINNING.

INITIAL



PARCEL III:

A portion of Tax Number 3801 in Government Lot 5, Section 3, Township 49 North, Range 3 West Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of Section 3, from which the South quarter corner of Section 3 bears South 89°34'10" West, 2,631.65 feet; thence

North 41°59'33" West, 2,850.63 feet to the Northwest corner of Tax Number 11,221 and the TRUE POINT OF BEGINNING; thence

North 50°19'19" West, 36.84 feet; thence

North 37°32'04" East, 37.59 feet; thence

South 86°28'55" East, 165.60 feet to the East line of said Tax Number 3801; thence

South 27°42'35" East, 50.00 feet along said East line of Tax Number 3801 to the Northeast corner of Tax Number 3801 to the Northeast corner of Tax Number 11,221; thence

North 89°38'26" West, 183.09 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying within the following described parcel:

A tract of land situated in the Southeast quarter of Section 3, Township 49 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

BEGINNING at a point on the Southwesterly corner whence the Southeast corner of Section 3 bears South 38°59'29" East 2768.95 feet; thence

South 81°56'40" West 48.55 feet; thence

South 80°31'24" West 81.09 feet; thence

South 00°57'21" East 31.95 feet; thence

South 82°23'13" West 38.40 feet; thence

North 00°02'00" West 25.00 feet; thence

North 50°19'19" West 36.84 feet; thence

North 37°32'04" East 37.59 feet; thence

North 71°36'57" East 143.50 feet; thence

South 27°42'35" East 75.00 feet to the POINT OF BEGINNING.

INITIAL





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

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

July 30, 2018

SCOTT MORRISON
70 VIENNA ST
SAN FRANCISCO CA 94112

Re: Change of Ownership for Water Right/Permit No(s): 95-12022

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.

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

Sincerely,

A handwritten signature in blue ink that reads "Natalie Steading". The signature is written in a cursive, flowing style.

Natalie Steading
Technical Records Specialist I

Enclosure(s)