

RECEIVED

FEB 11 2016

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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FEB 16 2016

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?
86-4054	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:

Edwin Condell

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Sherrie Condell Nelson

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

924 Alturas Dr

Moscow

City

ID

State

83843

ZIP

Mailing address

208-882-4254

Telephone cell-208-301-1116

nekons@frontier.com

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: 06-13-2005

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 of new owner/claimant

Title, if applicable

Date

02-09-16

Signature:

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by

Date

2/11/16

Receipt No.

N031731

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

Date 2-26-16

RP 39N04W253308 A

37-0000

NELSON, SHERRIE CONDELL
337 SUSAN DR
MOSCOW ID 83843

S 26 AC NWNW: SWNW:
39.8 AC NESW: NWSW:
SWSW: SESW
25 39 4

16

RP 39N-04W-25-3308 A

COPY

124/122

129/122

64/214

114/311

119/423

389203 Certificate of Death 4-28-92 Thomas Edwin Condell

496644 Trustee Deed 6-13-05 Sharon Condell Nelson, Successor Trustee of the Edwin and Mildred Condell Revocable Inter Vivos Trust to Sherrie Condell Nelson

518691 Community Property Survivorship Agreement 11/26/2007
Donald V Nelson and Sherrie M Nelson

530537 Affidavit of Identity 6/26/2009: Sherrie M Nelson and Sherrie Condell Nelson are same people

560320 Letters Testamentary CV2012-1287 Sherrie M Nelson PR of estate of Donald V Nelson, deceased

560321 PR Deed 7/22/2013: Sherrie M Nelson, PR of estate of Donald V Nelson, deceased, to Sherrie M Nelson, single

Return to:

Irwin, Myklebust, Savage
& Brown, P.S.
P.O. Box 604
Pullman, WA 99163-0604

TRUSTEE DEED

THIS DEED, made by SHARON CONDELL NELSON, successor Trustee of the EDWIN AND MILDRED CONDELL REVOCABLE INTER VIVOS TRUST, u/t/a dated September 15, 1986, Grantor, to SHERRIE CONDELL NELSON, whose current address is 337 Susan Drive, Moscow, Idaho 83843, Grantee.

THEREFORE, in distribution of said trust's assets as a result of the death of Thomas Edwin Condell and Mildred J. Condell, Grantor quitclaims, transfers, and conveys to Grantee and to Grantee's heirs and assigns, all of Grantor's right, title and interest in the following-described real property situated in Latah County, Idaho:

1. The southwest quarter, the west half of the northeast quarter and the east half of the northwest quarter of Section 25, Township 39 North, Range 4 West of the Boise Meridian;

EXCEPTING therefrom a strip in the northeast corner thereof, 20 feet in width and about 40 rods long which has been deeded to George Strohm, also subject to a right of way for public road.

2. All that portion of the west half of the northwest quarter of Section 25 and all that portion of the east half of the northeast quarter of Section 26, all in Township 39 North, Range 4 West of the Boise Meridian, lying and being south of the County Road, as now located through, over and across the west half of said northwest quarter and the east half of said northeast quarter in an easterly and westerly direction, being 136 acres, more or less.

SUBJECT to the County Road as now established over and across the east half of the northeast quarter of Section 26, Township 39 North, Range 4 West of the Boise Meridian, conveyed by that certain right-of-way deed dated October 29, 1910, and recorded in Book 64 of Deeds, at page 214 of the Records of Latah County, Idaho.

3. The northeast quarter of Section 24, Township 39 North, Range 4 West of the Boise Meridian.

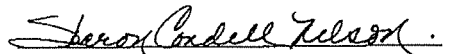
4. The southwest quarter of the southeast quarter and the southeast quarter of the southwest quarter of Section 30, Township 39 North, Range 3 West of the Boise Meridian, also one-half acre more or less off the northwest corner of the southeast quarter of the southeast quarter of Section 30, Township 39 North, Range 3 West of the Boise Meridian.

TOGETHER WITH easements, appurtenant and vacated roads and highways.

SUBJECT TO easements, restrictions, reservations and rights-of-way of record.

IN WITNESS WHEREOF, Grantor has hereunto subscribed her name to this instrument

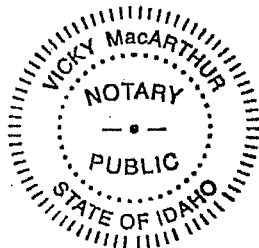
this 13 day of June, 2005.

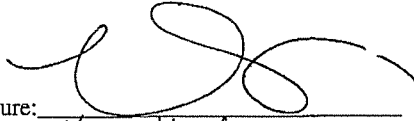

SHARON CONDELL NELSON, successor
Trustee of the Edwin and Mildred Condell
Revocable Inter Vivos Trust.

STATE OF IDAHO)
) ss
County of Latah)

I certify that I know or have satisfactory evidence that SHARON CONDELL NELSON is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the successor Trustee of the Edwin and Mildred Condell Revocable Inter Vivos Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 06-13, 2005.



Signature: 
Print Name: VICKY MACARTHUR
Notary Public in and for the State of
Idaho, residing at LEWISTON

My Commission expires: 11-22-2010

496644

Z:\19c\MEP\VC\Trustee.Deed

TRUSTEE DEED - 2

AT THE REQUEST OF:
I received My Kibast...
DATE & HOUR
6/16/05 3:00 pm
SUSAN PETERSEN
LATAH COUNTY RECORDER
FEE \$ 6.00 

530537

AFFIDAVIT of IDENTITY

I swear under oath:

1. I am over the age of 18 and competent.
2. I was born Sharon Maxine Condell.
3. I own real property in Latah County, Idaho under the names of: Sherrie M. Nelson, my married name; and Sherrie Condell Nelson.
4. My current address is 337 Susan Drive, Moscow ID 83843.
5. This affidavit relates to documents recorded under Latah County Recorder's Numbers: 530329, 496644.

Sherrie M Nelson
Signature

Sherrie M Nelson
Sherrie M. Nelson

STATE OF IDAHO)
County of Latah) ss.

On this 26 day of June, 2009 before me, the undersigned, a Notary Public in and for said state, personally appeared Sherrie M. Nelson, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same.

Frances H. Thompson
Notary Public
State of Idaho

[Signature]
NOTARY PUBLIC for Idaho
Residing at: Moscow
My Commission Expires: 10/03/2011

AFFIDAVIT OF IDENTITY

530537
No. 530537
AT THE REQUEST OF:
SHERRIE M NELSON
DATE & HOUR:
6-26-09 12:04 pm
SUSAN PETERSEN
LATAH COUNTY RECORDER
Fee \$ 3.00 BY [Signature]
picked up

ORIGINAL

REAL PROPERTY DEED TO TRUST

THOMAS EDWIN CONDELL and MILDRED J. CONDELL, husband and wife, do hereby grant for valuable consideration to the TRUSTEE, EDWIN AND MILDRED CONDELL REVOCABLE INTER VIVOS TRUST, all of their REAL PROPERTY interest now held or hereafter acquired in the following described real property:

The Southwest quarter of Section Twenty-five, Township Thirty-nine North of Range Four West of the Boise Meridian, Latah County, Idaho; excepting therefrom a strip in the Northeast corner thereof, twenty feet in width and about forty rods long which has been deed to George Strohm, also subject to a right of way for public road.

To have and hold the said REAL PROPERTY as TRUSTEE.

The short name and Trust address of the grantees Trust is the CONDELL LIVING TRUST, Route 1, Box 112, Troy, Idaho 83871.

Dated this 15 day of Sept., in the year 1986.

Edwin Condell
EDWIN CONDELL

Mildred Condell
MILDRED CONDELL

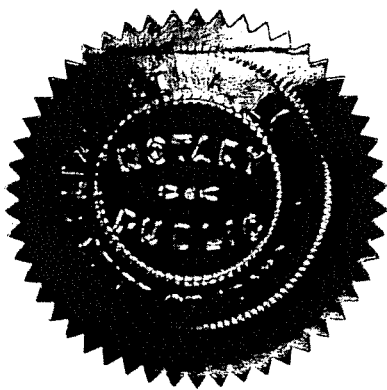
STATE OF IDAHO

COUNTY OF LATAH

On this 15th day of September, in the year 1986, before me the undersigned Notary Public in and for the State of Idaho, personally appeared THOMAS EDWIN CONDELL and MILDRED J. CONDELL, husband and wife, known to me to be the persons whose names are subscribed herein, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year written above.

Elizabeth A. Lomman
Notary Public for Idaho
My commission expires 10/17/88



355175

NO.

AT THE REQUEST OF:

Prohaska Law Firm

DATE & HOUR:

10-7-86 4:21 P M.

ELLEN JOHNSTON

LATAH COUNTY RECORDER

FEE \$

4.00

BY

Alaina Hanson,Deputy

My P.O. Box 9585
MOCCOW, Id 83843



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

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

GARY SPACKMAN
Director

C.L. "BUTCH" OTTER
Governor

February 26, 2016

SHERRI CONDELL NELSON
924 ALTURAS DR
MOSCOW ID 83843

Re: Change of Ownership for Water Right/Permit No(s): 86-4054

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.

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. Change reporting 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) 287-4942.

Sincerely,

A handwritten signature in black ink that reads "Jean Hersley".

Jean Hersley
Technical Records Specialist II

Enclosure(s)