

RECEIVED

OCT 27 2014

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 22 2014

Notice of Change in Water Right Ownership

IDWR/NORTHERN

IDWR/NORTHERN

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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
WC 45-12138	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Salvadalewa Living Trust
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): TYGAR PROPERTIES, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

15664 EL CAMINO ENTRADA POWAY CA 92064
Mailing address City State ZIP

858-883-1030 MIKEANDCORIE COX.NET
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: 6.26.14

6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:

- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
- If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
- New lessor(s) of record will receive payment after the following rental season.

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.

8. Signature: [Signature] MANAGER 9.4.14
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable _____ Date _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by CM Date 10-27-14 Receipt No. N030910 Receipt Amt. \$25.00
Approved by _____ Processed by [Signature] Date 11-20-14



File No. 82687TGW

WARRANTY DEED

RECEIVED
OCT 27 2014
IDWR / NORTH

For Value Received

Douglas A. Salvadalena and Jane P. Salvadalena, Trustees of the Salvadalena Living Trust
Dated 4/30/99

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

Tygar Properties, LLC, an Idaho Limited Liability Company

Address: ,

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

See Exhibit "A" attached hereto and made a part hereof for legal description:

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: June 25, 2014

Salvadalena Living Trust Dated 4/30/99

Douglas A. Salvadalena TTE
By: Douglas A. Salvadalena, Trustee

Jane P. Salvadalena TTE
By: Jane P. Salvadalena, Trustee

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

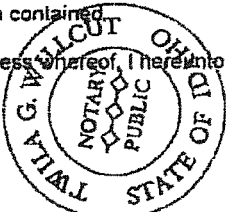
On this 26th day of June, in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas A. Salvadalena and Jane P. Salvadalena

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, as Trustee(s) of

Salvadalena Living Trust, dated 4/30/99

and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) as Trustee(s) of said Trust, and that by his/her/their signature(s) on the foregoing instrument, the Trust executed the instrument and acknowledged the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



[Signature]
Notary Public in and for said State
Residing at: Residing in Dalton Gardens, ID
Commission Expires: Commission Expires 11/28/2018

Trustee Notary Acknowledgment

Chicago Title Insurance Company

Commitment Number: 82687

EXHIBIT "A"
PROPERTY DESCRIPTION

RECEIVED
OCT 27 2014
IDWB / A027

The land referred to in this Commitment is described as follows:

Parcel 1:

The West 100 feet of the following described parcel:

A shoreline tract with 300 feet frontage on the South shore of Mica Bay on the East side of Government Lot 4, Section 15, Township 49 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, and extending from the shoreline South to the South side of said Government Lot 4 and adjoining the Eastern boundary of the Walter G. Pockert tract, commonly known as the Peterson Beach Tract.

AND

All that portion of the Southwest Quarter of the Northwest Quarter of Section 15, Township 49 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

That portion of road 50 feet wide, which connects Davis Drive and Extends in an Easterly and Northerly direction to the North line of the Southwest Quarter of the Southwest Quarter of Section 15, Township 49 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, being the road used as of August 1, 1970 as reserved in the deed from Walter G. Pockert, et ux, recorded September 22, 1980 in Book 308 of Deeds at Page 589, records of Kootenai County, Idaho.

Parcel 2:

That part of Government Lot 4, of Section 15, Township 49 North, Range 4 West, Boise Meridian, Kootenai County, State of Idaho, more particularly described as follows:

Commencing at a point of the South line of said Government Lot 4, 300 feet, South 89°14'14" West of the Southeast corner of said lot; thence

North 0°04'46" West, parallel to East line of said lot, a distance of 133 feet to the TRUE POINT OF BEGINNING of this description; thence

North 70°19'09" West, a distance of 263.63 feet; thence

North 1°09'47" West, a distance of 225.58 feet; thence

North 85°50'24" East, a distance of 183.06 feet; thence

North 0°04'46" West, a distance of 63.57 feet; thence

South 43°19'18" East, a distance of 101.88 feet; thence

South 0°04'46" East parallel to the East line of said lot, a distance of 317 feet to the POINT OF BEGINNING.

EXCLUDING the following portion:

ALTA Commitment
Exhibit A

[Handwritten signatures]

(82687.PFD/82687/9)

EXHIBIT "A"
(Continued)

RECEIVED
OCT 27 2014
IDWR / NC

Commitment Number: 82687

Commencing at a point on the South line of Government Lot 4, Section 15, Township 49 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, 300.00 feet South 89°14'14" West, of the Southeast corner of said Lot; thence

North 0°04'46" West, a distance of 133 feet; thence

North 70°19'09" West, a distance of 263.63 feet; thence

North 1°09'47" West, a distance of 225.58 feet; thence

North 85°50'24" East, a distance of 183.06 feet to the TRUE POINT OF BEGINNING; thence

North 0°04'46" West, a distance of 63.57 feet; thence

South 43°19'18" East, a distance of 45.93 feet; thence

Southerly to a point lying North 85°50'24" East, 7 feet from the TRUE POINT OF BEGINNING; thence

South 85°50'24" West, a distance of 7 feet back to the TRUE POINT OF BEGINNING.



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

November 20, 2014

TYGAR PROPERTIES LLC
15664 EL CAMINO ENTRADA
POWAY, CA 92064

Re: Change of Ownership for Water Right No(s): 95-12138

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.

Please 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.

Thank you for your patience. If you have any questions concerning the enclosed information, please feel free to contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist II

Enclosure