

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
NOV 26 2012
IDWR / NORTH
RECEIVED
NOV 19 2012
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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
84-12130	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Todd Allen Lynd & Kristine Ann Lynd d/b/a Lewis Clark
Name of current water right holder/claimant Resort

3. New Owner(s)/Claimant(s): Kamiah Valley Company LLC
Name of each new owner as listed on the conveyance document

New owner continued Name connector ☐ and ☐ or ☐ and/or
4243 Highway 12
Mailing address Kamiah ID 83536
City State ZIP
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: NOVEMBER 6, 2012

6. 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.

7. Signature: [Signature] Member 11/3/12
Signature of new owner/claimant Title, if applicable Date
Signature: [Signature]
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 11/26/12 Receipt No. N029578 Receipt Amt. \$25.00
Approved by [Signature] Processed by [Signature] Date 1-23-13

486343

Instrument # 486343

IDAHO COUNTY, IDAHO,

11-6-2012

02:06:15 No. of Pages: 7

Recorded for : INLAND TITLE

KATHY M. ACKERMAN

Fee: 28.00

Ex-Officio Recorder Deputy

RECEIVED
NOV 28 2012

IDWR / NORTH
RECEIVED

NOV 19 2012

IDWR / NORTH

COPY

WARRANTY DEED

GRANTOR, TODD ALLEN LYND and KRISTINE ANN LYND, husband and wife, of 5993 East Bent Tree Drive, Scottsdale, AZ 85266, for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to KAMIAH VALLEY COMPANY LLC, an Idaho Limited Liability Company, of 4243 Highway 12, Kamiah, ID 83536, as GRANTEE, and to grantee's heirs and assigns forever, all of the following described real estate located in the County of Idaho, State of Idaho, to wit:

Lot 48 of Lewis and Clark Pines Subdivision, Idaho County, Idaho, according to the recorded plat thereof.

AND

Township 33 North, Range 4 East, Boise Meridian, Idaho County, Idaho

Section 7: All that part of the S $\frac{1}{2}$ of Government Lot 18 lying East of U.S. Highway No. 12, LESS COUNTY ROAD;

N $\frac{1}{2}$ E $\frac{1}{2}$ N $\frac{1}{2}$ of Government Lot 11 and all that part of the E $\frac{1}{2}$ N $\frac{1}{2}$ W $\frac{1}{2}$ N $\frac{1}{2}$ of Government Lot 11 which lies East of U.S. Highway No. 12.

LESS: A tract of land in said Section 7, more particularly described as follows:

BEGINNING at a brass cap marked B.L.M. Angle Point No. 2, situate on the intersection of the South line of said E $\frac{1}{2}$ N $\frac{1}{2}$ W $\frac{1}{2}$ N $\frac{1}{2}$ of Government Lot 11 and the East right of way line of U.S. Highway No. 12;

Thence Easterly 150 feet;

Thence Northerly 200 feet;

Thence Westerly 150 feet to East right of way line of U.S. Highway No. 12;

Thence Southerly 200 feet to the POINT OF BEGINNING.

Sometimes known as Assessor's Tax No. 140.

AND

Township 33 North, Range 4 East, Boise Meridian, Idaho County, Idaho,

Section 7: W $\frac{1}{2}$ of Government Lot 22

1 LESS:

2 BEGINNING at the Southeast corner of the said W $\frac{1}{2}$ of Government
3 Lot 22;

4 Thence North 31 rods;

5 Thence West 26 rods;

6 Thence South 31 rods;

7 Thence East 26 rods to the POINT OF BEGINNING.

8 AND

9 Township 33 North, Range 4 East, Boise Meridian, Idaho County,
10 Idaho,

11 Section 7: A parcel of land located in Government Lot 22,
12 more particularly described as follows:

13 Commencing at the South $\frac{1}{4}$ corner of said Section 7;

14 Thence N 89°28'49" E, 219.376 feet along the section line to
15 the TRUE POINT OF BEGINNING;

16 Thence N 01°57'49" W, 511.500 feet along an existing property
17 line;

18 Thence N 89°28'49" E, 429.000 feet to a point on the North-
19 South center line of Government Lot 22;

20 Thence N 01°57'49" W, 397.459 feet along said center line;

21 Thence N 88°37'52" E, 336.742 feet to the Southeast corner of
22 Lot 33 of Lewis and Clark Pines Subdivision;

23 Thence S 01°22'58" E, 350.971 feet to a point on a curve;

24 Thence along a curve with the following data:

25 Delta = 81°45'53" LT. Radius = 62.000000 feet

26 Length = 88.477859 feet Tangent = 53.672609 feet

27 Chord Length = 81.158939 feet

28 Ch. bearing = S 84°19'13" W;

Thence S 78°17'38" W, 255.867 feet;

Thence N 89°37'06" W, 352.419 feet;

Thence S 30°38'11" W, 124.609 feet;

Thence S 01°57'55" E, 404.831 feet to a point on the South
line of Government Lot 22;

Thence S 89°28'49" W, 9.618 feet back to the TRUE POINT OF
BEGINNING.

Sometimes known as Assessor's Tax No. 303.

LESS: A parcel of land located in the SE $\frac{1}{4}$ of said Section 7,
more particularly described as follows:

Commencing at the Southeast corner of Lot 33 of the Lewis and
Clark Pines Subdivision in said SE $\frac{1}{4}$ of said Section 7,
according to the recorded plat thereof, said point being the
TRUE POINT OF BEGINNING;

Thence S 88°38'05" W, 82.377 feet to the Southwest corner of
said Lot 33;

Thence S 44°29'10" E, 120.56 feet;

Thence N 01°22'44" W, 88.00 feet to the TRUE POINT OF
BEGINNING.

Sometimes known as Assessor's Tax No. 326.

1 ALSO LESS: Any portion of the above described properties which
2 lie within the Lewis and Clark Pines Subdivision as shown by
3 the recorded plat thereof, recorded on August 2, 1993 as
Instrument Number 369745, except Lot 48.

4 ALSO LESS: Any portion of the above described properties which
5 lie within the Lewis and Clark Pines Subdivision II as shown
6 by the recorded plat thereof, recorded on January 13, 2003 as
Instrument Number 426310.

7 ALSO LESS: Any portion of the above described properties which
8 lie within the Lewis and Clark Pines Subdivision II-B as is
9 shown by the recorded plat thereof, recorded January 13, 2003
as Instrument Number 426311.

10 **SUBJECT TO that certain Deed of Trust, dated the 17th day of**
11 **August, 2007, and recorded on August 17, 2007, as Instrument**
12 **No. 456690, records of Idaho County, Idaho, wherein TODD ALLEN**
13 **LYND and KRISTINE ANN LYND, husband and wife, were Grantors,**
14 **with IDAHO COUNTY TITLE COMPANY, INC., being the trustee, and**
15 **WESTERN TRAILS, INC., being Beneficiary, which Deed of Trust**
16 **secured the original loan in the amount of \$207,000.00, AND**
17 **WHICH DEED OF TRUST, AS MODIFIED BY A MODIFICATION AGREEMENT**
18 **DATED THE 8th DAY OF OCTOBER, 2012, THE GRANTEES HEREUNDER**
19 **ARE ASSUMING AND WILL PAY FOR.**

20
21 TOGETHER with all improvements, water, water rights, ditches,
22 ditch rights, easements, hereditaments and appurtenances thereto.

23 Subject to:

24 1. General taxes for the year 2012, which are a lien,
25 not yet due and payable.

26 2. Any assessments due the Lewis and Clark Pines Lot Owners
27 Association.

28 3. Covenants, conditions, restrictions and easements contained
in HIGHWAY RIGHT OF WAY DEED to the STATE OF IDAHO, recorded
January 10, 1950 as Instrument Number 165624.

4. All matters, covenants, conditions, restrictions, easements
and any rights, interests or claims which may exist by reason
thereof, disclosed by Record of Survey noted below, but
deleting any covenant, condition or restriction indicating a
preference, limitation or discrimination based on race, color,
religion, sex, handicap, familial status, or national origin
to the extent such covenants, conditions or restrictions
violate 42 USC 3604(c).

Record of Surveys:

1 recorded March 26, 1979 as Instrument Number 278118;
2 recorded March 4, 1991 as Instrument Number 357495;
3 recorded January 26, 2001 as Instrument Number 0415252.

4 5. A Record of Survey recorded March 26, 1979 as Instrument
5 Number 278118 discloses an encroachment of a fence onto part
6 of the West boundary of said land and any rights, easements,
7 interests or claims which may exist by reason thereof.

8 6. All matters, covenants, conditions, restrictions, easements
9 and any rights, interests or claims which may exist by reason
10 thereof, disclosed by the recorded PLAT of said subdivision,
11 recorded August 2, 1993 as Instrument Number 369745, and the
12 document recorded July 16, 2003 as Instrument Number 423339 by
13 the North Central Idaho District Health Department regarding
14 Sanitary Restrictions on the subdivision, but deleting any
15 covenant, condition or restriction indicating a preference,
16 limitation or discrimination based on race, color, religion,
17 sex, handicap, familial status, or national origin to the
18 extent such covenants, conditions or restrictions violate
19 42USC 3604(c).

20 7. RIGHT OF WAY EASEMENT to IDAHO COUNTY LIGHT & POWER CO-
21 OPERATIVE, INC., a corporation, recorded September 26, 1990
22 as Instrument Number 355412.

23 RIGHT OF WAY EASEMENT to IDAHO COUNTY LIGHT AND POWER
24 COOPERATIVE ASSOC., INC., a corporation, recorded August 4,
25 1993 as Instrument Number 369791.

26 RIGHT OF WAY EASEMENT to IDAHO COUNTY LIGHT AND POWER
27 COOPERATIVE ASSOC., INC., a corporation, recorded September
28 29, 1997 as Instrument Number 395697.

RIGHT OF WAY EASEMENT to IDAHO COUNTY LIGHT AND POWER
COOPERATIVE ASSOC., INC., a corporation, recorded October 9,
2001 as Instrument Number 419170.

8. Covenants, Conditions and Restrictions in the following
documents but omitting any covenant, condition or restriction
based on race, color, religion, sex, handicap, familial
status, or national origin to the extent that such covenants,
conditions or restrictions violate 42 USC 3604(c).

DECLARATION OF PROTECTIVE COVENANTS OF LEWIS CLARK PINES
SUBDIVISION recorded August 12, 1993 as Instrument Number
369934,

AMENDMENT OF PROTECTIVE COVENANTS OF LEWIS CLARK PINES
SUBDIVISION recorded May 26, 1994 as Instrument Number 374499,

1 DECLARATION OF PROTECTIVE COVENANTS OF LEWIS CLARK PINES
2 SUBDIVISION recorded April 9, 1999 as Instrument Number
0405453,

3 DECLARATION OF PROTECTIVE COVENANTS OF LEWIS CLARK PINES
4 SUBDIVISION recorded February 15, 2001 as Instrument Number
0415502,

5 CORRECTION TO PROTECTIVE COVENANTS recorded April 30, 2001 as
6 Instrument Number 0416612,

7 DECLARATION OF PROTECTIVE COVENANTS OF LEWIS CLARK PINES
8 SUBDIVISION PHASE I, recorded June 18, 2001 as Instrument
Number 417328,

9 LETTERS OF TERMINATION FROM THE LEWIS-CLARK PINES LOT OWNERS
10 ASSOCIATION MEMBERSHIP, TERMINATION OF COVENANTS, and
11 RESIGNATION FROM LEWIS-CLARK PINES LOT OWNERS ASSOCIATION by
various lot owners, by instruments of record.

12 9. MUTUAL EASEMENT AND RIGHT OF WAY recorded August 12,
13 1993 as Instrument Number 369935.

14 10. Reservations and exceptions in Warranty Deed recorded
March 25, 1999 as Instrument Number 0405216.

15 11. AGREEMENT upon the terms, conditions and provisions
16 contained therein:
Parties: WESTERN TRAILS, INC., an Idaho corporation, and MARK
17 W. TRENARY and JANIS M. TRENARY, husband and wife
Recorded: March 25, 1999 as Instrument Number 0405217.

18 12. MUTUAL EASEMENT, RIGHT OF WAY, AND MEMBERSHIP
19 AGREEMENT, recorded November 22, 2002 as Instrument Number
20 425485.

21 TO HAVE AND TO HOLD the said premises, with their
22 appurtenances, unto the said Grantees, their heirs and assigns
23 forever. And the said Grantors do hereby covenant to and with the
24 said Grantees that they are the owners in fee simple of said
25 premises; that they are free from all encumbrances, and that they
26 will warrant and defend the same from all lawful claims whatsoever,
27 except general taxes for the year 2012, and easements,
reservations, restrictions and rights-of-way of record.

28 Except as otherwise expressly provided in this instrument,
GRANTORS, hereby declare pursuant to Title 5, Chapter 2 of the

1 Idaho Code, that in the event GRANTORS shall have permitted or
2 suffered at any time prior to the making of this instrument, any
3 person or entity to possess, use or occupy the above-described
4 premises, or any portion thereof, for any purpose, with or without
5 the knowledge of GRANTORS, it was not the intent of GRANTORS, by
6 permitting or suffering such possession, use or occupation, to
7 thereby define property boundaries or ownership thereof.

8 In construing this deed, and where the context so requires,
9 the singular includes the plural and the masculine, the feminine
10 and the neuter.

11 IN WITNESS WHEREOF, Grantors have hereunto subscribed their
12 names to this instrument this 5th day of ~~November~~^{November}, 2012.

13 TODD ALLEN LYND

14 Todd Allen Lynd

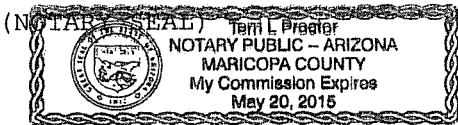
15 BY: Kristine Ann Lynd
16 KRISTINE ANN LYND Att in fact
17 as Attorney in Fact

18 Kristine Ann Lynd
19 KRISTINE ANN LYND

20 STATE OF AZ
21 County of Maricopa ss.

22 On this 5th day of ~~November~~^{November}, 2012, before me, a Notary
23 Public, personally appeared KRISTINE ANN LYND, known or identified
24 to me to be the person whose name is subscribed to the within
25 instrument as the attorney in fact of TODD ALLEN LYND, and
26 acknowledged to me that she subscribed the name of TODD ALLEN LYND
27 thereto as principal, and her own name as attorney in fact.
28

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

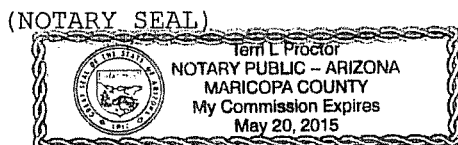


Jean Proctor
Notary Public for State of AZ,
Residing at AZ, therein.
My commission expires on 5-20-2015.

10 STATE OF AZ
11 County of Maricopa ss.

12 On this 5th day of November, 2012, before me,
13 Terr L Proctor, a Notary for the said County and
14 State, personally appeared KRISTINE ANN LYND, known or identified
15 to me to be the person whose name is subscribed to the within
16 instrument, and she acknowledged to me that she freely executed the
17 same and that the statements therein contained are true.

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



Jean Proctor
Notary Public for State of AZ.
Residing at AZ, therein.
My commission expires on 5-20, 2015.



Please type or print legibly.

Lewis Clark Resort

- 335 Pine St. Peck, ID 83545

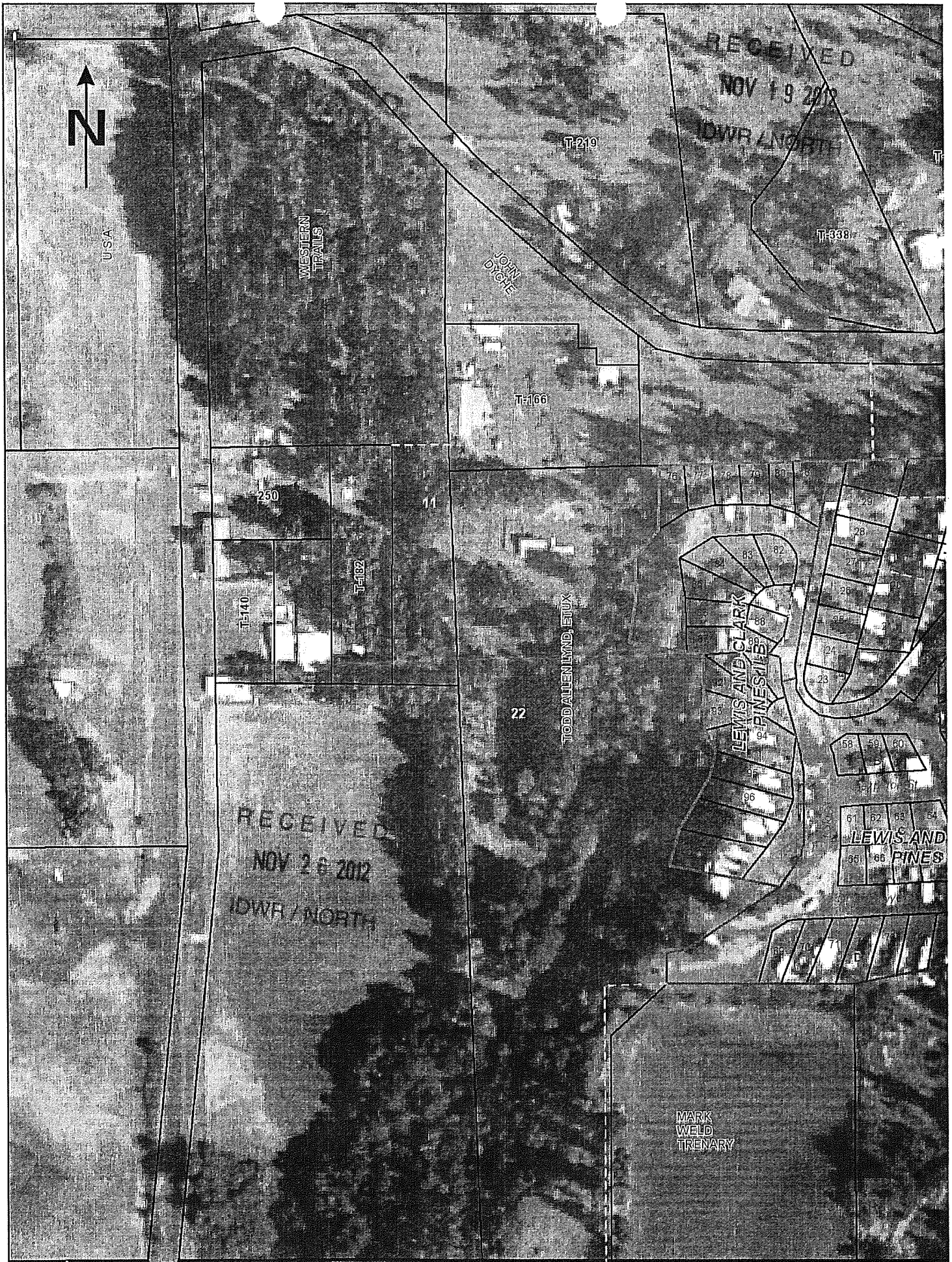
0173617

- Kamiah, ID 83536**

- Kriste A. Lynch

IDAHO SECRETARY OF STATE
02/12/2008 05:00
CR: 1716 CT: 158010 BH: 1899210
1 @ 25.00 = 25.00 ASSUM NAME # 2

D 118994



0 60 120 180 240 300

This map is only a representative of the tax numbers and parcel

