

RECEIVED

NOV 26 2024

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
97-8248	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: Gregory Alan Ellsworth RE/AE; Eric J. Ellsworth Trust
Name of current water right holder/claimant

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

28582 Hwy. 57 Priest River ID 83856
Mailing address City State Zip
(803) 396-9460
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: 4/18/2022 (Date LLC was filed w/ state of Idaho)
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

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: Gregory A. Ellsworth Member/Registered Agent 11-22-2024
 Signature of new owner/claimant Title, if applicable Date
 Print name

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

For IDWR Office Use Only:

Received by N/A Date N/A Receipt No. N/A Receipt Amt. N/A
 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 JD Processed by JD Date 12-2-2024

Instrument # 1005272
Bonner County, Sandpoint, Idaho
05/12/2022 12:00:02 PM No. of Pages: 4
Recorded for: DENISE STEWART LAW
Michael W Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED



Document Title(s)

Quit Claim Deed

Reference Numbers(s) of related documents

1004935

Additional Reference #'s on page

Grantor(s) (Last, First and Middle Initial)

Gregory Alan Ellsworth

Additional grantors on page

Grantee(s) (Last, First and Middle Initial)

Dirtsby, LLC

Additional grantees on page

Description

Re-Record to correct legal description

Instrument # 1004935
Bonner County, Sandpoint, Idaho
05/05/2022 03:22:28 PM No. of Pages: 3
Recorded for: ELTC LAW FIRM
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED



WHEN RECORDED, RETURN TO:

ELTC LAW FIRM
PO Box 301
Newport, WA 99156
(509) 447-3242

QUIT CLAIM DEED

Grantor(s): Gregory Alan Ellsworth

Grantee(s): Dirtsby, LLC

Assessor's Parcel Number: RP56N05W240521A

THE GRANTOR, **Gregory Alan Ellsworth**, a married man as his sole and separate property, for the transfer to Grantor's Limited Liability Company and without consideration, does hereby convey, assign and quit claim to **Dirtsby, LLC**, whose address is 28582 Highway 57, Priest River, ID 83856 Grantor's ownership interest in the following described real estate situated in the county of Bonner, State of Idaho, including any interest therein which grantor may hereafter acquire:

See attached Exhibit "A"

Subject To: Protective restrictions, of record and rights of way of record.

DATED this 29 day of March, 2022.

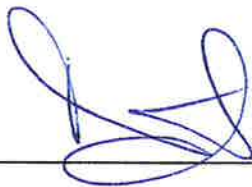


Gregory Alan Ellsworth

STATE OF WASHINGTON)
 : ss
County of PEND OREILLE)

On 29 this day of March, 2022, before me personally appeared Gregory Alan Ellsworth to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he signed and sealed the same as his own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



Print Name: Denise M. Stewart
Notary Public in and for the State of
Washington, residing at Newport, WA
My commission expires: May 5, 2025



Exhibit "A"

~~Parcel 1:~~

A parcel of land in Section 24, Township 56 North, Range 5 WBM, Bonner County, Idaho, being more particularly described as follows:

Beginning at a point which is S 25°11'0" W a distance of 1423.27 feet from the Northeast corner of said Section 24; thence N 87°52'20" E a distance of 180.16 feet to a point on the Westerly right of way line of existing road; thence Northerly along the Westerly right of way of said road 415 feet, more or less, to a point; thence S 27°7'52" West a distance of 420.23 feet to a point; thence South 80°37'15" East a distance of 94.85 feet to the Point of Beginning; said parcel containing approximately 1.5 acres.

~~Parcel 2:~~

AND

A parcel of land in Section 24, Township 56 North, Range 5, West Boise Meridian, Bonner County, Idaho, being more particularly described as follows:

Beginning at a point which is South 25°11'0" West a distance of 1423.27 feet from the Northeast corner of said Section 24; thence North 80°37'15" West a distance of 94.85 feet which is the True Point of Beginning; thence continuing North 80°37'15" West, 106 feet; thence North 27°07'52" East to the Westerly right of way line on an existing road; thence Southeasterly along said Westerly right of way line of said road, 102.5 feet; thence South 27°07'52" West, 420.23 feet to the True Point of Beginning.

Instrument # 1013575
Bonner County, Sandpoint, Idaho
10/28/2022 12:26:32 PM No. of Pages: 3
Recorded for: ELTC LAW FIRM
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED



WHEN RECORDED, RETURN TO:

ELTC LAW FIRM
PO Box 301
Newport, WA 99156
(509) 447-3242

QUIT CLAIM DEED

Grantor(s): Eric Ellsworth, Trustee of the RE/AE
Family Trust Agreement, dated
February 23, 2015

Grantee(s): Dirtsby, LLC

Assessor's Parcel Number: RP56N05W240521A

THE GRANTOR, Eric Ellsworth, Trustee of the RE/AE Family Trust Agreement, dated February 23, 2015, for the transfer to Grantor's Limited Liability Company and without consideration, does hereby convey, assign and quit claim to **Dirtsby, LLC**, whose address is 28582 Highway 57, Priest River, ID 83856 Grantor's ownership interest in the following described real estate situated in the county of Bonner, State of Idaho, including any interest therein which grantor may hereafter acquire:

See attached Exhibit "A"

Subject To: Protective restrictions, of record and rights of way of record.

DATED this 19th day of October, 2022.

Eric J. Ellsworth
Eric Ellsworth, Trustee

STATE OF OHIO)
County of Greene) : ss

On 19 this day of October, 2022, before me personally appeared Eric Ellsworth, Trustee of the RE/AE Family Trust Agreement dated February 23, 2015 to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he signed and sealed the same as his own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



Alyssa Hinton
Notary Public, State of Ohio
My Commission Expires 11-09-2026

Alyssa Hinton
Print Name: Alyssa Hinton
Notary Public in and for the State of
Ohio, residing at: Kenia
My Commission expires: 11-09-2026

Exhibit "A"

Parcel 1:

A parcel of land in Section 24, Township 56 North, Range 5 WBM, Bonner County, Idaho, being more particularly described as follows:

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Parcel 2:

A parcel of land in Section 24, Township 56 North, Range 5, West Boise Meridian, Bonner County, Idaho, being more particularly described as follows:

Beginning at a point which is South 25°11'0" West a distance of 1423.27 feet from the Northeast corner of said Section 24; thence North 80°37'15" West a distance of 94.85 feet which is the True Point of Beginning; thence continuing North 80°37'15" West, 106 feet; thence North 27°07'52" East to the Westerly right of way line on an existing road; thence Southeasterly along said Westerly right of way line of said road, 102.5 feet; thence South 27°07'52" West, 420.23 feet to the True Point of Beginning.



Bonner County Clerk
Michael W. Rosedale, County Clerk
1500 Highway 2
Suite 335
Sandpoint, ID 83864
(208) 265-1490

Receipt: 22-11027

Product	Name	Extended
060	QUIT CLAIM DEED	\$15.00
	External Document#	1013575
	Document Info:	ELTC LAW FIRM
	# Pages	3
Total		\$15.00
Tender (Check)		\$15.00
Check Number	10488	
Paid By	ELTC LAW FIRM	

Thank You for Your Business