

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 09 2024

## NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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. 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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Arielle Vandenberg  
Name of current water right holder/claimant

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

11620 Wilshire Blvd Ste. 460 LA CA 90025  
Mailing address City State Zip

818 731 2943 matcut77@gmail.com  
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: 2/26/2022

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: [Signature] Title, if applicable: \_\_\_\_\_ Date: Dec 5th 2024

Signature of new owner/claimant

Print name: Mat Cutshall

Print name

Signature: [Signature] Title, if applicable: \_\_\_\_\_ Date: Dec 5th 2024

Signature of new owner/claimant

Print name: Arielle Vandenberg

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: [Signature] Processed by: [Signature] Date: 12-11-2024

**Idaho Department of Water Resources Receipt**  
**Receipt ID: N037722**

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|                |                                                         |               |            |        |          |
|----------------|---------------------------------------------------------|---------------|------------|--------|----------|
| Payment Amount | \$25.00                                                 | Date Received | 10/25/2021 | Region | NORTHERN |
| Payment Type   | Check                                                   | Check Number  | 1019       |        |          |
| Payer          | VANDENBERG, ARIELLE                                     |               |            |        |          |
| Comments       | NOTICE OF CLAIM TO A WATER RIGHT FOR ARIELLE VANDENBERG |               |            |        |          |

**Fee Details**

|         |                                        |       |      |             |            |        |
|---------|----------------------------------------|-------|------|-------------|------------|--------|
| Amount  | Description                            | PCA   | Fund | Fund Detail | Subsidiary | Object |
| \$25.00 | NORTHERN ID ADJUDICATION<br>FILING FEE | 75503 | 0337 | 1           |            | 1155   |

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Claim # 97-8170 (well)

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Signature Line (Department Representative)

Idaho Department of Water Resources Receipt  
Receipt ID: N037721

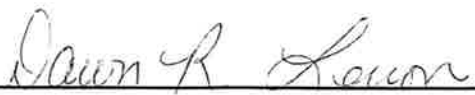
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|                |                                                                 |               |            |        |          |
|----------------|-----------------------------------------------------------------|---------------|------------|--------|----------|
| Payment Amount | \$51.00                                                         | Date Received | 10/25/2021 | Region | NORTHERN |
| Payment Type   | Check                                                           | Check Number  | 1018       |        |          |
| Payer          | VANDENBERG, ARIELLE                                             |               |            |        |          |
| Comments       | NOTICE OF CLAIM TO A WATER RIGHT FOR ARIELLE VANDENBERG 97-7300 |               |            |        |          |

Fee Details

|         |                                        |       |      |             |            |        |
|---------|----------------------------------------|-------|------|-------------|------------|--------|
| Amount  | Description                            | PCA   | Fund | Fund Detail | Subsidiary | Object |
| \$51.00 | NORTHERN ID ADJUDICATION<br>FILING FEE | 75503 | 0337 | 1           |            | 1155   |

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Signature Line (Department Representative)



July 18, 2022

**VIA FEDEX**

**Daniel Bonnet**

Senior Paralegal

Direct Phone 412-620-6490

dbonnet@cozen.com

Shaun Shenassa  
11620 Wilshire Boulevard  
Los Angeles, CA 90025

**Re: Original Recorded Deed - Vandenberg to Ticket Trust**

Dear Mr. Shenassa:

Enclosed for your records, please find the original recorded Deed transferring property known as 556 El Rio Drive, Priest River, ID 83856 to the Ticket Trust. Please let me know if you have any questions or concerns.

Very truly yours,

A handwritten signature in dark ink, appearing to read "D. Bonnet", written over a horizontal line.

Daniel Bonnet  
Senior Paralegal

DB

Enclosure

Instrument # 1002882  
Bonner County, Sandpoint, Idaho  
03/29/2022 01:56:13 PM No. of Pages: 2  
Recorded for: COZEN OCONNOR  
Michael W. Rosedale Fee: \$15.00  
Ex-Officio Recorder Deputy  
Index to: DEED

*Handwritten signature*



After recording, please mail this deed  
and future tax statements to:

Shaun Shenassa  
11620 Wilshire Boulevard, Suite 460  
Los Angeles, CA 90025

### DEED

THIS DEED, executed this 26<sup>th</sup> day of February, 2022, by the grantor, ARIELLE VANDENBERG, an individual,

to the grantee, SHAUN SHENASSA, as TRUSTEE of the TICKET TRUST, dated May 20, 2021, and any amendments thereto.

WITNESSETH, that the grantor, for \$1.00 and other valuable consideration the receipt whereof is hereby acknowledged, does hereby grant and convey the following described parcel of land in Bonner County, Idaho – legally described as:

Lots 5 and 6, Block B of El Rio Estates, according to the plat thereof,  
recorded in Book 3 of Plats, Page 102, records of Bonner County,  
Idaho.

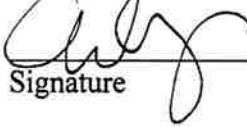
Commonly known as: 556 El Rio Drive, Priest River, ID 83856  
Parcel Identification: RP0011400B0060A

TOGETHER WITH all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights to waters, rights, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the said grantee and the grantor's heirs and assigns forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

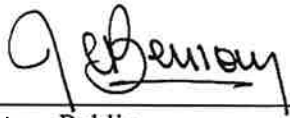
  
\_\_\_\_\_  
Signature

Arielle Vandenberg  
\_\_\_\_\_  
Print Name

Grantor  
\_\_\_\_\_  
Capacity

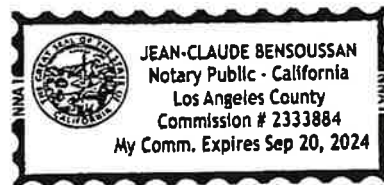
STATE OF CALIFORNIA       }  
COUNTY OF LOS ANGELES   }

On this 26th day of February, in the year of 2022, before me Jean-Claude Bensoussan, a notary public, personally appeared ARIELLE VANDENBERG known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

  
\_\_\_\_\_  
Notary Public

Jean-Claude Bensoussan  
\_\_\_\_\_  
Print Name  
My commission expires: 09/20/2024

(seal)



FOR REFERENCE ONLY: 20230312014

RECORDING REQUESTED BY  
**EQUITY TITLE**  
AND WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

NAME: **Shawn Shenassa**  
STREET ADDRESS: **11620 Wilshire Bl.**  
CITY, STATE & ZIP CODE: **SUITE 460  
L.A., CALIF. 90025**

RECEIVED  
MAY 25 2023

**3910123-02544**

TITLE ORDER NO.  
APN: 2044-024-026

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**AFFIDAVIT OF CHANGE OF TRUSTEE**  
(California Probate Code Section 18105)

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

**CUTSHALL** *up*  
ARIELLE VANDENBERG AND MATTHEW CUTSHALL of legal age, being first duly sworn, deposes  
and says that

**CUTSHALL** *up*  
ARIELLE VANDENBERG AND MATTHEW CUTSHALL is the trustee of the following trust known as  
THE TICKET TRUST, executed on MAY 20, 2021, is a valid and existing trust that has not been revoked. Property is located in  
the City of LOS ANGELES, State of California, legal description: SEE ATTACHED EXHIBIT "A"

The name(s) of the previous trustee(s) are: SHAWN SHENASSA

Dated this 11 day of May, 2023

*Arielle Vandenberg*  
ARIELLE VANDENBERG, TRUSTEE

Arielle Vandenberg

*Matthew Cutshall*  
MATTHEW CUTSHALL, TRUSTEE

Matthew CUTSHALL

This page is part of your document - DO NOT DISCARD



**20230312014**



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

05/12/23 AT 08:00AM

Pages:  
0004

|        |        |
|--------|--------|
| FEES:  | 28.00  |
| TAXES: | 0.00   |
| OTHER: | 0.00   |
| SB2:   | 75.00  |
| PAID:  | 103.00 |



LEADSHEET



202305120210047

00023435734



014067507

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

3910123-02544

RECORDING REQUESTED BY

EQUITY TITLE  
AND WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO

NAME

STREET  
ADDRESS

CITY, STATE &  
ZIP CODE

SHAWN SHENASSA  
11620 WILSHIRE BL.  
SUITE 460  
L.A., CALIF. 90025

3910123-02544

FILE ORDER NO.

APN:2044-024-026

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## AFFIDAVIT OF CHANGE OF TRUSTEE

(California Probate Code Section 18105)

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

CUTSHALL *mp*

ARIELLE VANDENBERG AND MATTHEW CUTSHALL of legal age, being first duly sworn, deposes  
and says that

*CUTSHALL mp*

ARIELLE VANDENBERG AND MATTHEW CUTSHALL is the trustee of the following trust known as

THE TICKET TRUST, executed on MAY 20, 2021, is a valid and existing trust that has not been revoked. Property is located in  
the City of LOS ANGELES \_\_\_\_\_ State of California, legal description: SEE ATTACHED EXHIBIT "A"

The name(s) of the previous trustee(s) are: SHAWN SHENASSA

Dated this

11

day of

May

2023

*Arielle Vandenberg*  
ARIELLE VANDENBERG, TRUSTEE

Arielle Vandenberg

*Matthew Cutshall*  
MATTHEW CUTSHALL, TRUSTEE

Matthew Cutshall

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

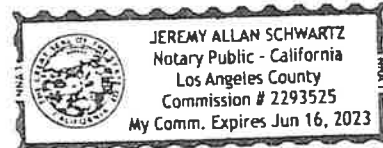
State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 11 day of MAY, 2023

by ARIELLE VANDENBERG, MATTHEW CUTSHALL, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

  
\_\_\_\_\_  
(Signature)



\* There are various types of forms depending on each person's legal status. Before you use this form you may want to consult an attorney if you have questions concerning which document form is appropriate for your transaction.

**EXHIBIT "A"**

**LOT 13 OF TRACT NO. 20579, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 689, PAGES 96 THROUGH 99, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING IN AND UNDER SAID LAND WITHOUT, HOWEVER ANY RIGHT OF ENTRY TO THE SURFACE OR TO THE SUBSURFACE TO A DEPTH OF 500 FEET OF SAID LAND, AS GRANTED TO 12431 OXNARD STREET COMPANY, A PARTNERSHIP, BY DEED RECORDED AUGUST 6, 1962.**

**\*\*\*END OF LEGAL DESCRIPTION\*\*\***