

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

SEP 08 2023

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

IDWR / IDWR 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?
95-13979	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: Plastino, Marina Dochios
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): ST HERMAN OF ALASKA SKETE OF ST DEMETRIOS MONASTERY INC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 4810 E 6th Ave Spokane WA 99212
Mailing address City State Zip
- 208 835 3737 mcb@mcbrownlaw.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: 7/26/2019
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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):
☐ \$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: Rev. Dmitriy DIRECTOR 7-23-23
Signature of new owner/claimant Title, if applicable Date
DMITRIY PASHKOV
Print name

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

Received by NS Date 9/18/23 For IDWR Office Use Only: Receipt No. N044031 Receipt Amt. \$2500
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 NS Date 9/12/23

1682964

WARRANTY DEED

GRANTOR, MARINA DOCHIOS PLASTINO, Trustee of the Surviving Spouse's Trust established under the Plastino Family Trust dated the 12th day of May, 1992, of P.O. Box 1050, Rathdrum, Idaho 83858, for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto:

JEANNE PLASTINO-WOOD, a married woman as her sole and separate property, and all rents, profits, and appreciation on said real property shall be the sole and separate property of JEANNE PLASTINO-WOOD, whose current address is 10952 Hidden Valley Road, Rathdrum, Idaho 83858, all of its right, title and interest, whether now owned or hereafter acquired in the real property located in Kootenai County, State of Idaho, and further described on Exhibit A attached.

TOGETHER with all improvements, water, water rights, easements, hereditaments and appurtenances thereto.

GRANTOR, for itself, and its assigns does hereby covenant, warranty and shall defend the quiet and peaceable possession of said premises by the Grantee, and Grantee's heirs and assigns forever against the lawful claims of all persons.

DATED this 11th day of June, 2001.

Marina Dochois Plastino
MARINA DOCHOIS PLASTINO, Trustee of the Surviving Spouse's Trust

STATE OF IDAHO)
) s.s.
COUNTY OF KOOTENAI)

STATE OF IDAHO } ss
COUNTY OF KOOTENAI }
AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

JUN 18 10 30 AM '01

DANIEL J. ENGLISH

DEPUTY CP
FEE \$ 6.00

On this 11th day of June, 2001, before me, the undersigned Notary Public for the State of Idaho, personally appeared MARINA DOCHOIS PLASTINO known to me or identified to me to be the person whose name is subscribed to the within instrument as Trustee of the Surviving Spouse's Trust and acknowledged to me that she executed the same as such Trustee of the Surviving Spouse's Trust.

DEBORAH A. CORDES
- NOTARY PUBLIC -
STATE OF IDAHO

D. Shwale A. Carter
Notary Public for Idaho
Residing at Coeur d'Alene, Idaho
My Commission Expires: 1/15/2004

1682964

EXHIBIT A

LEGAL DESCRIPTION
MARINA PLASTINO

A Portion of Kootenai County Parcel No. 51N05W-01-2770
& All of Parcel No. 52N05W-35-7000)

PARCEL 1

A parcel of land located in the Southwest Quarter of Section 35, Township 52 North, Range 5 West and in the Northwest Quarter of Section 2, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Commencing at the Northwest Corner of said Section 2, marked by a 2 1/2" aluminum cap; thence North 89°55'56" East, 2657.49 feet to the North Quarter Corner of said Section 2, marked by a 2" iron pipe, said Corner being the TRUE POINT OF BEGINNING;

thence South 00°11'44" West along the North-South Centerline (of said Section 2) a distance of 607.22 feet to a 5/8" rebar;

thence leaving said Centerline South 89°55'56" West, 350.00 feet to a 5/8" rebar;

thence South 47°42'00" West, 371.95 feet to a 5/8" rebar;

thence South 89°55'56" West, 229.97 feet to a 5/8" rebar;

thence South 58°16'07" West, 335.72 feet to a 5/8" rebar;

thence South 85°47'46" West, 184.40 feet to a point on the West line of the East Half of the Northwest Quarter of said Section 2, said point being marked by a 5/8" rebar;

thence North 00°11'44" West along said West line, 1016.75 feet to the Southerly right-of-way of Hidden Valley Road;

thence along said right-of-way the following courses: North 89°55'56" East, 11.98 feet to a 5/8" rebar;

thence along a curve to the left having a radius of 230.00 feet, a delta of 25°58'39" and an arc length of 104.28 feet, with a chord bearing and distance of North 76°56'36" East, 103.39 feet to a 5/8" rebar;

thence North 63°57'16" East, 15.44 feet to a 5/8" rebar on the Section Line common to said Section 2 and to Section 35, Township 52 North, Range 5 West, Boise Meridian;

thence leaving said common line North 63°57'16" East, 73.52 feet to a 5/8" rebar;

thence North 54°45'28" East, 5.68 feet to a 5/8" rebar;

thence leaving said South right-of-way South 06°43'26" East, 35.72 feet to a 5/8" rebar on the aforesaid common Section Line;

thence North 89°55'56" East along said common Section Line a distance of 1127.20 feet to the True Point of Beginning.

SUBJECT TO a 30.00 foot access and utility easement described as follows:

Commencing at the Northwest Corner of Section 2, marked by a 2 1/2" aluminum cap; thence North 89°55'56" East along the North line of said Section 2 a distance of 1328.75 feet to the West 1/16 Corner, marked by a 1/2" rebar; thence South 00°11'44" West, a distance of 30.00 feet to the Southerly right-of-way of Hidden Valley Road and the TRUE POINT OF BEGINNING;

thence North 89°55'56" East along said right-of-way a distance of 11.98 feet;

thence along a curve to the left having a radius of 230.00 feet, a delta of 04°29'38" and an arc length of 18.04 feet, with a chord bearing and distance of North 87°41'00" East, 18.04 feet;

thence leaving said right-of-way South 00°11'44" East a distance of 1015.29 feet to the South line of Parcel 1;

thence South 85°47'46" West along said South line a distance of 30.07 feet to the West line of the East Half of the Northeast Quarter of said Section 2;

thence North 00°11'44" West along said West line a distance of 1016.75 feet to the TRUE POINT OF BEGINNING.

Containing 24.63 Acres, more or less.



QUITCLAIM DEED

For Value Received

Jeane Plastino-Wood and John Steven Wood, wife and husband

do hereby convey, release and forever quit claim unto

St. Herman of Alaska Skete of St. Demetrios Monastery, Inc.

whose address is: 4810 E 14th Ave, Spokane Valley WA 99218

the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART OF FOR LEGAL DESCRIPTIONS

SEE EXHIBIT "B" ATTACHED HERETO FOR CONDITIONS

together with their appurtenances and including any and all after acquired title.

Dated: August 23, 2019

Jeane Plastino Wood
Jeane Plastino-Wood
John Steven Wood
John Steven Wood

ACCOMMODATION RECORDING

KOOTENAI COUNTY TITLE COMPANY
has not examined this document,
assumes no liability as to its validity
and its affects upon the title.

STATE OF IDAHO

COUNTY OF KOOTENAI

On this 23 **PM** day of August, 2019, before me, Keri Mitchell, a Notary Public in and for said State, personally appeared Jeane Plastino-Wood and John Steven Wood, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Keri Mitchell
Notary Public for Idaho
Residing at Coeur d Alene
My Commission Expires: 8/25/2023



EXHIBIT "A"

A tract of land in Government Lot 2, Section 2, Township 51 North, Range 5 West, and the Southwest Quarter of the Southeast Quarter of Section 35, Township 52 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, described as follows:

BEGINNING at the North quarter corner of said Section 2; thence

Along the Section line between Section 2 and Section 35, North $89^{\circ}57'00''$ East, 643.29 feet to the true point of beginning; thence

Leaving said Section line as follows:

North $00^{\circ}13'24''$ East, 350.00 feet; thence

North $89^{\circ}57'00''$ East, 679.74 feet to a point on the East line of the Southwest Quarter of the Southeast Quarter of Section 35; thence

Along said East line South $00^{\circ}40'10''$ East, 350.00 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 35, said point being the Northeast corner of Government Lot 2, Section 2; thence

Along the East line of Government Lot 2, South $00^{\circ}13'24''$ West, 757.22 feet; thence

Leaving said East line as follows:

South $89^{\circ}57'00''$ West, 685.20 feet; thence

North $00^{\circ}13'24''$ East, 757.22 feet to the TRUE POINT OF BEGINNING.

*JW
JLW*

MEMORANDUM AND AGREEMENT GIFT OF LAND

**John Steven Wood and Jean Marie Plastino Wood - Donors
St. Herman of Alaska Skete of St. Demetrios Monastery, Inc. – Donee**

This Memorandum and Agreement concerning a Gift of Land is entered into this ____ day of July 2019 between John Steven Wood and Jean Marie Plastino Wood (hereafter “Wood”) as Donors, and St. Herman of Alaska Skete of St. Demetrios Monastery, Inc. (hereafter “Monastery”) as Donee.

RECITALS

Wood is the owner of certain parcels of real property referenced in the records of Kootenai County as Alternate Identification Number (AIN) 137185 and 122327, located in Rathdrum, Idaho.

Wood is also the owner of an undivided seventy-five percent (75%) interest in that certain parcel of real property referenced in the records of Kootenai County as Alternate Identification Number (AIN) 115196, which property is subject to a conservation easement.

Monastery is a qualified Religious organization that is a “tax-exempt” entity pursuant to Internal Revenue Code sections 501(a) and 501(c)(3).

Monastery intends to establish a cemetery on the property to be contributed by Wood.

Wood’s sole and exclusive religious purpose is to provide real property for the purpose of supporting the Monastery or other Monasteries under the authority of an Orthodox Religious congregation .

AGREEMENT

Wood shall donate the above described real property identified as AIN 137185 and 122327 to Monastery for the exclusive purpose of using the real property for the religious mission of the Monastery described above.

Wool shall donate an undivided twenty-five percent (25) interest in the above described real property identified as AIN 115196 to Monastery for the exclusive purpose of using consistent with the religious purpose of the Monastery and to provide access between the several parcels of real property owned by the Monastery following the gift described in the preceding paragraph, subject to the conservation easement requirements thereon and subject to the rights and interest of the co-tenants of such real property.



The Monastery shall identify and design a cemetery for use by religious of the Monastery and persons affiliated with (as parishioners or supporters) the Monastery.

Within 90 days after transfer of the real property, Monastery shall apply for a conditional use permit for the cemetery, such application to be filed with Kootenai County, Idaho.

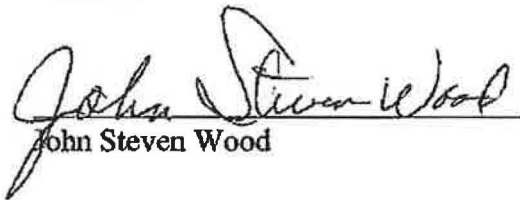
The Monastery shall allocate at least 20 plots in the cemetery for the exclusive use by persons who are members of (by blood, marriage, or adoption) either the Dochios family or the Plastino family.

If, at any time, the property ceases to be used as an Orthodox monastery by any monastic community recognized under the Orthodox Catholic Church, including, without limitation, those Russian, Greek, Antiochian or other jurisdictions of the Eastern Orthodox Church, the property shall revert to Wood or to the descendants of Wood.

By our signatures below, we acknowledge that we have the authority to execute this Memorandum and Agreement, and that we agree to each and every term and condition set forth herein.

Dated: 7/26/19

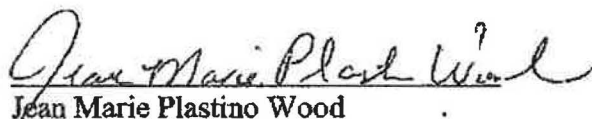
“WOOD”

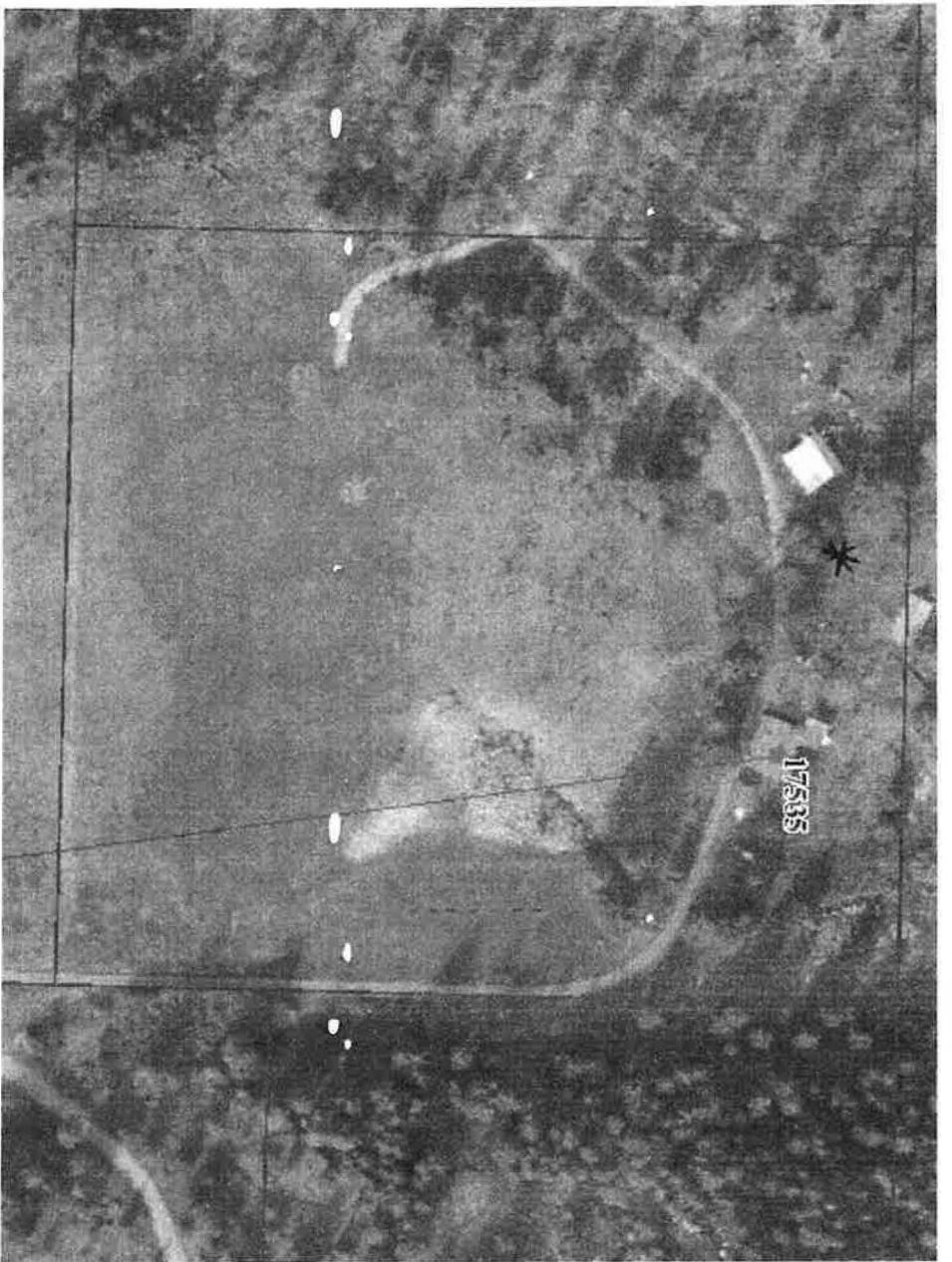

John Steven Wood

Dated: 7/26/2019

“MONASTERY”


Rev. Dmitriy Pashkov


Jean Marie Plastino Wood



*:LOCATION OF WELL

Kootenai County, Idaho



State Tax Location Key - Taxpayers

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

Map Revisions

Notes:

10/17/08 - VMW
Pin R-1000-02-006-AA out to R/W (01)

02/05/10 - TH
#1105W-02-5450 (platted into G-585 TRP; T2 (10))

01/03/11 - VMW
0-2860-02-00A-AA redescr'd as Tax#22807 (11)

09/12/11 - GP
0-8420-001-004-A out of 002-A as Tax#23526 (14)

02/20/15 - GP
0-8420-001-002-B out of 002-A as Tax#23977; Item 002-A redescr'd as Tax#23977 (15)

04/18/17 - TH
0-8420-001-002-B combined w/ 001-A & redescr'd as Tax#24803 (18)

03/13/19 - VMW
Pin 0-2880-02-00A-AA out to 00B-AA as Tax#25130 (16)
0-2880-02-00B-AA redescr'd as Tax#25131 (16)

09/13/10 - CP
0-2860-02-00A-AA platted into RATHDRUM RIDGE (19)

11/01/19 - ET
51105W-02-0800 redescr'd as pin Tax#25700 (20)
51105W-02-0660 redescr'd as pin Tax#25710 (20)

03/23/20 - ET
0-2980-002-007-AA out of 001-AA as Tax#25933. Pin 001-AA combined w/ 51105W-11-4410 (from 02-7100) & redescr'd as Tax#25934; rem 001-AA redescr'd as Tax#25932 (20)

07/26/22 - GP
51105W-02-4550 redescr'd as Tax#27021 (23)

Partial areas have been calculated by traverse closure when sufficient information has been available. Area shown is Not Assessable Area. Right-of-Way, where applicable, has been indicated. Distances and curve lengths less than 20' may not be shown due to scale limitations. Distances in parentheses & denote roads and/or platted lot dimensions.

LOCATION OF ROADS SHOWN ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.

Parcel Identification Number (PIN) are determined as follows:
 Platted: Sub-codes and Parcel ID# ex: C-3510 and 021-029-C
 Resulting PIN = C-3510-021-029-C
 Unplatted: Two-Part Sub-codes and Parcel ID# ex: 50N03W-16 and 7950
 Resulting PIN = 50N03W-16-7950 or 50N03W167950

Legend

(C-5357) Sub-code
 001-001-A Parcel ID# (PIN)

Tax Parcels
 Private Roads
 City Limits
 Legal Areas
 Plat Boundaries
 GCDB_Corners
 Road RW
 Railroad
 GCDB_Lines



[Return](#)[New Search](#)[Tax Info](#)[Print](#)[PDF Plat Map](#)[GIS Online Map](#)

General Information

Owner: St Herman Of Alaska Skete Of St Deme**Mailing Address:** 4810 E 6th Ave Spokane Wa 99212**Property Address:** 17535 W Highway 53**Neighborhood:** 1212 West 52n04w Area**District (TCA):** 103000**Parcel ID (PIN):** 51N05W020660**Alternate ID (AIN):** 122732**Property Class:** 534- Imp res rural tract**Deeded Acres:** 11,9146

Last updated: 7/27/2023 01:55:30 AM

Legal Descriptions

Description

PTN TAX#25702 [IN GOVT LT 2] 0251N05W

Net Taxable Value

Tax Year	Description	Value
2023	Original	\$0.00
2022	Original	\$0.00
2021	Original	\$0.00
2020	Original	\$0.00
2019	Original	\$330,433.00
2018	Original	\$242,064.00

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2023	01- Reval/Market Adj.	\$466,724.00	\$289,240.00	\$755,964.00
2022	01- Reval/Market Adj.	\$454,024.00	\$289,240.00	\$743,264.00
2021	01- Reval/Market Adj.	\$248,393.00	\$214,850.00	\$463,243.00
2020	01- Reval/Market Adj.	\$191,071.00	\$180,070.00	\$371,141.00
2020	01- Reval/Market Adj.	\$191,071.00	\$180,070.00	\$371,141.00

1 2 3 4 5 6 5 items per page

1 - 5 of 28 items

Exemption History

Effective Year	Exemption Type	Override Amount	Percent	Exemption Expiration	Total Value	Exemption Value	Net Taxable Value
2023	602B Religious corporations or societies	0	100	9999	\$755,964.00	\$755,964.00	\$0.00
2022	602B Religious corporations or societies	0	100	9999	\$743,264.00	\$743,264.00	\$0.00
2021	602B Religious corporations or societies	0	100	9999	\$463,243.00	\$463,243.00	\$0.00
2020	602B Religious corporations or societies	0	100	9999	\$371,141.00	\$371,141.00	\$0.00

Land Details

Land Type	Acres	Total Value
Remaining Land Market Value	7.71	\$117,843
Remaining Land Market Value	3.20	\$48,881
Homesite	1.00	\$300,000

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1883	n/a	n/a	2074	Fin SF
R01	04	PAV	Residential , paving	2005	1000.00	10.00	10000	SF
R01	G01	ATTGAR	Attached Garage	1940	31.00	20.00	575	SF
R01	01	POLEBLDG	General Purpose Bldg Wood Pole Frame	1932	40.00	20.00	800	SF
R01	03	POLEBLDG	General Purpose Bldg Wood Pole Frame	1900	40.00	37.00	1480	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data present.			

Permits

Filing Date	Inactive Date	Sq Ft	Permit Description
No permits data is available.			

Sales History

Document No.	Date	Owner	Grantee	Type
2708769	8/26/19	Plastino Wood Jean Marie	St Herman Of Alaska Skete Of St Deme	Multiple
2689682	1/1/19	Schumacher Elene	Plastino Wood Jean Marie	Multiple
2683525	1/1/19	Schumacher Elene	Schumacher Elene	Multiple
2686430	1/1/19	Multiple Owners	Schumacher Elene	Multiple
2661406	9/13/18	Multiple Owners	Schumacher Elene	Multiple



IDAHO DEPARTMENT OF
WATER RESOURCES

Northern Region • 7600 N Mineral Drive, Suite 100 • Coeur D'Alene, ID 83815-7763

Phone: 208-762-2800 • Fax: 208-762-2819 • Email: northerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 12, 2023

ST HERMAN OF ALASKA SKETE OF ST DEMETRIOS MONASTERY INC
4810 E 6TH AVE
SPOKANE VLY WA 99212-0377

Re: Change in Ownership for Water Right No(s): 95-13979

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned 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 Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 762-2813.

Sincerely,

Natalie Steading

Natalie Steading
Tech Records Specialist 1

Enclosure(s)