

OCT 31 2022

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?
95-11378	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: McCallister Family Trust
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Viper Rental Ltd. 10/27/22
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

9701 N. Country Club Hayden Id. 83835
Mailing address City State Zip
817-368-7663 DAVID PEARSON TX @ 9MAIL.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: 10/27/22

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: David A Pearson Gen. Partner 10/31/22
Signature of new owner/claimant Title, if applicable Date
DAVID A. PEARSON Viper Rental Ltd.
Print name

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

For IDWR Office Use Only:
Received by [Signature] Date 10-31-2022 Receipt No. N0401740 Receipt Amt. 25.00
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 [Signature] Approved by _____ Processed by NS Date 11/16/22



File No. 418984TGW

WARRANTY DEED

For Value Received

Robert C. McAllister and Janice M. McAllister, Trustees of The Robert C. & Janice M. McAllister Family Trust dated 5th day of December, 2001 and any amendments thereto

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

Viper Rental, LTD, a Texas Limited Partnership

Address: 9701 N. Country Club Dr. Hayden, ID 83835

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

The East 734 feet of Government Lot 4, Section 31, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, Idaho.

EXCEPTING the North 330 feet of the East 330 feet thereof.

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: October 21, 2022

The Robert C. & Janice M. McAllister Family Trust, dated 5th day of December, 2001 and any amendments thereto

BY: [Signature] TRUSTEE
Robert C. McAllister, Trustee

BY: [Signature] TRUSTEE
Janice M. McAllister, Trustee

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

On this 21 day of October, in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared
Robert C. McAllister and Janice M. McAllister

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, as Trustee(s) of The Robert C. & Janice M. McAllister Family Trust dated 5th day of December, 2001 and any amendments thereto

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.

TWILA G. WILLCUT
Notary Public - State of Idaho
Commission Number 13606
My Commission Expires 11-28-2024
Trustee Notary Acknowledgment

Notary Public in and for said State

Residing at:

Commission Expires:

Hayden
11-28-24



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 Gary Spackman

November 16, 2022

VIPER RENTAL LTD
9701 N COUNTRY CLUB DR
HAYDEN ID 83835-9866

Re: Change in Ownership for Water Right No(s): 95-11378

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)