

RECEIVED

JAN 03 2025

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?
86-07327	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: Pearson Sanborn Family Trust - Michael T. Pearson Trustor
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Marshall Gibbs ^{or} Robin Gibbs
New owner(s) as listed on the conveyance document Name connector ☐ and ☒ or

P.O. Box 19330 Spokane, WA
Mailing address

Spokane WA 99219
City State Zip

208 790 3253
Telephone

marobin8590@gmail.com
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: Nov 27, 2024
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: MG OWNER 12.15.2024
 Signature of new owner/claimant Title, if applicable Date
Marshall Gibbs
 Print name
- Signature: RJ Gibbs OWNER 12.15.2024
 Signature of new owner/claimant Title, if applicable Date
Robin Gibbs
 Print name

For IDWR Office Use Only:

Received by: YMB Date: 1/2/25 Receipt No. N045138 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 _____ Approved by _____ Processed by: YMB Date: 1/15/25

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.



TitleOne
a title & escrow co.

Order Number: 24525146

Warranty Deed

For value received,

Michael T. Pearson and Melissa A. Sanborn, Trustees of The Pearson Sanborn Family Trust

the grantor, does hereby grant, bargain, sell, and convey unto

Marshall Gibbs and Robin Gibbs, husband and wife

whose current address is 6314 Crestview Ln Cheney, WA 99004

the grantee, the following described premises, in Nez Perce County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: November 19, 2024

Pearson Sanborn Family Trust

By: [Signature]

Michael T. Pearson, Trustor and Trustee

By: [Signature]

Melissa A. Sanborn, Trustor and Trustee

State of Idaho, County of Banner, ss.

On this 21 day of November in the year of 2024, before me, the undersigned, a notary public in and for said state personally appeared Michael T. Pearson and Melissa A. Sanborn, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of The Pearson Sanborn Family Trust and acknowledged to me that he/she executed the same as trustee.

[Signature]
Notary Public

Residing in: Sagle

My Commission Expires:

(seal)

3-29-2028



EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Parcel 1:

Commencing at a point on the South line of the North One-half of Section 7, Township 36 North, Range 3 West of the Boise Meridian, lying North 89°57' East a distance of 2965.6 feet from the West One-quarter corner of said Section 7;

Thence North 22°21'29" East a distance of 116.463 feet, and North 20°55'14" East a distance of 37.974 feet along the fence line marking the Easterly line of the Old County Road to the POINT OF BEGINNING;

Thence continue North 20°55'14" East a distance of 204.711 feet, and North 45°19'43" East a distance of 192.043 feet and North 28°48'42.5" East a distance of 157.234 feet along said fence;

Thence South 3°18'22" East a distance of 522.532 feet;

Thence North 79°38'42" West a distance of 320.805 feet to the POINT OF BEGINNING.

Parcel 2:

Commencing at a point on the South line of the North One-half of Section 7, Township 36 North, Range 3 West of the Boise Meridian, lying North 89°57' East a distance of 3490.486 feet from the West One-Quarter corner of said Section 7, being a point on the Westerly right-of-way line of the Camas Prairie Railroad;

Thence 93.164 feet along said right-of-way, being a curve to the left with a radius of 1618.87 feet on a central angle of 3°17'50" and the chord bearing North 23°30'46.4" East a distance of 93.151 feet to the POINT OF BEGINNING;

Thence continue along said right-of-way being a curve to the left with a radius of 1618.14 feet on a central angle of 19°52'03.6" and the chord bearing North 13°23'54" East for a distance of 466.349 feet to a point on a compound curve left;

Thence 676.026 feet further along said right-of-way being a curve to the left with a radius of 3719.719 feet on a central angle of 10°24'46.8" and the chord bearing North 00°05'14.5" East for a distance of 675.096 feet to a point on a compound curve left;

Thence 119.101 feet further along said right-of-way, being a curve to the left with a radius of 1125.183 feet on a central angle of 6°03'53" and the chord bearing a North 8°09'05.5" West for a distance of 119.046 feet;

Thence North 89°21'50" West 81.601 feet to a point in the fence marking the Easterly line of the Old County Road;

Thence South 4°08'41" West a distance of 82.991 feet, and South 12°40'56" West a distance of 355.229 feet, and South 26°05'27" West a distance of 330.544 feet along said fence line;

Thence South 3°18'22" East a distance of 525.102 feet;

Thence North 89°06'39" East a distance of 188.48 feet to the POINT OF BEGINNING.

Parcel 3:

Commencing at a point on the South line of North One-half of Section 7, Township 36 North, Range 3 West of the Boise Meridian, lying North 89°57' East a distance of 3708.912 feet from the West One-quarter corner of said Section 7, being a point on the Easterly right-of-way line of Camas Prairie Railroad;

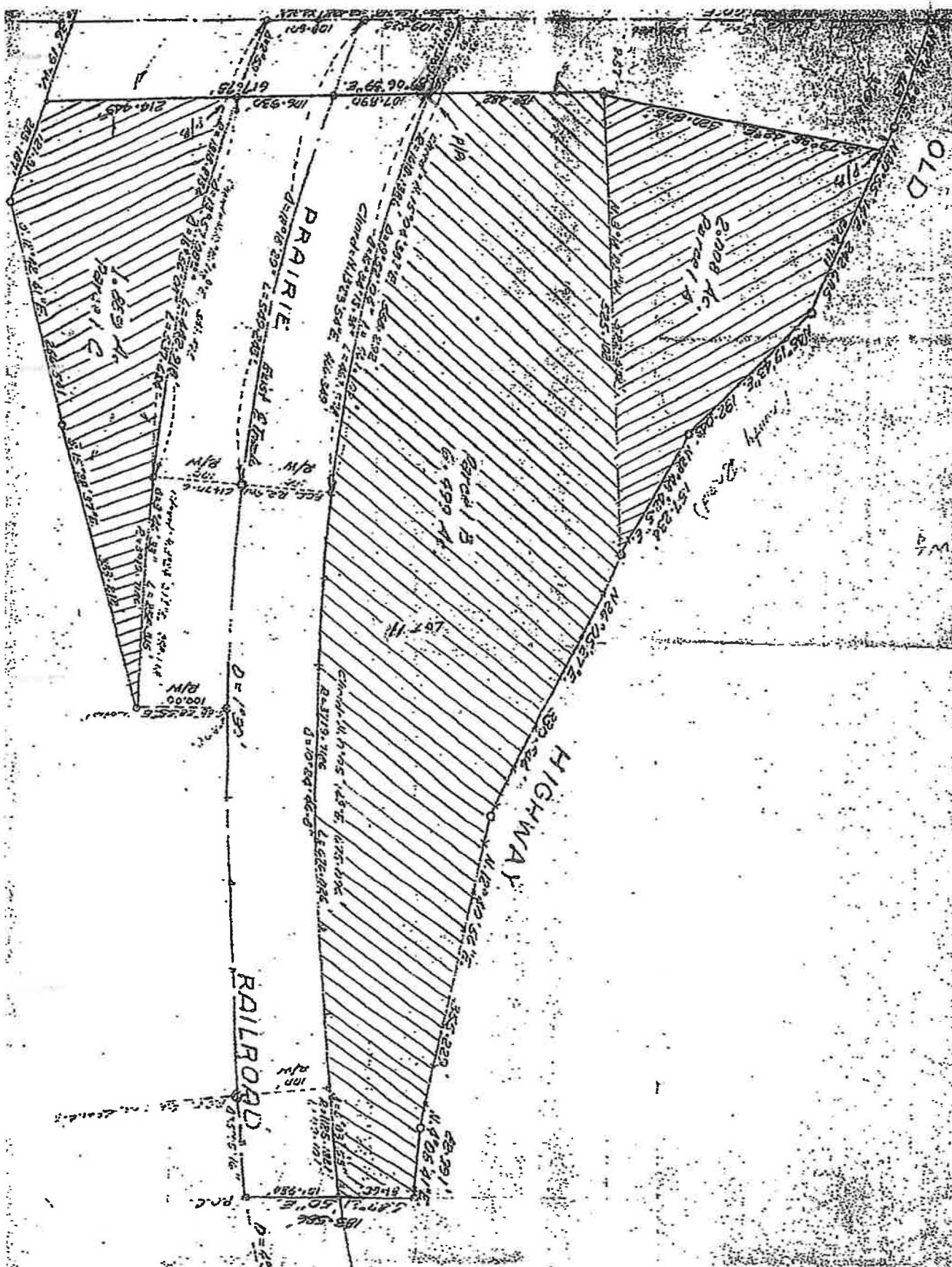
Thence 94.71 feet along said right-of-way line, being a curve to the left with a radius of 1818.873 feet on a central angle of 2°59'00" and the chord bearing North 20°44'16" East a distance of 94.695 feet to the POINT OF BEGINNING;

Thence continue along said right-of-way line curve to the left a distance of 442.92 feet with said radius of 1818.873 feet on a central angle of 13°57'08" and the chord bearing North 12°16'11.9" East for a distance of 441.825 feet to a point of compound curve left;

Thence 258.315 feet further along said Easterly right-of-way, being a curve to the left with a radius of 3919.719 feet on a central angle of 3°46'33" and the chord bearing North 3°24'21.3" East for a distance of 258.268 feet;

Thence South 15°28'37" East for a distance of 333.212 feet;

Thence South $12^{\circ}42'41''$ East for a distance of 256.541 feet;
Thence South $18^{\circ}36'19''$ West for a distance of 121.310 feet;
Thence South $89^{\circ}06'39''$ West a distance of 214.449 feet to the POINT OF BEGINNING.



State of Idaho
Department of Water Resources

WATER RIGHT LICENSE

WATER RIGHT NO. 86-07327

Priority: November 8, 1993

Maximum Diversion Rate:

0.02 CFS

Maximum Diversion Volume:

0.6 AF

This is to certify, that ELLEN A BYRNE
DANIEL T BYRNE

RT 1 BOX 69-1A

JULIAETTA ID 83535

has complied with the terms and conditions of the permit, issued pursuant to Application for Permit dated November 8, 1993; and has submitted Proof of Beneficial Use on December 7, 1995. An examination indicates that the works have a diversion capacity of 0.040 cfs of water from:

CLEARWATER RIVER

tributary to SNAKE RIVER

source, and a water right has been established as follows:

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>RATE OF DIVERSION</u>	<u>ANNUAL VOLUME</u>
DOMESTIC	03/01 to 11/30	0.02 CFS	0.6 AF

LOCATION OF POINT(S) OF DIVERSION: Lot 11 (SENE), Sec. 7, Township 36N, Range 03W
Lot 11 (NESE), Sec. 7, Township 36N, Range 03W
NEZ PERCE County

PLACE OF USE: DOMESTIC

TWN RGE SEC

36N 03W 7

SENE

NESE

CONDITIONS OF APPROVAL AND REMARKS

1. The maximum diversion volume is defined as the maximum allowable volume of water that may be diverted annually from the source under this right. The use of water confirmed by this right is limited to the amount which can actually be beneficially used. The maximum diversion volume may be adjusted to more accurately describe the beneficial use or to implement accepted standards of diversion and use efficiency.
2. This water right is appurtenant to the described place of use.
3. This right is subject to all prior water rights and may be forfeited by five years of non-use.
4. Modifications to or variance from this license must be made within the limits of Section 42-222, Idaho Code, or the applicable Idaho law.
5. The daily diversion volume for the domestic use authorized under this right shall not exceed 2,500 gallons per day.
6. Single point of diversion and place of use located on or near the line between Lot 11 (SENE) and Lot 11 (NESE), S7, T36N, R3W.



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

January 15, 2025

MARSHALL GIBBS
ROBIN GIBBS
PO BOX 19330
SPOKANE WA 99219-9330

Re: Change in Ownership for Water Right No: 86-7327

Dear Water Right Holders:

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) 762-2800.

Sincerely,

Micki Bowman
Administrative Assistant 1

Enclosure(s)