

RECEIVED**JAN 24 2025**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**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?
97-7372	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: _____

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): PL Kabin, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ orMailing address 805 Beaver Creek Rd.City Gallatin Gateway State MT Zip 59730Telephone 406-579-1118Email krij@3rivers.net

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: October 25, 2023

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 of new owner/claimant

Co-Manager

Title, if applicable

1/21/2025

Date

Print name Kay M Hoover

- Signature: _____

Signature of new owner/claimant

Co-Manager

Title, if applicable

1/21/2025

Date

Print name Jennifer HooverReceived by N/A Date N/A

For IDWR Office Use Only:

Receipt No. N/AReceipt Amt. N/AActive 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 1-29-2025

Instrument # 1026824
Bonner County, Sandpoint, Idaho
10/25/2023 10:50:17 AM No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE AND ESCROW COMPANY
Michael W. Rosedale Fee: \$0.00
Ex-Officio Recorder Deputy bcentorbi
Index to: MISC

AFFIDAVIT
(Lack of Probate)

THIS PAGE HAS BEEN ADDED TO
ACCOMMODATE RECORDING
INFORMATION

AFTER RECORDING MAIL TO:

Rodney Hoover
5612 S Mohawk Dr.
Spokane, WA 99206

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

3836855-TD-MLC

**AFFIDAVIT
(Lack of Probate)**

A.P.N.: SC*LH000S265D0A / RP059600010090A

File No. 1004988-S

Rodney E. Hoover, being first duly sworn, deposes and says:

1. That the undersigned affiant is the spouse of Sharon Hoover who died on September 30
2008 at Spokane Valley, then being a legal resident of Spokane Valley, WA
NOTE: A Death Certificate of decedent is attached hereto.

2. [] Decedent left no last Will; or
[X] Decedent left a last Will which has not been probated
[] Decedent left a last Will which was probated in _____ County, State of
_____ and an authenticated copy of Order admitting Will to
probate of Decree of Distribution is attached hereto.
3. The heirs at law of decedent, and their ages, relationship to decedent and current address(es) are as follows (including spouse, natural or adopted children):

HEIRS AT LAW

Rodney E. Hoover, 81, Husband Spokane Valley, WA
Full Name Age Relationship City State

Koy M. Hoover, 52, Son Big Sky, MT
Full Name Age Relationship City State

Kiendra R. Fleck, 55, daughter Lahaina, HI
Full Name Age Relationship City State

Full Name Age Relationship City State

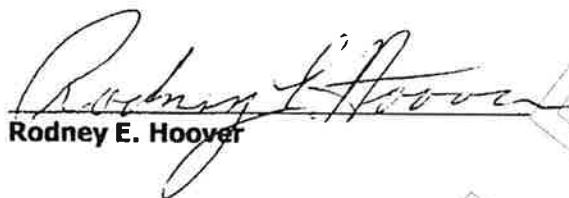
File No.: 1004988-S (sd)

Affidavit Lack of Probate - continued

Date: 10/04/2023

4. All the debts of the decedent's and/or the marital community, including but not limited to, all expenses of decedent's last illness, funeral and burial and all applicable federal and state succession or inheritance taxes, have been fully paid, except as follows:
5. As of the date of death, the value of all community property of decedent was approximately \$ 550,000, and the value of the separate property was approximately \$ 8.
6. That the leasehold property described in the preliminary commitment issued under Order No. 1004988-S was at the date of acquisition and at all times since, the community property of affiant and **Sharon Hoover**.
7. This affidavit is made to induce **Flying S Title and Escrow of Idaho, Inc.**, to insure title to leasehold and real property described under the above file number, in which decedent had an interest at the time of her death, and Flying S Title and Escrow of Idaho, Inc. may issue its policy or policies in full reliance on the representations herein made. Affiant does hereby indemnify and agree to hold Flying S Title and Escrow of Idaho, Inc. harmless by reason of so insuring in reliance on these representations.

Dated: 10/17, 20 23


Rodney E. Hoover

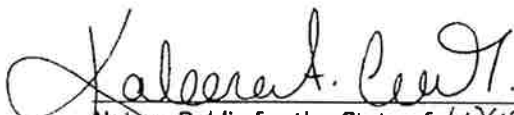
STATE OF Washington)
COUNTY OF Spokane) ss.

On this 17th day of October, 2023, before me, a Notary Public in and for said State, personally appeared Rodney E. Hoover

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for the State of Washington
Residing at: Spokane
My Commission Expires: 5-21-27

STATE OF WASHINGTON
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

Instrument # 1026024
10/25/2008 10:00:17 AM Page 4 of 4

CERTIFICATE NUMBER: 2008-009395

DATE ISSUED: 10/26/2008

GIVEN NAMES: SHARON RAE
LAST NAME: HOOVER

FILE NUMBER: 0003263060

CITY OF DEATH: SPOKANE
DATE OF DEATH: SEPTEMBER 30, 2008
HOUR OF DEATH: 10:07 A.M.

SEX: FEMALE
AGE: 66 YEARS

SOCIAL SECURITY NUMBER: [REDACTED]-0133

HISPANIC ORIGIN: NO, NOT HISPANIC
RACE: WHITE

BIRTHDATE: MARCH 13, 1942
BIRTHPLACE: SPOKANE, SPOKANE CNTY, WASHINGTON

MARITAL STATUS: MARRIED
SPOUSE: ROD HOOVER

OCCUPATION: COUNSELOR
INDUSTRY: PUBLIC SCHOOLS
EDUCATION: MASTER'S DEGREE
US ARMED FORCES? NO

INFORMANT: ROD HOOVER
RELATIONSHIP: HUSBAND
ADDRESS: 5612 S. MOHAWK DRIVE, SPOKANE, WASHINGTON, 99206

CAUSE OF DEATH:
A. LARGE ISCHEMIC STROKE
INTERVAL: NOT STATED
B. SEVERE ISCHEMIC CARDIOMYOPATHY
INTERVAL: NOT STATED
C.
INTERVAL:
D.
INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH:
PARKINSONS, DEMENTIA, MALNUTRITION

DATE OF INJURY:
HOUR OF INJURY:
INJURY AT WORK?
PLACE OF INJURY:

LOCATION OF INJURY:

CITY, STATE, ZIP:
COUNTY:
DESCRIBE HOW INJURY OCCURRED:

STATUS OF DECEDENT, IF A TRANSPORTATION INJURY:
NOT APPLICABLE

(ITEMS) AMENDED: NONE

NUMBER(S): NONE
DATE(S): NONE

PLACE OF DEATH: HOSPITAL
FACILITY OR ADDRESS: VALLEY HOSPITAL AND MEDICAL CENTER
CITY, STATE, ZIP: SPOKANE VALLEY, WASHINGTON 99216

RESIDENCE STREET: 5612 S. MOHAWK DRIVE
CITY, STATE, ZIP: SPOKANE, WASHINGTON 99206
INSIDE CITY LIMITS? YES
COUNTY: SPOKANE
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 38 YEARS

FATHER: HARRY GRAVOS
MOTHER: MARY SKOG

METHOD OF DISPOSITION: BURIAL
PLACE OF DISPOSITION: PINTS CEMETERY
CITY, STATE: SPOKANE VALLEY, WA
DISPOSITION DATE: OCTOBER 06, 2008

FUNERAL FACILITY: HENNESSEY-SMITH FUNERAL HOME
ADDRESS: 2203 N DIVISION
CITY, STATE, ZIP: SPOKANE WA 99207
FUNERAL DIRECTOR: GREG FINCH

MANNER OF DEATH: NATURAL
AUTOPSY: NO
AVAILABLE TO COMPLETE THE CAUSE OF DEATH? NOT APPLICABLE
DID TOBACCO USE CONTRIBUTE TO DEATH? NO
PREGNANCY STATUS, IF FEMALE: NOT PREGNANT WITHIN PAST YEAR

CERTIFIER NAME: DAVID FISCHER MD
TITLE: PHYSICIAN
CERTIFIER
ADDRESS: 104 W 5TH AVE, STE 800-W
CITY, STATE, ZIP: SPOKANE WA 99204
DATE SIGNED: OCTOBER 01, 2008

CASE REFERRED TO ME/CORONER: NO
FILE NUMBER: NOT APPLICABLE
ATTENDING PHYSICIAN:
NOT APPLICABLE

LOCAL DEPUTY REGISTRAR:
BEVERLY R KENDALL
DATE RECEIVED: OCTOBER 03, 2008



Instrument # 1026826
Bonner County, Sandpoint, Idaho
10/25/2023 10:50:17 AM No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE AND ESCROW COMPANY
Michael W. Rosedale Fee: \$0.00
Ex-Officio Recorder Deputy bcentorbi
Index to: DEED

ELECTRONICALLY RECORDED - DO NOT
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PART OF THE ORIGINAL DOCUMENT.

3836855-TD-MLL

STATE OF IDAHO DEED

DEED NO. D14394

390 Upper Bear Creek Bay Road, Coolin, ID 83821

THIS STATE DEED ("Deed") is made this 25 day of October, 2023, by the **STATE OF IDAHO, STATE BOARD OF LAND COMMISSIONERS**, whose mailing address is P.O. Box 83720, Boise, Idaho 83720-0050 ("Grantor"), and **PL KABIN, LLC, an Idaho limited liability company**, whose mailing address is 805 Beaver Creek Rd., Gallatin Gateway, MT 59730 ("Grantee").

WITNESSETH: That Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, convey and release unto Grantee all of Grantor's right, title and interest in and to the following described real property, with a street address of 390 Upper Bear Creek Bay Road, Coolin, ID 83821 (the "**Property**") situated in Bonner County, State of Idaho, to-wit:

LOT 9, BLOCK 1 OF STATE SUBDIVISION - BEAR CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 10 OF PLATS, PAGE 168, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH:

1. All mineral rights pursuant to Idaho Code § 47-711(1).
2. The tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.
3. "State of Idaho Declaration of Access Easement, State Subdivision - Bear Creek, No. ES100097", upon the terms conditions and provisions contained therein, recorded in the records of Bonner County, Idaho, as Instrument No. 877409.
4. "State of Idaho Declaration of Driveway and Utility Easement, State Subdivision - Bear Creek, No. ES100092", upon the terms, conditions and provisions contained therein, recorded in the records of Bonner County, Idaho, as Instrument No. 877426.

SUBJECT TO:

1. All matters, whether or not of record.
2. "State of Idaho Declaration of Access Easement, State Subdivision - Bear Creek, No.

IN WITNESS WHEREOF, the State Board of Land Commissioners has executed this instrument as set forth below.

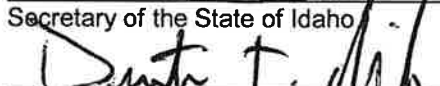
STATE BOARD OF LAND COMMISSIONERS



President of the State Board of Land Commissioners
and Governor of the State of Idaho

Countersigned:


Secretary of the State of Idaho


Director of the Idaho Department of Lands


STATE OF IDAHO)
)ss.
COUNTY OF ADA)

On this 18th day of September, 2023, before me, a Notary Public in and for said State, personally appeared BRAD LITTLE, as the President of the State Board of Land Commissioners and Governor of the State of Idaho, that executed the within instrument, and acknowledged to me that he executed the same as said President and Governor, and that the State Board of Land Commissioners and the State of Idaho executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last above written.



Notary Public for State of Idaho
My Commission Expires: 12/31/25