

JUL 11 2023

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?
95-16054	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: James Sakaguchi
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Joseph + Krista O'Connor - Joey and Krista O'Connor Family Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 351 Calle Burro San Clemente CA 92673
Mailing address City State Zip
- 949-584-8868 joey@thegrovecenter.org
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: 6/21/2023
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: Joseph O'Connor III Owner 7/10/2023
Signature of new owner/claimant Title, if applicable Date
- Joseph O'Connor III
Print name
- Signature: Krista O'Connor Owner 7/10/2023
Signature of new owner/claimant Title, if applicable Date
- Krista O'Connor
Print name

SCANNED

JUL 11 2023

Received by [Signature] Date 7-11-23 For IDWR Office Use Only: Receipt No. N043813 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 NS Date 7/11/23

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

RECORDING FEE: \$15.00 DD
Electronically Recorded

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
1866 North Lakewood Drive
Coeur d'Alene, ID 83814

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 1095489-C (st)

Date: June 02, 2023

For Value Received, **James B. Sakaguchi, Trustee, Sakaguchi Family Trust and all amendments thereto**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Joseph Allen O'Connor III and Krista Beth O'Connor Trustees of The Joey and Krista O'Connor Family Trust, dated January 29, 2003**, hereinafter called the Grantee, whose current address is **3766 S. Boothe Park Road, Coeur d'Alene, ID 83814**, the following described premises, situated in Kootenai County, Idaho, to-wit:

A part of the Lakeshore Addition to Sunnyside described as Tax No. 3369 excepting therefrom the Right of Way of US Highway 10 and located in Kootenai County, State of Idaho.

Said Tax No. 3369 is legally described as follows: Part of Tracts 43 and 50 of Lakeshore Addition to Sunnyside in Section 33, Township 50 North, Range 3 W.B.M. according to the recorded plat in Book C of Plats, page 64, and described as follows:

Beginning at a point 1210 feet South of the quarter corner on the North side of said Section 33, marked by a stake in mound of rock on South side of Old U.S. Highway 10 right-of-way;

Thence on a curve to the right 230 feet to a stake on the North side of creek, which flows Westerly into Coeur d'Alene Lake;

Thence Westerly along North side of said creek 514 feet to a 3/4" pipe set 20 feet West of center of County Road from which a 12" fir tree bears East 1 foot marked B.T.;

Thence North 51°30' West, 210 feet to a 3/4" pipe which is the most Southerly point of Tract 39, at a point where old fence line intersects and recognized as the most South corner of Tract 39;

Thence North 53°30' East, 400 feet to a stake on South side of Old U.S. Highway;

Thence Easterly along old U.S. Highway, 116 feet to the Place of Beginning;

EXCEPTING the right of way of U.S. Highway 10, and the County Road;

EXCEPTING THEREFROM a portion of Lakeshore Addition to Sunnyside as recorded in Book C of Plats at page 64, records of Kootenai County, Idaho, situated in Section 33, Township 50 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, being described as follows:

Date: 06/02/2023

Warranty Deed
- continued

File No.: 1095489-C (st)

Commencing at the Southeast corner of Parcel 1 of Exhibit A contained in Warranty Deed recorded as Instrument Number 1392298, said point being shown as the Southeast corner of Tax No. 17025 on that record of Survey also filed in Book 21 of Surveys at page 80 (both records of Kootenai County, Idaho), said point being the REAL POINT OF BEGINNING.

Thence along the Easterly projection of the Southerly boundary of said Parcel 1 North 80°49'34" East, a distance of 3.46 feet to a point on the edge of an existing asphalt travel way;

Thence leaving said Easterly projection along said edge the following courses and distances;

North 14°26'28" West, a distance of 33.00 feet;
Thence North 33°34'32" West, a distance of 25.14 feet;
Thence North 55°25'50" West, a distance of 25.26 feet;
Thence North 77°00'03" West, a distance of 29.62 feet;
Thence North 86°02'02" West, a distance of 67.58 feet;
Thence South 88°19'59" West, a distance of 21.87 feet;
Thence South 83°24'15" West, a distance of 24.40 feet;
Thence South 76°21'20" West, a distance of 32.48 feet;
Thence South 70°08'19" West, a distance of 8.18 feet;

Thence leaving said edge South 78°23'05" West, a distance of 157.93 feet to a point on the shore of Lake Coeur d'Alene;

Thence along said shore South 30°50'06" East, a distance of 100.00 feet;

Thence leaving said shore North 80°49'34" East (record North 81°32'31" East), a distance of 328.80 feet to the REAL POINT OF BEGINNING.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

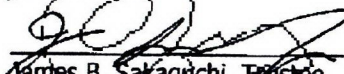
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: **06/02/2023**

Warranty Deed
- continued

File No.: **1095489-C (st)**

James B. Sakaguchi, Trustee of The Sakaguchi
Family Trust


James B. Sakaguchi, Trustee

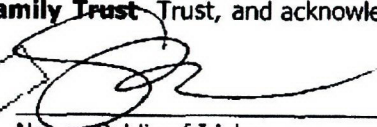
STATE OF Idaho)

ss.

COUNTY OF Kootenai)

On this **13th day of June, 2023**, before me, a Notary Public in and for said State, personally appeared **James B. Sakaguchi**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Trustee of the **Sakaguchi Family Trust**, and acknowledged to me that he executed the same as such Trustee.

STACY A. TILSON
Notary Public - State of Idaho
Commission Number 28886
My Commission Expires 03-25-2025


Notary Public of Idaho
Residing at: Coeur d Alene, ID
Commission Expires: 03/25/2025

Water Right Report : 95-16054(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	SAKAGUCHI, JAMES	3766 S BOOTHE PARK RD	COEUR D ALENE	ID	83814-9560
Current Owner	SAKAGUCHI, SANDRA	3766 S BOOTHE PARK RD	COEUR D ALENE	ID	83814-9560
Original Owner	DALE F NELSON TESTAMENTARY TRUST	C/O CHATTERS, METZGER & CO PLLC 243 W SUNSET AVE	COEUR D ALENE	ID	83815-8305

Water Right Status

Priority Date : 12/31/1900

Basis : Decreed

Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
COEUR D ALENE LAKE		SPOKANE RIVER	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
COEUR D ALENE LAKE	50N	03W	33	2				SE NW KOOTENAI	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
DOMESTIC	01/01	12/31	0.04 CFS	
TOTAL			0.04 CFS	

Places of Use

[Printable View](#)
[Paved View](#)

Place of Use Legal Description : DOMESTIC (KOOTENAI county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
50N	03W	33	2			SE NW	

Conditions

Code Conditions

- C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
- N11 The quantity of water decreed for this water right is not a determination of historical beneficial use.
- N13 The quantity of water under this right shall not exceed 13,000 gallons per day.
- X01 Domestic use is for 1 home.
- PIN Parcel No. 04620000043C
- J01 Property is also known as Tax #3369, Lakeshore Addition to Sunnyside.

SCANNED

JUL 11 2023

Dates

Licensed Date :
Decreed Date : 11/8/2019
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date:
Protest Deadline Date:

Other Information

State or Federal :
Water District Number : TBD
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

7/10/2023

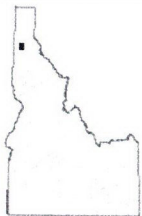
State of Idaho
Department of Water Resources

Water Right

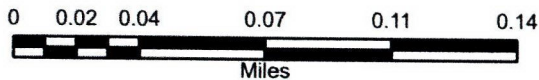
95-16054

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 7/10/2023



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary



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JUL 11 2023



RECEIVED

JAN 18 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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-16054	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: Dale F Nelson Testamentary Trust d/o Chatters, Meizger & Co PLLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): James and Sandra Sakaguchi
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3766 S Boothe Park Rd Coeur d'Alene ID 83814
Mailing address City State ZIP
530-401-0949 jimsakaguchi57@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: 10/24/2019
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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]
Signature of new owner/claimant

Title, if applicable

Date 1/18/22

Signature:

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by NS Date 1-18-22 Receipt No. N1038146 Receipt Amt. \$2500
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing
Name on W-9 _____ Approved by _____ Processed by NS Date 2-10-22
FEB 10 2022



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

July 11, 2023

THE JOEY & KRISTA O CONNOR FAMILY TRUST
351 CALLE BURRO
SAN CLEMENTE CA 92673-3061

Re: Change in Ownership for Water Right No(s): 95-16054

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
Tech Records Specialist 1

Enclosure(s)

SCANNED

JUL 11 2023