

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JUL 06 2023 NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the 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?
95-2149	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: Gibson N Earl and Lorene R. Earl
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Gregory Mark Sandford and Marade Elizabeth Sandford Revocable Living Trust.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 6309 N. Pinegrove Dr. Coeur d'Alene ID 83815
Mailing address City State Zip
- 925-352-9484 gregory-sandford@msn.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.
- Date you acquired the water rights and/or claims listed above: 7-5-23
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] Trustee 6-30-23
Signature of new owner/claimant Title, if applicable Date
- Print name: Greg Sandford
- Signature: Marade Sandford Trustee 6-30-23
Signature of new owner/claimant Title, if applicable Date
- Print name: Marade Sandford

SCANNED

For IDWR Office Use Only: JUL 11 2023

Received by [Signature] Date 7-6-2023 Receipt No. 0043794 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



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 641450

FOR VALUE RECEIVED

Gibson N. Earl and Lorene R. Earl, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Gregory Mark Sandford and Marade Elizabeth Bryant Sandford, Trustees of the Gregory Mark Sandford and Marade Elizabeth Bryant Sandford Revocable Living Trust dated August 14, 2008, as restated on October 24, 2022

whose current address is

**6309 N Pinegrove Dr
Coeur d'Alene, ID 83815**

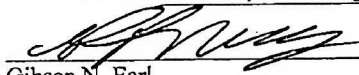
the grantee(s), the following described premises, in Kootenai County, Idaho, TO WIT:

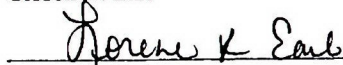
See attached Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: ~~June 28, 2023~~ ^R June 29, 2023


Gibson N. Earl


Lorene R. Earl

State of Washington } ss
County of Stevens }

On this 29th day of June, 2023, before me, Angela Janine C Crawford, a Notary Public in and for said state, personally appeared Gibson N. Earl and Lorene R. Earl, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument.
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, WA 99173
Commission Expires: 5-11-2024

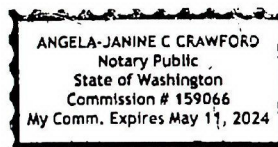


EXHIBIT "A"

641450

The Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter and the East half of the Southwest Quarter all in Section 21 Township 50 North, Range 2 West Boise Meridian, and lying South of Marie Creek, as Marie Creek existed March 6, 1978.

Except that portion described in a Memorandum of Contract dated April 29, 1972 by and between Hugh Morgan and Irene L. Morgan, vendors, and Norman E. Seitz and Linda A. Seitz, purchasers, recorded May 3, 1972 in Book 72 of Misc. at Page 75, records of Kootenai County, Idaho.

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JUL 11 2023



PRELIMINARY TITLE COMMITMENT ATTACHED

Date: June 27, 2023

File No.: 641450

Property: 13308 Marie Creek Rd., Coeur d'Alene, ID 83814

Buyer/Borrower: Gregory Mark Sandford and Marade Elizabeth Bryant Sandford, Trustees of the Gregory Mark Sandford and Marade Elizabeth Bryant Sandford Revocable Living Trust dated August 14, 2008, as restated on October 24, 2022

Seller: Gibson N. Earl and Lorene R. Earl

In connection with the above referenced transaction, we are providing you with the following contact information. Enclosed please find your Title Commitment.

Listing Agent:

Keller Williams Realty
3931 N Schreiber Way
Coeur d'Alene, ID 83815
Phone: (208)667-2399
john@trinitypropertiescda.com
Attn: John Bender

Selling Agent:

Keller Williams Realty
3931 N Schreiber Way
Coeur d'Alene, ID 83815
Phone: (208)667-2399
davidfaller@kw.com
Attn: David Faller

Buyer/Borrower

Gregory Mark Sandford and Marade Elizabeth Bryant Sandford, Trustees of the Gregory Mark Sandford and Marade Elizabeth Bryant Sandford Revocable Living Trust dated August 14, 2008, as restated on October 24, 2022
6309 N Pinegrove Dr
Coeur d'Alene, ID 83815

Seller:

Gibson N. Earl and Lorene R. Earl
PO Box 308
Loon Lake, WA 99148

Yes, it matters where you close.



Commitment for Title Insurance

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

Escrow Officer

Jennifer Scherneck
2157 N Main St.
Coeur d'Alene, ID 83814
jennifer.scherneck@alliancetitle.com
(208) 667-3402

Title Officer

Stephanie Roberts
stephanie.roberts@alliancetitle.com
(208) 667-3402
2157 N Main St.
Coeur d'Alene, ID 83814

Email escrow closing documents to:

cda@alliancetitle.com

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JUL 11 2023



In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your Escrow Officer or Title Officer if you answer "Yes" to any of the following:

- ❖ Will you be using a Power of Attorney?
- ❖ Are any of the parties in title incapacitated or deceased?
- ❖ Has a change in marital status occurred for any of the principals?
- ❖ Will the property be transferred into or from a trust, partnership, corporation or Limited Liability Company?
- ❖ Has there been any construction on the property in the last six months?

Remember, all parties signing documents must have a current driver's license or other valid government issued photo I.D.

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JUL 11 2023



Title Fees & Breakdown

Coverage

Sales Price		\$930,000.00
Owners Coverage	X	Standard Coverage Extended Coverage
Loan Amount		
Loan Coverage		Standard Coverage Extended Coverage
Underwriter		Chicago Title Insurance Company

Title Policy Calculations For Disclosure

Product	CD Disclosed Premiums	Actual Premiums	Premium Adjustments
Loan Policy	\$0.00	\$0.00	(Simultaneous Issue Credit) \$0.00
Owner's Policy	\$3,005.00	\$3,005.00	(Short Term Discount. – If Any) \$0.00

Other Borrower Fees

Endorsements:	
Inspection Fee	
Additional Chain	
Closing Protection Letter	

Recording Fees

Idaho	\$15 for a Deed less than 30 pages. \$45 for a Deed of Trust/Mortgage with less than 30 pages. Otherwise, \$10 for the first page, \$3 for each additional page
Montana	\$8.00 per page for a standard/conforming document. Add an additional \$10.00 per document if the document is non-conforming (outside the required margins etc.)
Washington	\$203.50 for the first page of a Deed and \$204.50 for the first page of a Deed of Trust with, \$1 for each additional page
Wyoming	\$12 for the first page, \$3 for each additional page
E-File Fees	
Idaho	An additional \$4.75 per document in Idaho
Washington	An additional \$5.00 (plus sales tax) per document in Washington
Wyoming, and Montana	An additional \$5.00 per document in Wyoming & Montana

SCANNED
JUL 11 2023



CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

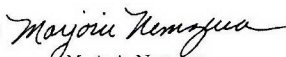
If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

By:


Michael J. Nolan
President

ATTEST:


Marjorie Nemzura
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

72C170B

ALTA Commitment for Title Insurance (7-1-21)

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File No.: 641450





CHICAGO TITLE INSURANCE COMPANY

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

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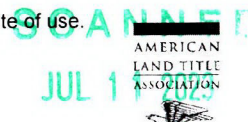
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CHICAGO TITLE INSURANCE COMPANY

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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ALTA Commitment for Title Insurance (7-1-21)

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File No.: 641450

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JUL 11 2023
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CHICAGO TITLE INSURANCE COMPANY

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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JUL 11 2023

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY

Chicago Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Alliance Title & Escrow, LLC

Issuing Office: 2157 N Main St., Coeur d'Alene, ID 83814

Issuing Office's ALTA® Registry ID: 0006356

Loan Number:

Issuing Office File Number: 641450

Property Address: 13308 Marie Creek Rd., Coeur d'Alene, ID 83814

Revision Number:

1. Commitment Date: June 21, 2023 at 7:30 A.M

2. Policy to be issued:

(a) 2021 ALTA® Owner's Policy

☒

Standard

☐

Extended

Amount: \$930,000.00

Premium: \$3,005.00

Endorsements:

Proposed Insured:

Gregory Mark Sandford and Marade Elizabeth Bryant Sandford, Trustees of the Gregory Mark Sandford and Marade Elizabeth Bryant Sandford Revocable Living Trust dated August 14, 2008, as restated on October 24, 2022

(b) 2021 ALTA® Loan Policy

☐

Standard

☐

Extended

Amount:

Premium: \$0.00

Endorsements:

Proposed Insured:

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Gibson N. Earl and Lorene R. Earl, husband and wife

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5. The Land is described as follows:

The Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter and the East half of the Southwest Quarter all in Section 21 Township 50 North, Range 2 West Boise Meridian, and lying South of Marie Creek, as Marie Creek existed March 6, 1978.

Except that portion described in a Memorandum of Contract dated April 29, 1972 by and between Hugh Morgan and Irene L. Morgan, vendors, and Norman E. Seitz and Linda A. Seitz, purchasers, recorded May 3, 1972 in Book 72 of Misc. at Page 75, records of Kootenai County, Idaho.

Chicago Title Insurance Company

Countersigned By:

Stephanie Roberts

Authorized Signatory

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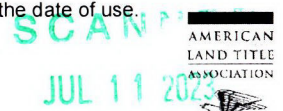
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File No.: 641450



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY Chicago Title Insurance Company

REQUIREMENTS:

File Number: 641450

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. If the title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this company will require a copy of the trust instrument creating said trust, and all amendments thereto, together with a written verification by all present trustees that the copy is the true and correct copy of the trust, as it may have been amended, that is in full force and effect and that it has not been revoked or terminated.

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ALTA Commitment for Title Insurance (07-01-2021)

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JUL 11 2023

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NOTES:

- A. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason of reliance thereon.
- B. This Company reserves the right to add additional requirements and exceptions, as the details of this transaction are disclosed to, or become known by the Company.
- C. We find no activity in the past 24 months regarding transfer of title to subject property. We note the following transfer of title to subject property:
Warranty Deed
Grantor: Clyde R. Moore and Christine C. Moore, husband and wife
Grantee: Gibson N. Earl and Lorene R. Earl, husband and wife
Recorded: April 30, 2019
Instrument No.: 2690301000
- D. As of the date hereof there are no matters against Gregory Mark Sanford and Marade Elizabeth Bryant Sanford, Trustees of the Gregory Mark Sanford and Marade Elizabeth Bryant Sanford Revocable Living Trust dated August 14, 2008, as restated on October 24, 2022 which would appear as exceptions in the policy to issue, except as shown herein.
- E. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- F. According to the available County Assessor's Office records, the purported address of said land is:
13308 Marie Creek Rd., Coeur d'Alene, ID 83814
- G. Taxes, including any assessments collected therewith, for the year shown below are paid:
Amount: \$1,097.00
Year: 2022
Parcel No.: 50N02W218200
AIN: 129258

A copy of our Privacy Policy is available on our website, via email, or paper format upon request. Please contact your Title Officer if you would like to request a copy of our Privacy Policy.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No.: 641450

ALTA Commitment for Title Insurance (07-01-2021)

SCAN
1 JUL 11 2022

AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY Chicago Title Insurance Company

EXCEPTIONS:

File Number: 641450

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
8. Taxes, including any assessments collected therewith, for the year 2023 which are a lien not yet due and payable.
9. Any failure of the Kootenai County Treasurer's Office to provide information on all assessments owed.
10. Right, title and interest of the public in and to those portions of the Land lying within roads or highways.
11. Right of Way by instrument recorded in Book 65 of Deeds, page 81, granting to the United States Forest Service a right of way for a road 30 feet wide over the land.
12. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Northern Pacific Railroad Co.
Purpose: Public Utilities
Recorded: September 8, 2028
Book: 110 of Deeds, Page: 259

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File No.: 641450

ALTA Commitment for Title Insurance (07-01-2021)

SCANNED
JUL 11 2023



13. Terms, provisions, limitations and obligations, whether express or implied, contained in an Easement.
Purpose: Vehicle Travel
Recorded: April 23, 1981
Instrument No.: 873442
14. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in a document
Purpose: Said property shall not contain more than four individual family residence, said restriction to expire on January 1, 2025
Recorded: April 23, 1981
Instrument No.: 873442
15. Water rights, claims or title to water.
16. Rights of the State of Idaho in and to that portion of said premises, if any, lying in the bed or former bed of the Marie Creek, if it is navigable.
17. Any question of location, boundary or area related to the South line of Marie Creek, including, but not limited to, any past or future changes in it.
18. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.
19. Any difference in the mean high water line of the Marie Creek and the meander line as shown by government survey.
20. Any rights, interests or easements in favor of the public which exist or are claimed to exist over any part of the Land covered by water.
21. A Mortgage to secure an indebtedness as shown below secured thereby:
Amount \$392,500.00
Mortgagor: Gibson N. Earl and Lorene R. Earl, husband and wife
Mortgagee: Clyde R. Moore and Christine C. Moore, husband and wife
Dated: April 25, 2019
Recorded: April 30, 2019
Instrument No.: 2690302000

END OF SCHEDULE B

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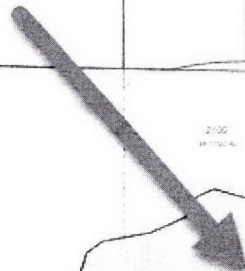
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ALTA Commitment for Title Insurance (07-01-2021)

SCANNED

JUL 11 2023





This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.

SCANNED





WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:641450

FOR VALUE RECEIVED

Gibson N. Earl and Lorene R. Earl, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Gregory Mark Sandford and Marade Elizabeth Bryant Sandford, Trustees of the
Gregory Mark Sandford and Marade Elizabeth Bryant Sandford Revocable Living Trust
dated August 14, 2008, as restated on October 24, 2022**

whose current address is

**6309 N Pinegrove Dr
Coeur d'Alene, ID 83815**

the grantee(s), the following described premises, in Kootenai County, Idaho, TO WIT:

See attached Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: June 28, 2022 Time 10:00 AM

SCANNED

JUL 11 2023

EXHIBIT "A"

641450

The Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter and the East half of the Southwest Quarter all in Section 21 Township 50 North, Range 2 West Boise Meridian, and lying South of Marie Creek, as Marie Creek existed March 6, 1978.

Except that portion described in a Memorandum of Contract dated April 29, 1972 by and between Hugh Morgan and Irene L. Morgan, vendors, and Norman E. Seitz and Linda A. Seitz, purchasers, recorded May 3, 1972 in Book 72 of Misc. at Page 75, records of Kootenai County, Idaho.

SCANNED

JUL 11 2023



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

GREGORY MARK SANDFORD & MARADE ELIZABETH BRYANT SANDFORD
REVOCABLE LIVING TRUST
6309 N PINEGROVE DR
COEUR D ALENE ID 83815-8670

Re: Change in Ownership for Water Right No(s): 95-2149

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