



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

November 20, 2024

GRANDVIEW MARINA LLC
C/O DONALD MORSE
154 RICHMOND LN
CHEWELAH WA 99109

Re: Return Change of Ownership 97-4200

Dear Mr. Morse:

It was a pleasure talking to you today. As per your request, we are returning your Change in Water Right Ownership form due to a change of ownership already being processed by another member (Brian Winkler) of your LLC. I am including a computer generated copy of your claim to show the changes that were made.

A refund of \$25 has been submitted today as there is no fee for changes of ownership on adjudication claims. You should receive your refund in the next 2 to 3 weeks.

If you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

Dawn R. Lenon
Technical Records Specialist 1
Northern Region

Enclosures: Original Notice of Change in Water Right Ownership 96-4200

RECEIVED

NOV 18 2024

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?
	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: THOMAS D. LOW Sr. FAMILY TRUST
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): CORANVIEW MARINA LLC.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

154 RICHMOND LANE CHEWELAH WA 99109
Mailing address City State Zip
509 993 8286 SNJ5@THEOFFICENET.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: MARCH 10th 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):
☒ \$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: [Signature] MANAGING MEMBER 11-15-2024
Signature of new owner/claimant Title, if applicable Date

Print name

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

Print name

For IDWR Office Use Only:

Received by MB Date 11-18-2024 Receipt No. N045095 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 _____ Date _____

Instrument # 1017714
Bonner County, Sandpoint, Idaho
03/13/2023 01:25:22 PM No. of Pages: 7
Recorded for: PIONEER TITLE BONNER COUNTY
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy bcentorbi
Index to: WARRANTY DEED



100 Wallace Avenue
Coeur d Alene, ID 83814

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

File No. 825890 KS/LN

WARRANTY DEED

For Value Received Teresa J., Sauther, Successor Trustee of The Thomas D. Low, Sr. Family Trust
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Grandview Marina, LLC, a Washington limited liability company
hereinafter referred to as Grantee, whose current address is 801 W. Riverside Ave., Ste. 300 Spokane,
WA 99201

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: March 6, 2023

The Thomas D. Low, Sr. Family Trust

Teresa J. Sauther, Successor Trustee
By: Teresa J., Sauther, Successor Trustee

State of Idaho, County of Kootenai

This record was acknowledged before me on March 10, 2023, by Teresa J., Sauther, Successor Trustee of The Thomas D. Low, Sr. Family Trust



Signature of notary public
Commission Expires:



Residing at: Athol, ID
Commission Expires:
10-13-23

EXHIBIT A

PARCEL 1:

A parcel of land, being that portion described as Parcel 1 in Quitclaim Deed Instrument No. 572423, located in Government Lot 7, Section 16, Township 61 North, Range 4 West, B.M., Bonner County, Idaho, and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 of the "Second Addition to Jim Low's Resort", according to Book 2 of Plats, Page 87, recorded as Instrument No. 83454, also being the Northeast corner of Lot 1 of the "Peterson-Wachsmith Lake Retreat" according to Book 10 of Plats, Page 185, recorded as Instrument No. 847861, monumented with an existing 5/8 inch iron rod with cap marked "PLS 10559", from which the Northwest corner of Lot 2 of the said "Second Addition to Jim Low's Resort", also being the Northwest corner of Lot 1 of the said "Peterson-Wachsmith Lake Retreat", monumented with an existing 1-1/2 inch aluminum cap marked "PLS 775", bears North 89°09'42" West a distance of 214.72 feet;

Thence leaving said Northeast corner and along the South line of Block 3 of the "First Addition to Jim Low's Resort", according to Book 2 of Plats, Page 26, recorded as Instrument No. 53075, South 89°33'29" East, a distance of 106.22 feet to the Northwest corner of Lot 2 of the "Third Addition to Jim Low's Resort", according to Book 2 of Plats, Page 104, recorded as Instrument No. 93833, monumented with a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879";

Thence leaving said South line and along the West line of said Lot 2, South 10°17'55" East, a distance of 93.89 feet to the Southwest corner of said Lot 2, also being a point on the North line of a private roadway as shown on said "Third Addition to Jim Low's Resort", monumented with a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879";

Thence leaving said Southwest corner and along said North line, North 84°48'20" West, a distance of 98.55 feet to the Northwest corner of said private roadway, monumented with an existing 1/4 inch iron rod;

Thence leaving said Northwest corner and along the West line of said private roadway, South 10°05'30" West, a distance of 20.09 feet to the Southwest corner of said private roadway, also being the most Northwesterly corner of a 25.00 foot access way as shown on the "Fourth Addition to Jim Low's Resort", according to Book 2 of Plats, Page 130, recorded as Instrument No. 106285, monumented with an existing 5/8 inch iron rod marked "PLS 12318";

Thence along the West line of said 25.00 foot access way the following three (3) course:

1. South 46°22'49" East, a distance of 131.04 feet to a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879";
2. Thence, South 10°14'56" East, a distance of 168.98 feet to an existing drill steel monument;
3. Thence, South 56°12'11" East, a distance of 34.78 feet to the intersection with the West line of Lot 5 of said "Fourth Addition to Jim Low's Resort", monumented with an existing drill steel monument;

Thence leaving said West line of said 25.00 foot access way and along the West line of said Lot 5, South 10°14'56" East, a distance of 36.59 feet to the Southwest corner of said Lot 5, monumented with an existing 3/8 inch iron rod;

Thence leaving said Southwest corner and along the Southerly extension of the West line of said Lot 5, South 10°14'56" East, a distance of 45.99 feet to the intersection with the ordinary high water line of Priest Lake, witnessed by a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879", bearing North 10°14'56" West, a distance of 6.39 feet;

Thence leaving said Southerly extension line and along said ordinary high water line the following three (3) courses:

1. South 77°22'10" West, a distance of 92.23 feet;
2. Thence South 10°32'07" East, a distance of 22.44 feet;
3. Thence North 86°04'13" West, a distance of 78.68 feet to the Southerly extension of the East line of that parcel described as Tract 6 in Quitclaim Deed Instrument No. 712727, witnessed by a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879", bearing North 00°28'36" East, a distance of 9.15 feet;

Thence leaving said ordinary high water line and along said Southerly extension line, North 00°28'36" East, a distance of 9.15 feet to the Southeast corner of said Tract 6, monumented with a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879";

Thence leaving said Southeast corner and along the East line of said Tract 6, North 00°28'36" East, a distance of 245.95 feet to the Northeast corner of said Tract 6, monumented with a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879";

Thence along the North line of said Tract 6, North 89°33'34" West, a distance of 75.00 feet to the Northeast corner of the East 25.00 feet of that parcel described in said Quitclaim Deed Instrument No. 712727, monumented with an existing 5/8 inch iron rod marked "PLS 3814" as shown on Record of Survey Instrument No. 639488;

Thence leaving said Northeast corner and along the East line of a strip of land described in said Quitclaim Deed Instrument No. 712727, North 00°28'13" East, a distance of 39.89 feet to the intersection with the South line of Lot 4 in the said "Second Addition to Jim Low's Resort", monumented with a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879";

Thence leaving said East line and along said South line, South 89°44'41" East, a distance of 9.96 feet to the Southeast corner of said Lot 4, monumented with an existing 5/8" inch iron rod;

Thence leaving said Southeast corner and along the East line of said Lot 4, North 10°37'03" East, a distance of 103.46 feet to the Southeast corner of said Lot 1 in the "Second Addition to Jim Low's Resort", also being the Southeast corner of Lot 2 in the said "Peterson-Wachsmith Lake Retreat", monumented with an existing drill steel monument;

Thence leaving said Southeast corner and along the West line of a private road(drive) as shown on said "Peterson-Wachsmith Lake Retreat", North 10°07'58" East, a distance of 102.58 feet to the POINT OF BEGINNING,

PARCEL 2:

A parcel of land, being all of Quitclaim Deed Instrument No. 712727, located in Government Lot 7, Section 16, Township 61 North, Range 4 West, B.M., Bonner County, Idaho, and being more particularly described as follows:

COMMENCING at the Northeast corner of Lot 1 of the "Second Addition to Jim Low's Resort", according to Book 2 of Plats, Page 87, recorded as Instrument No. 83454, also being the Northeast corner of Lot 1 of the "Peterson-Wachsmith Lake Retreat" according to Book 10 of Plats, Page 185, recorded as Instrument No. 847861, monumented with an existing 5/8 inch iron rod with cap marked "PLS 10559", from which the Northwest corner of Lot 2 of the said "Second Addition to Jim Low's Resort", also being the Northwest corner of Lot 1 of the said "Peterson-Wachsmith Lake Retreat", monumented with an existing 1-1/2 inch aluminum cap marked "PLS 775", bears North 89°09'42" West a distance of 214.72 feet;

Thence leaving said Northeast corner and along the West line of a private road(drive) as shown on said "Peterson-Wachsmith Lake Retreat", South 10°07'58" West, a distance of 102.58 feet to the Southeast corner of said Lot 1 in the "Second Addition to Jim Low's Resort", also being the Southeast corner of Lot 2 in the said "Peterson-Wachsmith Lake Retreat", also being the Northeast corner of Lot 4 in said "Second Addition to Jim Low's Resort", monumented with an existing drill steel monument;

Thence leaving said Southeast corner and along the East line of said Lot 4, South 10°37'03" West, a distance of 103.46 feet to the Southeast corner of said Lot 4, monumented with an existing 5/8 inch iron rod;

Thence leaving said East line and along the South line of said Lot 4, North 89°44'41" West, a distance of 9.96 feet to the Northeast corner of a strip of land described in said Quitclaim Deed Instrument No. 712727, monumented with a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879", the POINT OF BEGINNING of the herein description;

Thence leaving said South line and along the East line of said strip of land, South 00°28'13" West, a distance of 39.89 feet to the Northeast corner of the East 25.00 feet of that parcel described in said Quitclaim Deed, monumented with an existing 5/8 inch iron rod marked "PLS 3814" as shown on Record of Survey Instrument No. 639488;

Thence leaving said Northeast corner and along the North line of that parcel described as Tract 6 in said Quitclaim Deed Instrument No. 712727, South 89°33'34" East, a distance of 75.00 feet to the Northeast corner of said Tract 6, monumented with a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879";

Thence leaving said Northeast corner and along the East line of said Tract 6, South 00°28'36" West, a distance of 245.95 feet to the Southeast corner of said Tract 6, monumented with a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879";

Thence leaving said Southeast corner and along the South line of said Tract 6, North 79°39'59" West, a distance of 76.10 feet to the Southeast corner of the said East 25.00 feet of that parcel described in said Quitclaim Deed, monumented with an existing 5/8 inch iron rod marked "PLS 3814";

Thence along the South line of the said East 25.00 feet, North 79°39'59" West, a distance of

25.48 feet to the Southwest corner of said East 25.00 feet, monumented with an existing 5/8 inch iron rod marked "PLS 3814";

Thence leaving said Southwest corner and along the West line of the said East 25.00 feet, North 00°28'56" East, a distance of 228.50 feet to the Northwest corner of said East 25.00 feet also being a point on the North line of Warranty Deed Instrument No. 484538, monumented with a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879";

Thence leaving said Northwest corner and along said North line of said Warranty Deed, North 89°33'34" West, a distance of 25.05 feet to the Northeast corner of Warranty Deed Instrument No. 477768, monumented with an existing 5/8 inch iron rod marked "PLS 3814";

Thence leaving said Northeast corner and along the North line of said Warranty Deed, North 89°33'34" West, a distance of 120.48 feet to the Southwest corner of a strip of land described in said Quitclaim Deed Instrument No. 712727, monumented with a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879";

Thence leaving said North line and along the West line of said strip of land, North 00°20'14" East, a distance of 38.43 feet to the Southwest corner of Lot 3 in said "Second Addition to Jim Low's Resort", monumented with an existing iron rod;

Thence leaving said West line and along the South line of said Lot 3, North 89°40'58" East, a distance of 90.85 feet to the Southerly common corner between said Lot 3 and said Lot 4 in the "Second Addition to Jim Low's Resort", monumented with an existing 1-1/2 inch aluminum cap marked "PLS 775";

Thence leaving said common corner and along the South line of said Lot 4, South 89°44'41" East, a distance of 79.83 feet to the POINT OF BEGINNING.

TOGETHER WITH a parcel of land lying between the Southerly line of Quitclaim Deed Instrument No. 712727 and the ordinary high water line of Priest Lake, located in Government Lot 7, Section 16, Township 61 North, Range 4 West, B.M., Bonner County, Idaho, and being more particularly described as follows:

COMMENCING at the Northeast corner of Lot 1 of the "Second Addition to Jim Low's Resort", according to Book 2 of Plats, Page 87, recorded as Instrument No. 83454, also being the Northeast corner of Lot 1 of the "Peterson-Wachsmith Lake Retreat" according to Book 10 of Plats, Page 185, recorded as Instrument No. 847861, monumented with an existing 5/8 inch iron rod with cap marked "PLS 10559", from which the Northwest corner of Lot 2 of the said "Second Addition to Jim Low's Resort", also being the Northwest corner of Lot 1 of the said "Peterson-Wachsmith Lake Retreat", monumented with an existing 1-1/2 inch aluminum cap marked "PLS 775", bears North 89°09'42" West a distance of 214.72 feet;

Thence leaving said Northeast corner and along the West line of a private road(drive) as shown on said "Peterson-Wachsmith Lake Retreat", South 10°07'58" West, a distance of 102.58 feet to the Southeast corner of said Lot 1 in the "Second Addition to Jim Low's Resort", also being the Southeast corner of Lot 2 in the said "Peterson-Wachsmith Lake Retreat", also being the Northeast corner of Lot 4 in said "Second Addition to Jim Low's Resort", monumented with an existing drill steel monument;

Thence leaving said Southeast corner and along the East line of said Lot 4, South 10°37'03" West, a distance of 103.46 feet to the Southeast corner of said Lot 4, monumented with an existing 5/8 inch iron rod;

Thence leaving said East line and along the South line of said Lot 4, North 89°44'41" West, a distance of 9.96 feet to the Northeast corner of a strip of land described in Quitclaim Deed Instrument No. 712727, monumented with a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879";

Thence leaving said South line and along the East line of said strip of land, South 00°28'13" West, a distance of 39.89 feet to the Northeast corner of the East 25.00 feet of that parcel described in said Quitclaim Deed Instrument No. 712727, monumented with an existing 5/8 inch iron rod marked "PLS 3814" as shown on Record of Survey Instrument No. 639488;

Thence leaving said Northeast corner and along the North line of that parcel described as Tract 6 in Quitclaim Deed Instrument No. 712727, South 89°33'34" East, a distance of 75.00 feet to the Northeast corner of said Tract 6, monumented with a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879";

Thence leaving said Northeast corner and along the East line of said Tract 6, South 00°28'36" West, a distance of 245.95 feet to the Southeast corner of said Tract 6, monumented with a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879", the POINT OF BEGINNING of the herein description;

Thence leaving said Southeast corner and along the Southerly extension of the East line of said Tract 6, South 00°28'36" West, a distance of 9.15 feet to the intersection with the ordinary high water line of Priest Lake, witnessed by a set iron rod, 5/8 inch in diameter, 24 inches long, with a yellow plastic cap marked "PLS 14879", bearing North 00°28'36" East, a distance of 9.15 feet;

Thence leaving said Southerly extension line and along said ordinary high water line, North 86°04'13" West, a distance of 100.26 feet to the Southerly extension of the West line of the East 25.00 feet of that parcel described in said Quitclaim Deed Instrument No. 712727, witnessed by

an existing 5/8 inch iron rod marked "PLS 3814" as shown on Record of Survey Instrument No. 639488, bearing North 00°28'56" East, a distance of 20.50 feet;

Thence leaving said ordinary high water line and along said Southerly extension line, North 00°28'56" East, a distance of 20.50 feet to the Southwest corner of the East 25.00 feet of that parcel described in said Quitclaim Deed, monumented with an existing 5/8 inch iron rod marked "PLS 3814";

Thence leaving said Southwest corner and along the South line of said Quitclaim Deed Instrument No. 712727, South 79°39'59" East, a distance of 101.58 feet to the POINT OF BEGINNING.