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OCT 20 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
95-10650	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: DONALD GANDY NAHRIN GANDY

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): DAVID EPPEY OR JOANNA EPPEY

New owner(s) as listed on the conveyance document

Name connector ☐ and ☒ or

24649 N. RIMROCK ROAD

HAYDEN

ID

83835

Mailing address

City

State

Zip

949 419 7551

DJEPPEY@HOTMAIL.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: 11/13/2019

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: D. Gandy

Signature of new owner/claimant

Title, if applicable

10/11/2023
Date

DAVID EPPEY
Print name

Signature: Joanna Gandy

Signature of new owner/claimant

Title, if applicable

10/11/2023
Date

JOANNA EPPEY
Print name

For IDWR Office Use Only:

Received by NS Date 10/20/23 Receipt No. N044140 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 11/21/23



File No. 408034-EP

WARRANTY DEED

For Value Received

Donald D. Gandy and Nahrin A. Gandy, husband and wife

The Grantor, does hereby grant, bargain, sell and convey unto

David Lynn Eppey and Joanna Marie Eppey, husband and wife, as community property, with rights of survivorship.
Address: 24649 N. Rimrock Rd., Hayden, ID 83835

The Grantee, the following described premises, in Kootenai County, Idaho, 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), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: November 8, 2019

Donald D. Gandy

Nahrin A. Gandy

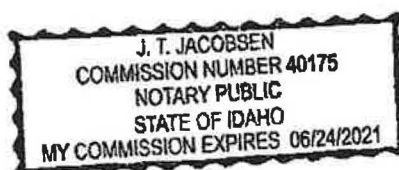
STATE OF IDAHO

COUNTY OF KOOTENAI

On this 13th of November, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald D. Gandy and Nahrin A. Gandy, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public for Idaho
Residing at EST FALLS

My Commission Expires: 6/24/2021



(SEAL)



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For Value Received

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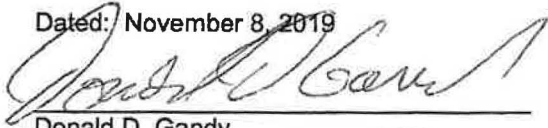
Address: 24649 N. Rimrock Rd., Hayden, ID 83835

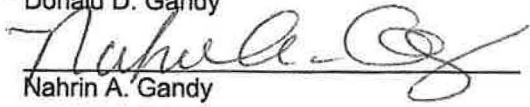
The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

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), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: November 8, 2019


Donald D. Gandy


Nahrin A. Gandy

STATE OF IDAHO

COUNTY OF KOOTENAI

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EXHIBIT A

The Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 4, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, Idaho.

EXCEPTING THEREFROM that portion set forth in Judgment for Quiet Title filed in District Court in and for the State of Idaho, County of Kootenai, Case No. CV 2016-5143, and recorded July 7, 2017 as Instrument No. 2601740000 and described as follows:

A parcel of land being a portion of a parcel of land as described in that certain Warranty Deed recorded as Instrument No. 2519501000, records of Kootenai County, Idaho, lying situated in the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 4, Township 52 North, Range 3 West, Boise Meridian, more particularly described as follows, to-wit:

COMMENCING at a A1. Cap as shown on CP&F form recorded as Instrument No. 2176188000, records of Kootenai County Idaho, marking the South Quarter corner of said Section 4; thence

North 1° 40' 36" East along the North-South centerline of said Section 4, a distance of 1360.24 feet to a point in the East line of the said parcel, being a rebar 5/8 inch diameter and the TRUE POINT OF BEGINNING; thence

North 89° 11' 11" West, along the North line of a private road easement 22 feet; thence

North 1° 50' 44" East, 616.70 feet to a point in the North line of the said parcel; thence

South 88° 51' 24" East along said North line 20 feet to the Northeast corner of said parcel being a point on the said North-South centerline of Section 4 and a A1. Cap 2 inch diameter; thence

South 1° 39' 35" West, along said North-South centerline 616.55 feet to the TRUE POINT OF BEGINNING.

INITIAL

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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 21, 2023

DAVID LYNN EPPEY
JOANNA MARIE EPPEY
24649 N RIMROCK RD
HAYDEN ID 83835-7497

Re: Change in Ownership for Water Right No(s): 95-10650

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

Natalie Steading
Tech Records Specialist 1

Enclosure(s)