

RECEIVED

DEC 06 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?
Permit_97-07572	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: Kent G Merrick & Cindy M Merrick (husband and wife)
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Robert C Sinclair & Jodie L Sinclair
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
5525 N Lehman Road Spokane WA 99217
Mailing address City State Zip
509-342-0616 sinclairjodie1@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: 09-24-2021
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: Robert C Sinclair 12-04-2023
Signature of new owner/claimant Title, if applicable Date
Robert C Sinclair
Print name
- Signature: Jodie L Sinclair 12-04-2023
Signature of new owner/claimant Title, if applicable Date
Jodie L Sinclair
Print name

SCANNED

DEC 07 2023

For IDWR Office Use Only:
Received by [Signature] Date 12-6-2023 Receipt No. W044243 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 12/7/23

Instrument # 992320
Bonner County, Sandpoint, Idaho
09/24/2021 01:46:13 PM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE AND ESCROW COMPANY
Michael W. Rosedale Fee: \$0.00
Ex-Officio Recorder Deputy bbroehl
Index to: DEED

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

3356299-TO
703163-C

STATE OF IDAHO DEED

DEED NO. D14352

(76 W Horton Creek Road, Coolin, ID 83821)

THIS STATE DEED ("Deed") is made this 17th day of September, 2021, by the **STATE OF IDAHO, STATE BOARD OF LAND COMMISSIONERS**, whose mailing address is P.O. Box 83720, Boise, Idaho 83720-0050 ("Grantor"), and **ROBERT SINCLAIR and JODIE SINCLAIR, husband and wife**, whose mailing address is 5525 N Lehman Road, Spokane, WA 99217 ("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 76 W Horton Creek Road, Coolin, ID 83821 (the "**Property**") situated in Bonner County, State of Idaho, to-wit:

Lot 23, Block 1 and a 1/11th interest in drainfield Lot 1, Block 4 of STATE SUBDIVISION - HORTON CREEK, according to the plat thereof, recorded in Book 10 of Plats, Page 151, 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 – Horton Creek, No. ES100105", upon the terms, conditions and provisions contained therein, recorded in the records of Bonner County, Idaho, as Instrument No. 865291.
4. "State of Idaho Declaration of Driveway and Utility Easement, State Subdivision – Horton Creek, No. ES100065", upon the terms, conditions and provisions contained therein, recorded in the records of Bonner County, Idaho, as Instrument No. 865271; and clarified and corrected by Instrument No. 877416.
5. The granting of an easement for ingress and egress over, across and along all existing roads as described in that certain "Amended State of Idaho Easement No. 4744", recorded in the records of Bonner County, Idaho, as Instrument No. 861624.

SUBJECT TO:

1. All matters, whether or not of record.
2. "State of Idaho Declaration of Access Easement, State Subdivision – Horton Creek, No. ES100105", upon the terms, conditions and provisions contained therein, recorded in the records of Bonner County, Idaho, as Instrument No. 865291.
3. "State of Idaho Declaration of Driveway and Utility Easement, State Subdivision – Horton Creek, No. ES100065", upon the terms, conditions and provisions contained therein, recorded in the records of Bonner County, Idaho, as Instrument No. 865271; and clarified and corrected by Instrument No. 877416.
4. The terms, conditions and provisions contained in that certain "Amended State of Idaho Easement No. 4744", recorded in the records of Bonner County, Idaho, as Instrument No. 861624.

RESERVING THEREFROM, a right of way for ditches constructed by authority of the United States as identified in Idaho Code § 58-604.

THE PROPERTY IS CONVEYED "AS IS", with no representation or warranty of any kind as to the fitness of the Property for any particular purpose.

TO HAVE AND TO HOLD, all and singular, the Property unto the said Grantee and its successors and assigns forever.

[remainder of page intentionally left blank]

STATE OF IDAHO)
)ss.
COUNTY OF ADA)

On this 10th day of September, 2021, before me, a Notary Public in and for said State, personally appeared DUSTIN T. MILLER, the Director of the Idaho Department of Lands and Secretary of the State Board of Land Commissioners, and acknowledged to me that he executed the within instrument as said Director and Secretary, 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: 6/25/25

Instrument # 992319
Bonner County, Sandpoint, Idaho
09/24/2021 01:46:13 PM No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE AND ESCROW COMPANY
Michael W. Rosedale Fee: \$0.00
Ex-Officio Recorder Deputy bbroehl
Index to: BILL OF SALE

BILL OF SALE

Keny G. Merrick and Cindy M. Merrick, husband and wife (SELLER)

To

Robert Sinclair and Jodie Sinclair, husband and wife (BUYER)

76 West Horton Creek Road

Coolin, ID 83646

Escrow 3356299-TD

Title 703153-C

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

BILL OF SALE

BE IT KNOWN, that for good and valuable consideration, and upon payment to **KENT G. MERRICK and CINDY M. MERRICK, husband and wife** whose mailing address is 9614 E Greenbluff Rd, Colbert, WA 99005 ("Seller"), of the sum of One Hundred Forty-Seven Thousand Dollars and Zero Cents (\$147,000), paid by Robert Sinclair and Jodie Sinclair, husband and wife _____, whose mailing address is 5525 N. Lehman Rd, Spokane, WA 99217 ("Buyer"), to which Seller hereby accepts as payment in full for the below-described Personal Property, Seller does hereby grant, sell, assign transfer, convey, set over and deliver the following described "Personal Property" to Buyer effective as of September 24, 2021, 2021:

All buildings, structures, improvements and fixtures of any kind which were the subject of that certain appraisal which established the above purchase price to be paid to Seller herein, and located on the following real property and on adjacent public trust land in Bonner County, Idaho, and legally described as follows:

Lot 23, Block 1 and a 1/11th interest in drainfield Lot 1, Block 4 of STATE SUBDIVISION - HORTON CREEK, according to the plat thereof, recorded in Book 10 of Plats, Page 151, records of Bonner County, Idaho.

whose street address is 76 W Horton Creek Road, Coolin, ID 83821, excluding therefrom the specifically noted personal property listed on **Schedule A**, attached hereto and incorporated herein by this reference, provided such personal property was not included in the appraisal of the Personal Property. Furthermore, all personal belongings, freestanding appliances, and non-appurtenant items which are generally understood by normal real estate practices not to be included in a sale of real property shall be excluded from this Bill of Sale provided that such personal belongings, freestanding appliances, and non-appurtenant items were not included in the appraisal of the Personal Property; and, provided further that all such personal belongings, freestanding appliances, and non-appurtenant items are removed from the described real property prior to closing. However, any personal property, personal belongings, freestanding appliances, and non-appurtenant items remaining on said real property after the date of closing shall be included herein and transferred by this Bill of Sale, even if said personal property is identified on Schedule A, including, without limitation, all remaining furniture, furnishings, equipment, supplies, tools, and any other personal belongings.

Seller hereby sells and transfers the Personal Property to Buyer "AS IS".

The Personal Property is hereby sold and transferred to Buyer and to Buyer's successors and assigns forever.

Seller covenants and warrants that Seller has paid or shall pay when due any and all taxes, levies and assessments due, owing or accruing in or for the period of Seller's ownership of the Personal Property through the date of the closing, which shall be the date set forth in the opening paragraph above.

Seller hereby authorizes First American Title Company handling the closing to fill in the Buyer's name, mailing address, purchase price, and the effective date in the opening paragraph, which shall be the date of closing.

Seller hereby covenants with and warrants to Buyer, its successors and assigns, that Seller has good and marketable title to the Personal Property, full authority to sell and transfer the Personal Property, and that the Personal Property will be sold free and clear of all liens, encumbrances, liabilities and adverse claims of every nature and description whatsoever.

SELLER:

Kent G. Merrick
KENT G. MERRICK

Date: 6/17/21

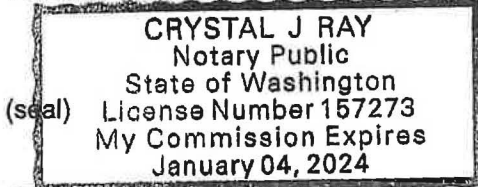
Cindy M. Merrick
CINDY M. MERRICK

Date: 6/17/21

STATE OF Washington)

County of Spokane)

On this 17th day of June, 2021, before me a notary public in and for said state, personally appeared **KENT G. MERRICK**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

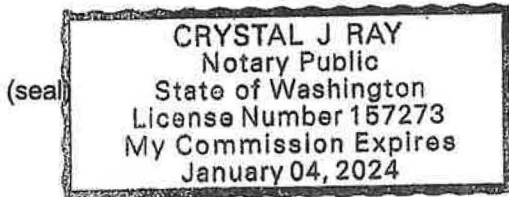


Crystal J Ray
Notary Public for State of Washington
Residing at: Spokane, WA
My Commission Expires: 1/4/2024

STATE OF Washington)

County of Spokane) ss.

On this 17th day of June, 2021, before me a notary public in and for said state, personally appeared **CINDY M. MERRICK**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.



Crystal J Ray
Notary Public for State of: Washington
Residing at: Spokane, WA
My Commission Expires: 1/4/2024



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

December 07, 2023

IDAHO DEPT OF LANDS
PO BOX 83720
BOISE ID 83720-0050

BRADLEY J MCMULLEN
COLLETTE E MCMULLEN
3239 78TH PL NE
MEDINA WA 98039-1019

MARK S MACKIN
PATTI A MACKIN
309 W VIEWMONT RD
SPOKANE WA 99224-9238

JEFF A BROWN
LORIANN C BROWN
PO BOX 31450
SPOKANE WA 99223-3024

JAMES A BROWN
1903 E ROCKWOOD BLVD
SPOKANE WA 99203

MYRNA H BROWN
2021 S ONEIDA PL
SPOKANE WA 99203-2044

ROBERT SINCLAIR
JODIE SINCLAIR
5525 N LEHMAN RD
SPOKANE WA 99217-9539

Re: Change in Ownership for Water Right No(s): 97-7572

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)