

RECEIVED

JAN 26 2024

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?
87-10185	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 Bagby & Mary Vancitters-Bagby

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Cody R. Moore & Laura H. Moore

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or

2301 N. Mountain View Rd.

Moscow

ID

83843

Mailing address

City

State

Zip

(208) 892-4593

Cmoore@wrn-idwr.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: 09/30/2022

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.
 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 of new owner/claimant

Cody R. Moore

Print name

Title, if applicable

Date

5-8-2023

- Signature:

Signature of new owner/claimant

Laura H. Moore

Print name

Title, if applicable

Date

5/16/23

For IDWR Office Use Only:
 Received by NS Date 1/26/24 Receipt No. N044317 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 1/29/24

23658

NO 626055

AT THE REQUEST OF
MOSCOW TITLE, INC.

DATE AND HOUR
09-30-2022 11:09:29 AM

Tonya Dodge
LATAH COUNTY RECORDER
Fee: \$15.00 BY *[Signature]*

WARRANTY DEED

JIM BAGBY a/k/a JAMES A. BAGBY and MARY VANCITTERS-BAGBY husband and wife, (collectively "Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto CODY R MOORE and LAURA H. MOORE, husband and wife, (collectively "Grantee"), whose current address is 2301 N Mountain View Rd, Moscow, Idaho 83843 and to Grantee's heirs and assigns forever, all of the following described real property situate in Latah County, State of Idaho, to-wit:

A Parcel of land located in Government Lot 3 (NE1/4NW1/14) of Section 4, Township 39 North, Range 5 West, B.M., being more particularly described as follows:

BEGINNING at the Northeast corner of said Government Lot 3, said point also being described as the N1/4 corner of Section 4; thence S. 00°36'49" W. 948.39 feet along the East line of said Government Lot 3 to the TRUE POINT OF BEGINNING; thence continuing S 00°36'49" W 256.39 feet along said East line of Government Lot 3; thence N. 89°49'55" W. 1015.59 feet; thence N. 00°36'49" E 256.39 feet; thence S. 89°49'55" E 1015.59 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a right of way used for county road purposes being known as Mountain View Road.

SUBJECT TO taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records;

ALSO SUBJECT TO any facts, rights, interest, or claims which are not shown by the public records, but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof;

ALSO SUBJECT TO easements as per the recorded plat thereof, and easements, liens, covenants, restrictions, encumbrances, discrepancies, conflicts of boundary line, and/or claims thereof, which appear of record or by use upon the premises, or survey.

ALSO SUBJECT TO (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims, or title to water.

ALSO SUBJECT TO Right of Way for County Road recorded in Book 26 at Page 266, records of Latah County, Idaho.

ALSO SUBJECT TO Right Way Easement granted to the Washington Water Power
WARRANTY DEED - 1

Company, recorded April 10, 1936 in Book 95 at Page 332, records of Latah County, Idaho.

ALSO SUBJECT TO Right of Way Easement granted to the Washington Water Power Company, recorded October 15, 1993, as Instrument No. 399728, records of Latah County, Idaho.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereto.

Grantor for itself, its heirs, successors, and assigns, hereby covenants that it is the owner in fee simple of said premises and that it does warrant and will defend against the lawful claims of all others except those easements, restrictions, and reservations apparent or of record.

In construing this deed, and where the context so requires, the singular includes plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument this 29th day of September 2022.

GRANTOR:

Jim Bagby
Jim Bagby a/k/a James A. Bagby

Mary VanCitters-Bagby
Mary VanCitters-Bagby

By: Jim Bagby a/k/a James A. Bagby, as attorney in fact

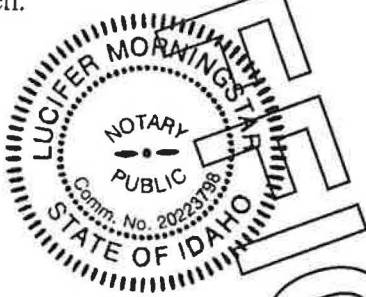
Jim Bagby
Jim Bagby a/k/a James A. Bagby,
attorney in fact for Mary VanCitters-Bagby

STATE OF IDAHO)
) ss.
 County of Latah)

On this 24th day of September, 2022, before me, the undersigned a Notary Public in and for said State, personally appeared JIM BAGBY A/K/A JAMES A. BAGBY known or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last above written.

(SEAL)



Lucifer Morningstar
 Notary Public in and for the State of Idaho
 Residing at Moscow, Idaho
 My commission expires: 08/08/2028

STATE OF IDAHO)
) ss.
 County of Latah)

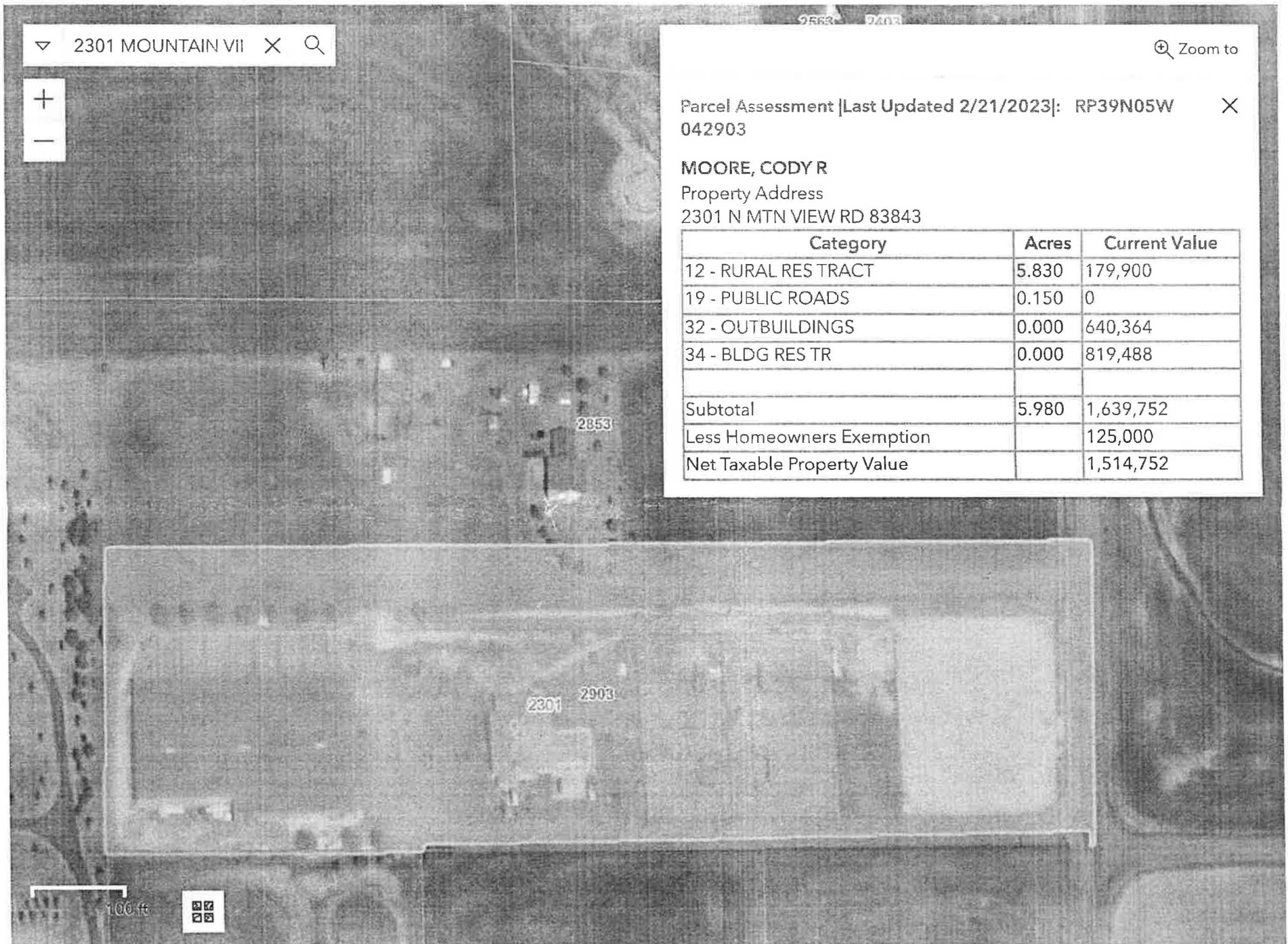
On this 24th day of September, 2022, before me, the undersigned a Notary Public in and for said State, personally appeared JIM BAGBY A/K/A JAMES A. BAGBY, known or identified to me to be the person whose name is subscribed to the foregoing instrument as the Attorney-in-Fact of MARY VANCITTERS-BAGBY known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he subscribed the name of MARY VANCITTERS-BAGBY thereto as principal, and his own name as Attorney-in-Fact.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last above written.

(SEAL)



Lucifer Morningstar
 Notary Public in and for the State of Idaho
 Residing at Moscow, Idaho
 My commission expires: 08/08/2028



2301 MOUNTAIN VII X Q

+
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Zoom to

Parcel Assessment [Last Updated 2/21/2023]: RP39N05W 042903 X

MOORE, CODY R
Property Address
2301 N MTN VIEW RD 83843

Category	Acres	Current Value
12 - RURAL RES TRACT	5.830	179,900
19 - PUBLIC ROADS	0.150	0
32 - OUTBUILDINGS	0.000	640,364
34 - BLDG RES TR	0.000	819,488
Subtotal	5.980	1,639,752
Less Homeowners Exemption		125,000
Net Taxable Property Value		1,514,752

100 ft



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

January 29, 2024

CODY R MOORE
LAURA H MOORE
2301 N MOUNTAIN VIEW RD
MOSCOW ID 83843-8138

Re: Change in Ownership for Water Right No(s): 87-10185

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)