

APR 28 2022

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?
95-10067	Yes ☐	Yes ☐		Yes ☐	Yes ☐
95-18562	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Robert N Turnipseed
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): RYN Built Homes, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 16309 East Marietta Avenue Spokane Valley WA 99216
Mailing address City State Zip
509-241-3555 scott@rynbuilt.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: 4/15/2022
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):
o \$25 per undivided water right.
o \$100 per split water right.
o No fee is required for pending adjudication claims.
SUPPORT DATA
IN FILE # 95-10067
☐ 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.

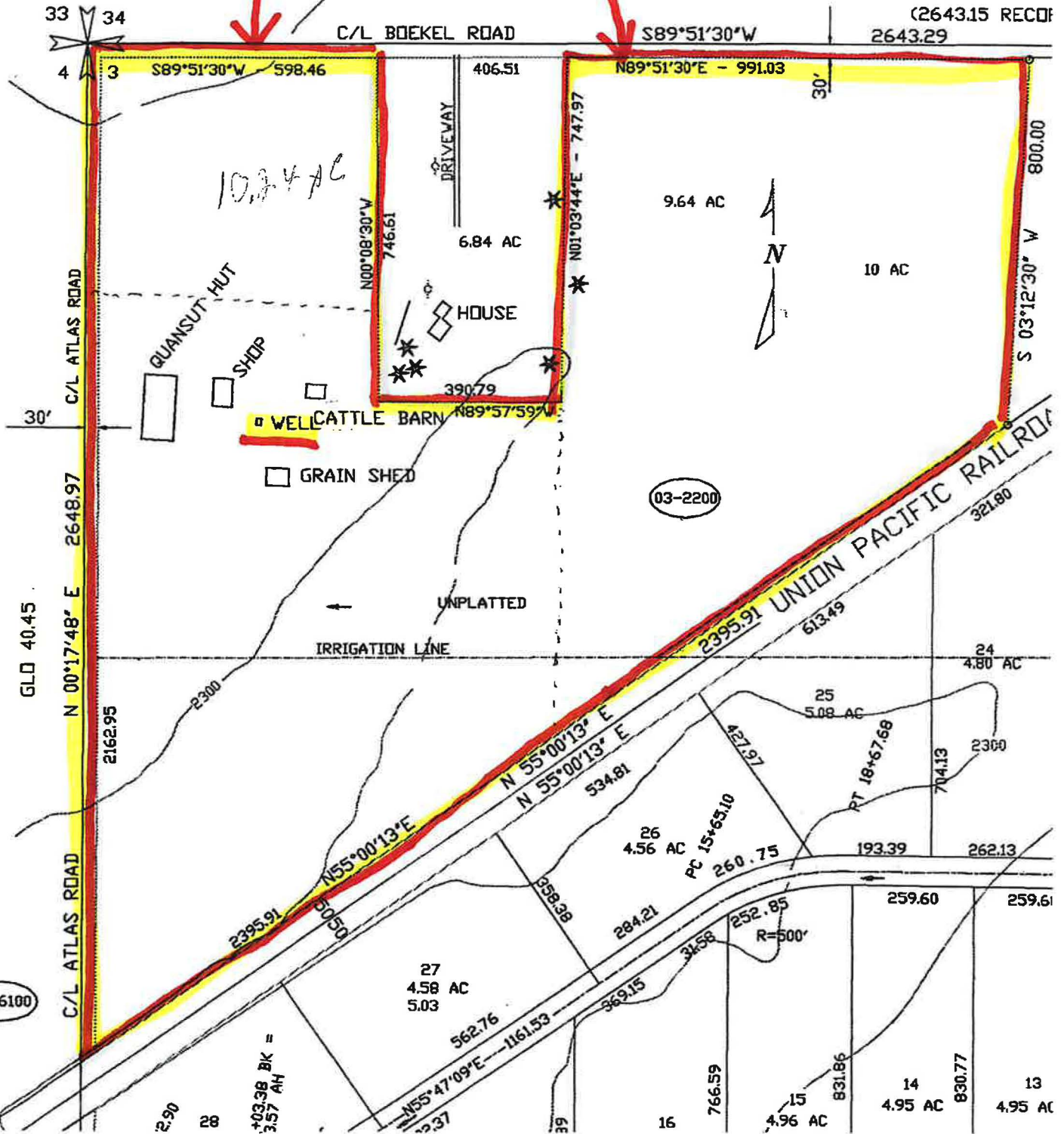
8. Signature: Scott Krajack Digitally signed by Scott Krajack Date: 2022.04.20 14:48:40 -0700 Land Development Director 4/20/2022
Signature of new owner/claimant Title, if applicable Date
Scott Krajack, RYN Built Homes, LLC
Print name

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

For IDWR Office Use Only:
Received by la Date 4-28-22 Receipt No. N039113 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 4/19/22

Place of use is
this property

FOUND
1 3/4" ALUN
CAP MON. LS 3451



Water Rights



4/22/2022, 10:41:31 AM

POU - Water Rights



All Other POU (non-provider)

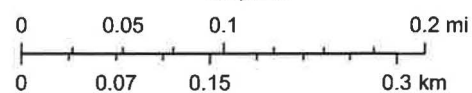


Irrigation Providers and Municipal Service Areas



POD - Water Rights

1:9,028



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



File No. 417154KM

WARRANTY DEED

For Value Received

Robert N. Turnipseed and Clara B. Turnipseed, Trustees of The Robert N. Turnipseed and Clara B. Turnipseed Revocable Trust, dated January 21, 2003

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

RYN Built Homes, LLC, a Washington Limited Liability Company

Address: 19425 E. Broadway Avenue, Spokane Valley, WA 99016

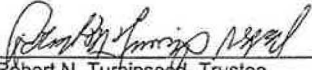
The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

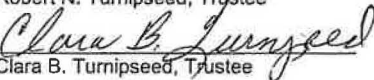
See Exhibit A attached hereto and made a part hereof for legal description

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 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: April 11, 2022

The Robert N. Turnipseed and Clara B. Turnipseed Revocable Trust

BY: 
Robert N. Turnipseed, Trustee

BY: 
Clara B. Turnipseed, Trustee

STATE OF IDAHO

COUNTY OF KOOTENAI

On this 15 of April, 2022, before me, Keri Mitchell, a Notary Public in and for said State, personally appeared Robert N. Turnipseed and Clara B. Turnipseed, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as Trustees, and acknowledged to me that he executed the same as such Trustees.


Notary Public for Idaho
Residing at Hayden
My Commission Expires: 8/25/2023

KERI MITCHELL
Notary Public - State of Idaho
Commission Number 5192
My Commission Expires 08-25-2023

EXHIBIT A

A tract of land in the Northwest Quarter of Section 3, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, further described as follows:

Commencing at the Northwest Corner of said Section 3, which bears South 89°51'30" West a distance of 2643.79 feet from the North Quarter Corner of said Section 3;

Thence South 44°55'46" East a distance of 42.26 feet to a point on the South right-of-way line of the County road (Boekel Road) and on the East right-of-way line of the County road (Atlas Road) and the True Point of Beginning for this description;

Thence North 89°51'30" East along the right-of-way line of Boekel Road a distance of 598.46 feet;

Thence South 00°08'30" East a distance of 746.61 feet;

Thence South 89°57'59" East a distance of 390.79 feet;

Thence North 01°03'44" East a distance of 747.97 feet to the intersection with the South line of Boekel Road;

Thence North 89°51'30" East along said right-of-way, a distance of 991.03 feet;

Thence South 03°12'30" West a distance of 794.99 feet to the intersection with the Northwesterly right-of-way of the Union Pacific Railroad;

Thence South 55°00'14" West along said right-of-way a distance of 2395.90 feet to the intersection with the East right-of-way of Atlas Road;

Thence North 00°17'48" East a distance of 2162.94 feet to the True Point of Beginning.

RML EBT

LLC CERTIFIED RESOLUTION

I, Ryan Olson, a Member of RYN Built Homes, LLC a limited liability company (formerly known as Viking Builders, LLC) organized and existing under the laws of the State of Washington, (the "Company"), hereby certify: (i) that RYN Built Homes, LLC is run by its Member (Ryan Olson); (ii) that Scott Kragack is a Authorized Signer
(Name of signer of contract documents) (Specify Member / Manager)
of RYN Built Homes, LLC; and (iii) that as such, Scott Kragack
(Name of signer of contract documents)
is not prohibited or limited by the articles of organization from binding the LLC, and is empowered and authorized, on behalf of the Company, to execute and deliver purchase and sale contracts and amendments thereto, and all (legal or otherwise) required by the Governor, the Washington Department of Public Works, the Washington State Properties Review Board or the Office of the Attorney General associated with such contracts and amendments including warranty deeds. This Resolution shall expire on December 31, 2022.

IN WITNESS WHEREOF, the undersigned has affixed his/her signature this 1 day of JANUARY, 2022. The LLC has no seal.


Print name: Ryan Olson
As: Member / Manager



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

April 09, 2024

RYN BUILT HOLMES LLC
16309 E MARIETTA AVE
SPOKANE VLY WA 99216-1837

Re: Change in Water Right Ownership: 95-10067 (Split into 95-10067 and **95-18562**)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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)