

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 08 2024

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?
95-17038	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: The Jon and Cynthia Hippler Family Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): The Dwain and Heather Oster Family Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1039 NW 36th Circle Camas WA 98607
Mailing address City State Zip
- (503) 307-3657 Dwain.Oster@comcast.net
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: 08/31/2020
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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] Title, if applicable Date 4-2-2024
Signature of new owner/claimant
Dwain Oster
Print name

Signature: [Signature] Title, if applicable Date 4-2-2024
Signature of new owner/claimant
Heather Oster
Print name

For IDWR Office Use Only:

Received by WJ Date 4/10/24 Receipt No. N044498 Receipt Amt. \$2500

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 4/10/24

File Number: 23491078



TitleOne, a Title and Escrow Company
2065 W. Riverstone Dr., Suite 300
Coeur D Alene, ID 83814
(208)770-2575

SCHEDULE A

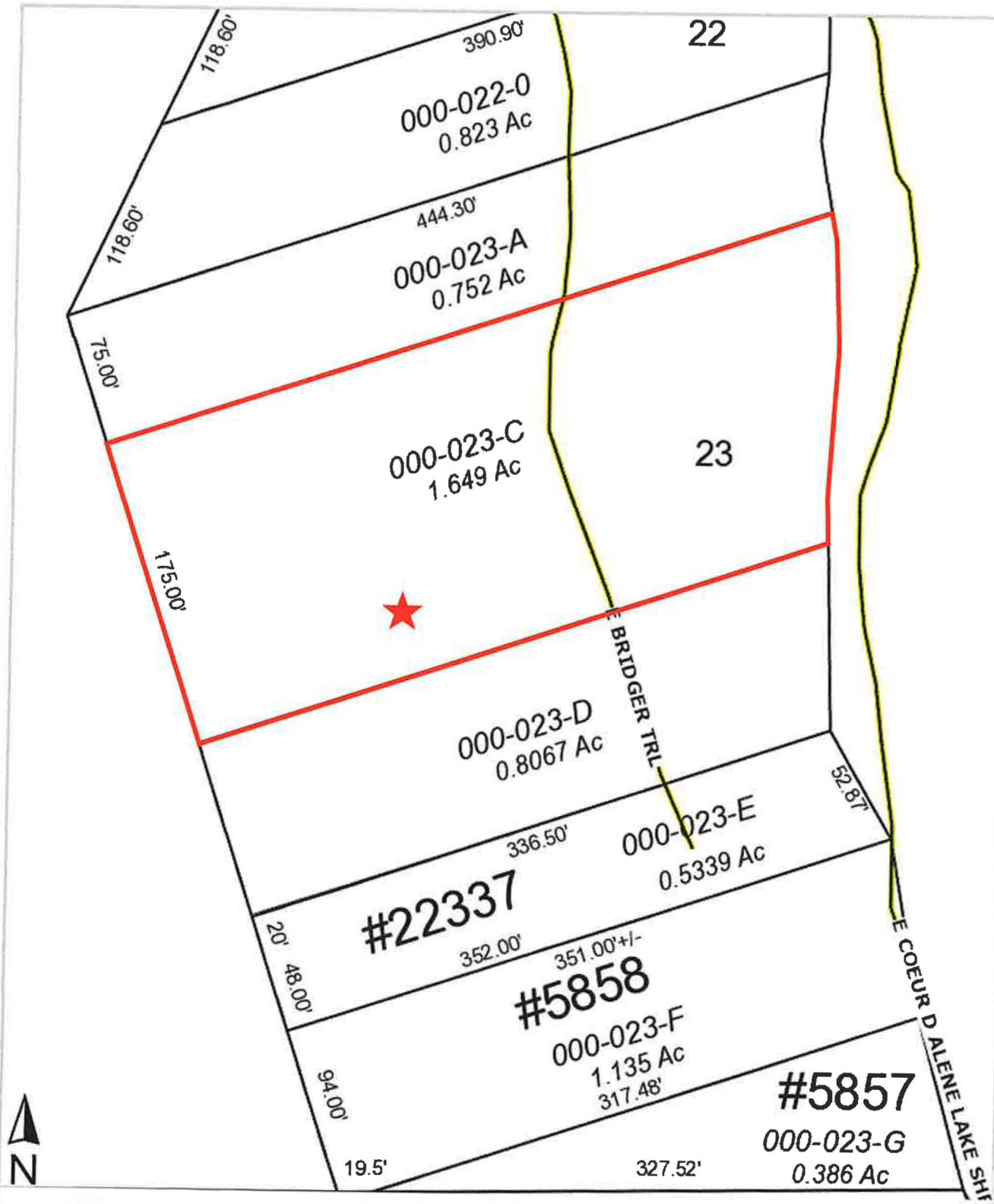
1. **Effective Date:** December 6, 2023 at 07:30 AM
2. **Policy or Policies to be issued:**

Preliminary Research Report Report Amount: \$250.00

For the Benefit of: Oster/Kootenai County Planning
3. **The estate or interest in the land described or referred to in this Report and covered herein is:**
Fee Simple
4. **Title to the estate or interest in said land is at the effective date hereof vested in:**
Dwain M. Oster and Heather R. Oster, Trustees of the Dwain and Heather Oster Family Revocable Trust
5. **The land referred to in this Report is described as follows:**
See Attached Schedule C

DISCLAIMER

The information provided in this report is for informational purposes only. This report contains information about real property and interests in real property. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder and the company is not responsible beyond the amount paid for any errors and omissions contained herein. This report in no way creates any obligation by TitleOne or its underwriters to insure any party now or in the future. Any insurance will be separate from this report and subject to usual and customary underwriting standards.



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Order Number: 20375016

Read & Approved
[Signature] *[Signature]*

Warranty Deed

For value received,

Jon W. Hippler and Cynthia A. Hippler, as Co-Trustees of the Jon and Cynthia Hippler Family Trust U/A
03/23/92

the grantor, does hereby grant, bargain, sell, and convey unto

Dwain Michael Oster and Heather Rae Oster, husband and wife

whose current address is ~~8459 Bridger Trail Harrison, ID 83833~~ **1039 Nw 36th Cir Camas, WA 98607**

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

The South 175 feet of the North 250 feet of Lot 23 of Wolfpoint, according to the plat recorded in the office of the County Recorder in Book D of Plats at Page(s) 21, records of Kootenai County, Idaho.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

COPY

Order Number: 20375016

Warranty Deed - Page 1 of 2

Dated: August 27, 2020

The Jon and Cynthia Hippler Family Trust U/A 03/23/92

By: Jon W. Hippler
Jon W. Hippler, Co-Trustee

By: Cynthia A. Hippler
Cynthia A. Hippler, Co-Trustee

State of Idaho, County of Kootenai, ss.

On this 27th day of August in the year of 2020, before me, the undersigned, a notary public in and for said state personally appeared Jon W. Hippler and Cynthia A. Hippler, known or identified to me to be the persons whose names are subscribed to the within instrument, as Co-Trustees of the Jon and Cynthia Hippler Family Trust U/A 03/23/92 and acknowledged to me that they executed the same as Co-Trustees.

[Signature]
Notary Public
Residing In: Coeur d' Alene, ID
My Commission Expires: 6-19-24





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 10, 2024

DWAIN MICHAEL OSTER
HEATHER RAE OSTER
1039 NW 36TH CIR
CAMAS WA 98607-4208

Re: Change in Ownership for Water Right No(s): 95-17038

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)