

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
MAY 06 2024
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?
85-7125	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: Brian L Fromdahl
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Kian and Rachael Shell
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- 39060 US Hwy 95 Spalding ID 83540
Mailing address City State Zip
- (208)305-3408 shellrachael@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: 01/11/2024
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: Kian Shell 5/1/2024
Signature of new owner/claimant Title, if applicable Date
Kian Shell
Print name

Signature: Rachael Shell 5/1/2024
Signature of new owner/claimant Title, if applicable Date
Rachael Shell
Print name

For IDWR Office Use Only:

Received by me Date 5/6/24 Receipt No. N044613 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 6/14/24



1230 Idaho St.
Lewiston, ID 83501
Ph. (208) 746-3513
www.titleonecorp.com

Patrick Dale Shell and Gwendolyn Irene Shell and Kian Michael Thomas Shell and Rachael Elise Yonge
20190 Sorrel Ln SPC 6
Lewiston, ID 83501

Date: 01/16/2024

Regarding: 39060 US Hwy 95, Lapwai, ID 83540

Buyer/Borrower: Patrick Dale Shell and Gwendolyn Irene Shell and Kian Michael Thomas Shell and Rachael Elise Yonge

File No.: 23490455

Greetings:

It's been our pleasure serving as your title and escrow company for your recent real estate transaction. Related to your transaction, please find attached the following:

Owners Policy

Please feel free to contact us if you have any questions at the number listed above. We appreciate your business and look forward to assisting you with your next closing.

Best Regards,

Nicole Carlton

23490455

Instrument # 912049
NEZ PERCE COUNTY, IDAHO
01-11-2024 01:30:59 PM No. of Pages: 4
Recorded for: TITLEONE - NORTH IDAHO
PATTY WEEKS Fee: \$15.00
Ex-Officio Recorder Deputy Mykayla Flores
Index to: PROBATE DEED (106)
Electronically Recorded by Simplifile

PERSONAL REPRESENTATIVE'S DEED

THIS CONVEYANCE is made effective this 11 day of January, 2024, by and between Christina Lehnertz, as Personal Representative of the Estate Brian L. Fromdahl, deceased, Party of the First Part, and Patrick Dale Shell, Gwendolyn Irene Shell, Kian Michael Thomas Shell, and Rachael Elise Yonge, whose address is 20190 Sorrell Ln SPC 6 Lewiston, ID 83501, Parties of the Second Part,

WITNESSETH:

WHEREAS, Brian L. Fromdahl died testate on June 16, 2023. Letters of Administration for the Personal Representative were issued by the District Court for the Second Judicial District of the State of Idaho, in and for the County of Nez Perce, Case No. CV35-23-1084, on July 19, 2023, to Christina Lehnertz; and

WHEREAS, the Party of the First Part is duly authorized and empowered to convey decedent's interests in the real property hereinafter described to the Parties of the Second Part under the statutes of the State of Idaho, and the provisions of the Will of the decedent;

NOW, THEREFORE, premises considered,

The Party of the First Part, Christina Lehnertz, as Personal Representative of the Estate of Brian L. Fromdahl, deceased, does hereby convey all of the right, title and interest which the Estate owns, and any after acquired title thereto, to the following described real property in the County of Nez Perce, State of Idaho, to-wit:

PERSONAL REPRESENTATIVE'S DEED - 1

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208)743-1516; Fax (208)746-2231

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

PERSONAL REPRESENTATIVE'S DEED

THIS CONVEYANCE is made effective this 11 day of January, 2024, by and between Christina Lehnertz, as Personal Representative of the Estate Brian L. Fromdahl, deceased, Party of the First Part, and Patrick Dale Shell, Gwendolyn Irene Shell, Kian Michael Thomas Shell, and Rachael Elise Yonge, whose address is 20190 Sorrell Ln SPC 6 Lewiston, ID 83501, Parties of the Second Part,

WITNESSETH:

WHEREAS, Brian L. Fromdahl died testate on June 16, 2023. Letters of Administration for the Personal Representative were issued by the District Court for the Second Judicial District of the State of Idaho, in and for the County of Nez Perce, Case No. CV35-23-1084, on July 19, 2023, to Christina Lehnertz; and

WHEREAS, the Party of the First Part is duly authorized and empowered to convey decedent's interests in the real property hereinafter described to the Parties of the Second Part under the statutes of the State of Idaho, and the provisions of the Will of the decedent;

NOW, THEREFORE, premises considered,

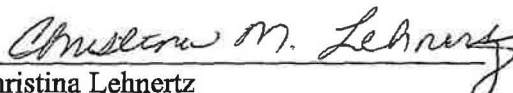
The Party of the First Part, Christina Lehnertz, as Personal Representative of the Estate of Brian L. Fromdahl, deceased, does hereby convey all of the right, title and interest which the Estate owns, and any after acquired title thereto, to the following described real property in the County of Nez Perce, State of Idaho, to-wit:

SEE ATTACHED "Exhibit A."

- SUBJECT TO: Liens, levies, and assessments of the Forest and Fire Protection District
- SUBJECT TO: Terms and condition contained in a/an Right of Way Deed.
Recorded: February 23, 1962
Instrument No.: 287472, records of Nez Perce County, Idaho.
- SUBJECT TO: An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a/an Overflow Easement.
Granted to: Washington Water Power Company
Recorded: February 6, 1968
Instrument No.: 309990, records of Nez Perce County, Idaho.
- SUBJECT TO: An easement, including the terms and condition thereof, for the purposes shown below and rights incidental thereto as set forth in a/an Scenic Easement.
Granted to: United States of America
Recorded: February 6, 1968
Instrument No.: 328812, records of Nez Perce County, Idaho.
- SUBJECT TO: Terms and conditions contained in a/an Quit Claim Deed.
Recorded: June 12, 2012
Instrument No.: 801635, records of Nez Perce County, Idaho.
- SUBJECT TO: All matters, and any rights, easements, interests or claim as disclosed by Survey recorded June 21, 2012 as Instrument No. 801900, records of Nez Perce County, Idaho.
- SUBJECT TO: Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.

TO HAVE AND TO HOLD the premises, with its appurtenances, unto the Party of the Second Part, her heirs and assigns forever.

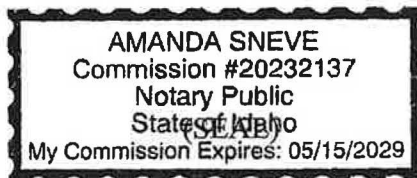
IN WITNESS WHEREOF, the Party of the First Part, Christina Lehnertz, as Personal Representative of the Estate of Brian L. Fromdahl deceased, has hereunto set her hand the day and year in this instrument first above written.

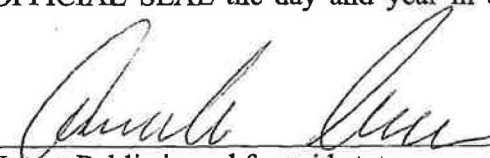

Christina Lehnertz
Personal Representative
Estate of Brian L. Fromdahl

STATE OF IDAHO)
 : ss.
County of Nez Perce)

On this 11 day of January, 2024, before me, the undersigned, a notary public in and for said state, personally appeared, Christina Lehnertz, as Personal Representative of the Estate of Brian L. Fromdahl, known or identified to me to be the individual described in and who executed the foregoing instrument and acknowledged that she signed and sealed the same on behalf of the Estate for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.




Notary Public in and for said state,
residing at or employed at Lewiston.
My Commission Expires: 5/15/2029

PERSONAL REPRESENTATIVE'S DEED - 3

Creason, Moore, Dokken & Geidl, PLLC
P.O. Drawer 835, Lewiston, ID 83501
(208)743-1516; Fax (208)746-2231

EXHIBIT A

PARCEL 1:

Southwest 1/4 of Section 22, Township 36 North, Range 4 West, of the Boise Meridian, records of Nez Perce County, Idaho, more particularly described as follows:

Commencing at the said Southwest corner of Section 22; thence Easterly along said South Section line South 89°02' East a distance of 1739.28 feet to the True Point of Beginning; thence leaving said South line North 00°44'36" East a distance of 1255.70 feet to a point on the said State Highway 95 R/W at STA. 508+90.26; thence right and Easterly along the said R/W a distance of 131.06 feet to a point; thence continuing along said R/W a distance of 141.10 feet to a point; thence continuing along said R/W a distance of 134.79 feet to a point; thence continuing around said R/W on a circular curve with a radius of 2794.79 feet for a distance of 270.62 feet to a point; thence now leaving the said state R/W South 01°05' West a distance of 194.32 feet to a point; thence South 00°35'09" West a distance of 1313.49 feet to a point on the South Section line; thence North 89°02' West along the South Section line a distance of 630.83 feet back to the True Point of Beginning.

PARCEL 2:

Southwest 1/4 of Section 22, Township 36 North, Range 4 West, of the Boise Meridian, records of Nez Perce County, Idaho, more particularly described as follows:

Commencing at the said Southwest corner of Section 22; thence Easterly along said South Section line South 89°02' East a distance of 2370.11 feet to the True Point of Beginning; thence now leaving the South Section line North 00°35'09" East a distance of 1313.49 feet to a point; thence North 1°05' East a distance of 194.32 feet to the said South R/W of Highway 95; thence right and Easterly along said R/W curve a distance of 289.40 feet to a point; thence now leaving said R/W South 01°05' West a distance of 256.36 feet to a point; thence South 00°35'07" West a distance of 1312.68 feet to a point on the said South 1/4 corner; thence along the South Section line North 89°02' West a distance of 282.88 feet back to the True Point of Beginning.



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

June 14, 2024

KIAN MICHAEL THOMAS SHELL
RACHAEL ELISE YONGE
39060 US HIGHWAY 95
SPALDING ID 83540-6086

GWENDOLYN IRENE SHELL
PATRICK DALE SHELL
39060 US HIGHWAY 95
SPALDING ID 83540-6086

Re: Change in Ownership for Water Right No(s): 85-7125

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 I

Enclosure(s)