

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 06 2024

EAST/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?
85-11509	Yes ☐	Yes ☐		Yes ☐	Yes ☐
85-11771	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Michael H. Atkinson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Valdasue Steele
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 27237 Sumac Ln Lapwai ID 83540
Mailing address City State Zip
- 208-843-2157 valdasue@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: October 2006
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: Valdasue Steele Title, if applicable _____ Date 5/1/24
 Signature of new owner/claimant
Valdasue Steele
 Print name

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

 Print name

For IDWR Office Use Only:

Received by MS Date 5/6/24 Receipt No. NO44612 Receipt Amt. \$5000
 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 6/13/24

Valdasue Steele property (Garden Springs Farm (GSF))
27237 Sumac Ln (off Garden Gulch Rd)
Lapwai, ID 83540
RP35N04W110599

 *springs & pond area*



OW

733801

WARRANTY DEED

THIS INDENTURE, made this 31 day of July, 2006, by and between MICHAEL H. ATKINSON and SUSAN G. ATKINSON, husband and wife, the GRANTORS, and JACK H. BELL, an unmarried person, of 27237 Sumner Ln. - Lapwai, ID 83540, the GRANTEE:

W I T N E S S E T H:

That the said Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, and other good and valuable considerations to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said Grantee, his heirs and assigns forever, all of the following described real property situate in the County of Nez Perce, State of Idaho, to wit:

That part of the Northeast Quarter of Section 11 and the Northwest Quarter of Section 12, Township 35 North, Range 4 West of the Boise Meridian, Nez Perce County, Idaho, described as follows:

Commencing at the Quarter corner common to said Sections 11 and 12; thence North 3°34'01" West 1,155.30 feet to The Point of Beginning; thence North 76°08'00" West 292.10 feet; thence North 23°45'00" West 302.60 feet to the centerline of Garden Gulch Road; thence North 63°22'21" East along said centerline 394.73 feet, and North 80°25'34" East 457.71 feet, and North 82°26'13" East 343.26 feet; thence South 0°30'06" East 268.65 feet; thence South 43°27'03" West 281.32 feet; thence South 75°07'13" West 569.99 feet; thence South 6°33'08" East 26.13 feet to The Point of Beginning.

EXCEPTING THEREFROM a parcel of land located in the Northwest Quarter of Section 12, Township 35 North, Range 4 West of the Boise Meridian, Nez Perce County, Idaho, described as follows:

Commencing at the Southwest Quarter corner of the Northwest Quarter of Section 12, Township 35 North, Range 4 West of the Boise Meridian; thence North 03°34'01" West a distance of 1,155.30 feet; thence North 06°33'08" West a distance of 26.13 feet; thence North 75°07'13" East a distance of 230.45 feet to The Point of Beginning; thence

North 00°30'06" East a distance of 484.63 feet to the centerline of Garden Gulch Road; thence North 80°25'34" East along the centerline of said Road a distance of 182.00 feet; thence North 82°26'13" East continuing along said centerline a distance of 343.26 feet to a point on the East line of Government Lot 8; thence South 00°30'06" West a distance of 268.65 feet; thence South 43°27'03" West a distance of 281.32 feet; thence South 75°07'13" West a distance of 339.54 feet to The Point of Beginning, EXCEPT that portion lying within the legal bounds of Garden Gulch Road.

SUBJECT TO an easement granted to Clearwater Power Company for electric transmission or distribution line system recorded July 31, 1989 as Instrument No. 513220 of Official Records.

SUBJECT TO an easement granted to Clearwater Power Company for maintenance and repair, recorded January 26, 1990 as Instrument No. 537901 of Official Records.

SUBJECT TO an easement granted to U.S. West Communications, Inc., to construct, reconstruct, operate, maintain and remove telecommunication facilities, recorded June 3, 1991 as Instrument No. 551201 of Official Records.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, the remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to said property, as well in law as in equity of the said Grantors.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee and to his heirs and assigns forever.

AND the said Grantors, for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said Grantee, his heirs and assigns, that at the time of the ensealing and delivery of these premises they were well seized of the premises above conveyed as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law in fee simple and have good right, full power and lawful authority to

grant, bargain, sell and convey the same in the manner and form aforesaid, and that the same are free and clear from all other and former grants, bargains, liens, taxes, assessments and encumbrances of whatever kind or nature whatsoever, EXCEPTING the levies, assessments and real property taxes for 2006.

AND the above bargained premises in the quiet and peaceable possession of the said Grantee, his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said Grantors shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year in this indenture first hereinabove written.

INST. NO. 733801
FILED FOR RECORD

900

2006 JUL 31 P 3:29

PATTY O. WEEKS
RECORDER, NEZ PERCE CO ID

Michael H. Atkinson
MICHAEL H. ATKINSON

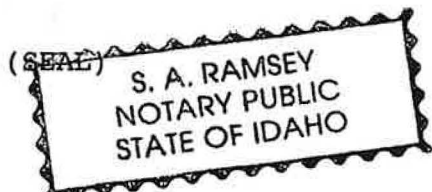
Susan G. Atkinson
SUSAN G. ATKINSON

ALLIANCE TITLE

STATE OF IDAHO : ss.
County of Nez Perce

On this 31 day of July, 2006, before me, S. A. Ramsey, the undersigned, a Notary Public in and for said state, personally appeared MICHAEL H. ATKINSON and SUSAN G. ATKINSON, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first hereinabove written.



S. A. Ramsey
Notary Public for IDAHO
Residing at Lewiston
My Commission Expires: 12-15-10

WARRANTY DEED -3-

Instrument # 800540

NEZ PERCE COUNTY

6-3-2012 03:32:02 No. of Pages: 3

Recorded for : NATIONALLINK

PATTY WEEKS

Fee: 16.00

Ex-Officio Recorder Deputy

Index to: WRNTV/QCO

Commitment Number: 307261

Seller's Loan Number: 8000219700

After Recording Return To:

X NationalLink

300 Corporate Center Drive, Suite 300
Moon Twp, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
RP35N04W123164A**

QUITCLAIM DEED

Jack Houston Bell married to grantee Valdasue Steele, whose mailing address is 27237 SUMAC LN, LAPWAI, ID 83540, hereinafter grantor, for \$ 1.00 (one dollar) in consideration paid, grants and quitclaims to Jack Houston Bell and Valdasue Steele, husband and wife, _____, hereinafter grantees, whose tax mailing address is 27237 SUMAC LN, LAPWAI, ID 83540, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

That part of the Northeast Quarter of Section 11 and the Northwest Quarter of Section 12, Township 35 North, Range 4 West of the Boise Meridian, Nez Perce County, Idaho, described as follows:

Commencing at the Quarter corner common to said Sections 11 and 12; thence

North 3°34'01" West, 1.155.30 feet to The Point of Beginning; thence North 76°08'00" West

292.10 feet; thence

North 23°45'00" West 302.60 feet to the centerline of Garden Gulch Road; thence

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EXCEPTING THEREFROM a parcel of land located in the Northwest Quarter of Section 12, Township 35 North, Range 4 West of the Boise Meridian, Nez Perce County, Idaho, described as follows:

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North 75°07'13" East a distance of 230.45 feet to The Point of Beginning; thence North 00°30'06" East a distance of 484.63 feet to the centerline of Garden Gulch Road; thence

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North 82°26'13" East continuing along said centerline a distance of 343.26 feet to a point on

the East line of Government Lot 8; thence

South 00°30'06" West a distance of 268.65 feet; thence

South 43°27'03" West a distance of 281.32 feet; thence

South 75°07'13" West a distance of 339.54 feet to The Point of Beginning, EXCEPT that portion lying within the legal bounds of Garden Gulch Road.

Being the same property conveyed to Jack Houston Bell by deed of _____, recorded _____ in Nez Perce County Records.

Property Address is: 27237 SUMAC LN, LAPWAI, ID 83540

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on April 25, 2012:

Jack Houston Bell
Jack Houston Bell

Valdasue Steele
Valdasue Steele

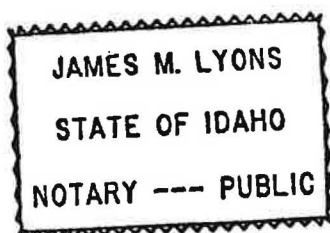
STATE OF IDAHO
COUNTY OF NEZ PERCE

The foregoing instrument was acknowledged before me on April 25, 2012 by **Jack Houston Bell** and **Valdasue Steele**, who are personally known to me or have produced Driver's Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

James M. Lyons
Notary Public
Exp 6/04/2013

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170





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

June 13, 2024

VALDASUE STEELE
JACK HOUSTON BELL
27237 SUMAC LN
LAPWAI ID 83540-6095

Re: Change in Ownership for Water Right No(s): 85-11509, 85-11770, & 85-11771

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

Enclosure(s)