

RECEIVED

JUL 22 2024

IDWR/NORTH

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
94-8527	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: Thomas E & Edith L Titchener
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Thunder Mountain LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 21012 109th Ave SE Snohomish WA 98296
Mailing address City State Zip
- 206-251-5692 john@craigplanet.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: property
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] Thunder Mountain 7/18/24
Signature of new owner/claimant Title, if applicable Date

[Signature] Thunder Mountain LLC 7/18/2024
Signature of new owner/claimant Title, if applicable Date

[Signature] Thunder Mountain LLC 7/18/2024
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by DL Date 7/22/24 Receipt No. N044835 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 7/23/24

Upon recording, return to:
Jeff G. Sorenson
Moulton Bellingham PC
P.O. Box 2559
Billings, MT 59103-2559

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, JOHN A. CRAIG and BONNIE C. CRAIG, husband and wife, of 21012 109th Avenue SE, Snohomish, WA 98296 ("Grantor"), hereby grant to THUNDER MOUNTAIN, LLC, a Montana limited liability company, of 21012 109th Avenue SE, Snohomish, WA 98296 ("Grantee"), all of the right, title, and interest of Grantor in and to the following described real property located in Shoshone County, Idaho, which is more particularly described as follows:

Exhibit A attached hereto.

TOGETHER WITH all and singular the hereinbefore described premises, together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof; and also all the estate, right, title, interest, possession, claim and demand whatsoever, as well in law as in equity, of Grantor, of, in or to the said premises, and every part and parcel thereof, with appurtenances thereto belonging.

TO HAVE AND TO HOLD unto Grantee, and to its successors and assigns, forever,
SUBJECT TO THE FOLLOWING:

- (a) Reservations and exceptions in patents from the United States and the State of Idaho.
- (b) Any and all existing covenants, conditions, restrictions, exceptions, reservations, encumbrances, easements and rights-of-way of record.
- (c) Covenants, conditions, restrictions and reservations contained in all prior deeds of record with respect to the real property described above or any portion thereof.
- (d) All building, use, zoning, sanitary, and environmental regulations and restrictions, and other applicable governmental regulations which affect the real property described above or any portion thereof.
- (e) Taxes and assessments for the current year and subsequent years.

EXHIBIT A
LEGAL DESCRIPTION

Lot 16, Castle Rock Subdivision Phase II more particularly described as follows:

Beginning at the Northwest corner of Lot 17 of Castle Rock Subdivision Phase II Amended Survey and Lot Line Adjustment recorded as Instrument No. 374701, Shoshone County, State of Idaho; thence

South 39°01'49" West, 433.88 feet; thence

North 55°17'17" West, 150.43 feet (shown of record as North 55°, 17'77" East); thence

North 39°01'49" East, 445.09 feet; thence

South 51°00'56" East, 150.00 feet to the point of beginning.

Grantor does hereby covenant with Grantee, and to its successors and assigns, that Grantor will warrant and defend the said granted real property against the lawful claims and demands of all persons claiming by, through and under Grantor, but against no other claims and no other persons, including predecessors in title.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this 20 day of May, 2022.

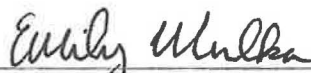


JOHN A. CRAIG

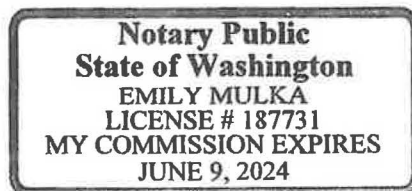

BONNIE C. CRAIG

STATE OF WASHINGTON)
County of Snohomish)

On this 20th day of May, 2022, before me, the undersigned, a Notary Public for the State of Washington, personally appeared John A. Craig and Bonnie C. Craig, known to me to be the persons executing the within instrument, and acknowledged to me that they had executed the same.



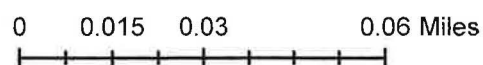
Signature of Notary Public





Legend

- Township/Range
- Sections
- QQ



Thunder Mountain
 10624 Old River Road
 Kingston ID 83839
 RPO ~~00~~ 0955 0000160





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

July 23, 2024

THUNDER MOUNTAIN LLC
21012 109TH AVE SE
SNOHOMISH WA 98296-7186

Re: Change in Ownership for Water Right No(s): 94-8527

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)