

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 27 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?
95-12541	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: Vanderroest, Steve
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Joseph & Melinda Nichols Joint Trust
New owner(s) as listed on the conveyance document

64604 Old Bend Redmond Hwy Bend Or 97703
Mailing address City State Zip
541-788-2865 melindacnichols@yahoo.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur? n/a
☐ 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: 8/30/2024
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: n/a
☐ 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: [Signature] n/a
 Signature of new owner/claimant Title, if applicable Date
Joseph Nichols
 Print name
- Signature: [Signature] n/a 9/20/24
 Signature of new owner/claimant Title, if applicable Date
Melinda Nichols
 Print name

For IDWR Office Use Only:
 Received by YMB Date 9/27/24 Receipt No. N045007 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 10/7/24 Date YMB



100 Wallace Avenue
Coeur D Alene, ID 83814

**ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT**

File No. 859198 JW/TB

JENNIFER LOCKE 2 P 2978807000
KOOTENAI COUNTY RECORDER
DAP 8/30/2024 9:05 AM
REQ OF PIONEER TITLE KOOTENAI
COUNTY
RECORDING FEE: \$15.00 DD
Electronically Recorded

WARRANTY DEED

For Value Received David James Bardin, Trustee of the David James Bardin Living Trust Dated February 1, 2021 and Amanda Marie Lecaie, Trustee of the Amanda Marie Lecaie Living Trust dated February 1, 2021

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Joseph M. Nichols and Melinda C. Nichols, or their successors, as Trustees of the Joe and Melinda Nichols Trust dated October 24, 2023, as may be amended

hereinafter referred to as Grantee, whose current address is 64604 Old Bend Redmond Highway Bend, OR 97703

The following described premises, to-wit:

Lot 7, Block 6, The Finney Tracts Plat, according to the Plat thereof, recorded in Book C of Plats at Page(s) 207, records of Kootenai County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

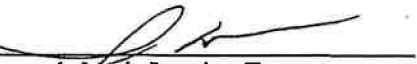
Dated: 08/23/2024

The David James Bardin Living Trust Dated February 1, 2021

By: 

David James Bardin, Trustee

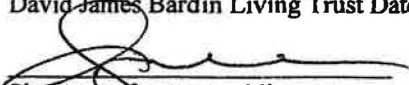
The Amanda Marie Lecaie Living Trust dated February 1, 2021

By: 

Amanda Marie Lecaie, Trustee

State of Idaho, County of Kootenai

This record was acknowledged before me on August 23, 2024 by David James Bardin, as Trustee of the David James Bardin Living Trust Dated February 1, 2021.


Signature of notary public
Commission Expires:

JULIE WILSON

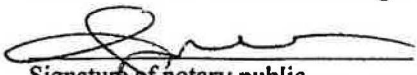
Residing in: Coeur d'Alene, ID

Commission Expires: 11/09/2028

JULIE WILSON
COMMISSION #68825
NOTARY PUBLIC
STATE OF IDAHO

State of Idaho, County of Kootenai

This record was acknowledged before me on August 23, 2024 by Amanda Marie Lecaie, as Trustee of the Amanda Marie Lecaie Living Trust dated February 1, 2021.


Signature of notary public
Commission Expires:

JULIE WILSON

Residing in: Coeur d'Alene, ID

Commission Expires: 11/09/2028

JULIE WILSON
COMMISSION #68825
NOTARY PUBLIC
STATE OF IDAHO



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

October 07, 2024

JOSEPH & MELINDA NICHOLS JOINT TRUST
64604 OLD BEND REDMOND HWY
BEND OR 97703-8920

Re: Change in Ownership for Water Right No(s): 95-12541

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) 762-2807.

Sincerely,

Micki Bowman
Administrative Assistant 1

Enclosure(s)