

SEP 30 2024

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
95-17685	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: Clista Ellis

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Three Horses Meadow, LLC an Idaho Limited Liability Company

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or6848 N. Govt Way Ste 114-609Dalton GardensID83815

Mailing address

City

State

Zip

949-554-5733

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: 12/31/1976

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: Erika Mayshar Member 9/16/2024 | 12:50 PM PDT

Signature of new owner/claimant

Title, if applicable

Date

Erika Mayshar

Print name

- Signature: Jonathan Mayshar Manager 9/16/2024 | 4:10 PM PDT

Signature of new owner/claimant

Title, if applicable

Date

Jonathan Mayshar

Print name

For IDWR Office Use Only:

Received by: WMB Date: 9/30/24 Receipt No. N045012 Receipt Amt. \$25.00Active 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: 10/7/24



File No.: NXNI-0553626

RECORDING FEE: \$15.00
Electronically Recorded

DD

WARRANTY DEED

FOR VALUE RECEIVED

Clista Lee Ellis, Trustee of the Clista Lee Ellis Revocable Living Trust of 2018 who erroneously acquired Title as Clista L. Ellis, or her successor, as Trustee of the Clista Lee Ellis Family Trust

GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Three Horses Meadow, LLC an Idaho Limited Liability Company

GRANTEE(s), whose current address is:

6848 N Government Way, Suite 114-609, Dalton Gardens, ID 83815

the following described real property in Kootenai County, State of Idaho more particularly described as follows, to wit:

Lot 5, except the North 48 feet in Block 2, River Ridge Terrace, according to the Plat recorded in Book "F" of Plats, Page 93, records of Kootenai County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that 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 reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 11, 2024

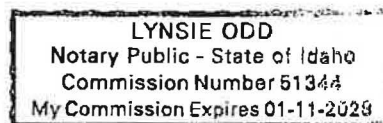
The Clista Lee Ellis Revocable Living Trust of 2018

Clista Lee Ellis Trustee
By: Clista Lee Ellis, Trustee

State of ID)
County of Kootenai, ss.

On this 16th day of September, in the year of 2024, before me the undersigned Notary Public in and for said state, personally appeared Clista Lee Ellis, known or identified to me as the person whose name(s) is subscribed to the within instrument as trustee(s) of the Clista Lee Ellis Revocable Living Trust of 2018, and acknowledged to me that he/she executed the same as such trustee(s).

Lynsie Odd
Notary Public Idaho
Residing at: Post Falls, ID
My Commission Expires: 01/11/2028



Water Right Report : 95-17685(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	ELLIS, CLISTA	1149 S AGATE RD	COEUR D ALENE	ID	83814

Water Right Status

Priority Date : 12/31/1976
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	50N	04W	18	0				NE NW KOOTENAI	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
STOCKWATER	01/01	12/31	0.02 CFS	
DOMESTIC	01/01	12/31	0.02 CFS	
TOTAL			0.02 CFS	

Places of Use

Place of Use Legal Description : STOCKWATER (KOOTENAI county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
50N	04W	18				NE NW	

Place of Use Legal Description : DOMESTIC (KOOTENAI county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
50N	04W	18				NE NW	

Conditions

Code Conditions

- C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
- P21 This right is a split from former right 95-12134.
- PIN Parcel No. 06660002005A
- N11 The quantity of water decreed for this water right is not a determination of historical beneficial use.
- X02 Stockwater use is for 5 mixed head.
- X04 Domestic use is for 1 home.
- J01 Property is also known as Lot 5, Block 2, River Ridge Terrace.
- N19 The quantity of water under Right Nos. 95-17685 and 95-17686 shall not exceed 13,000 gallons per day.
- F05 Right No. 95-17686 is also diverted through the point of diversion described above.

Dates

Licensed Date :
Decreed Date : 12/1/2020

Other Information

State or Federal :
Water District Number : TBD

Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date:
Protest Deadline Date:

Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

8/20/2024

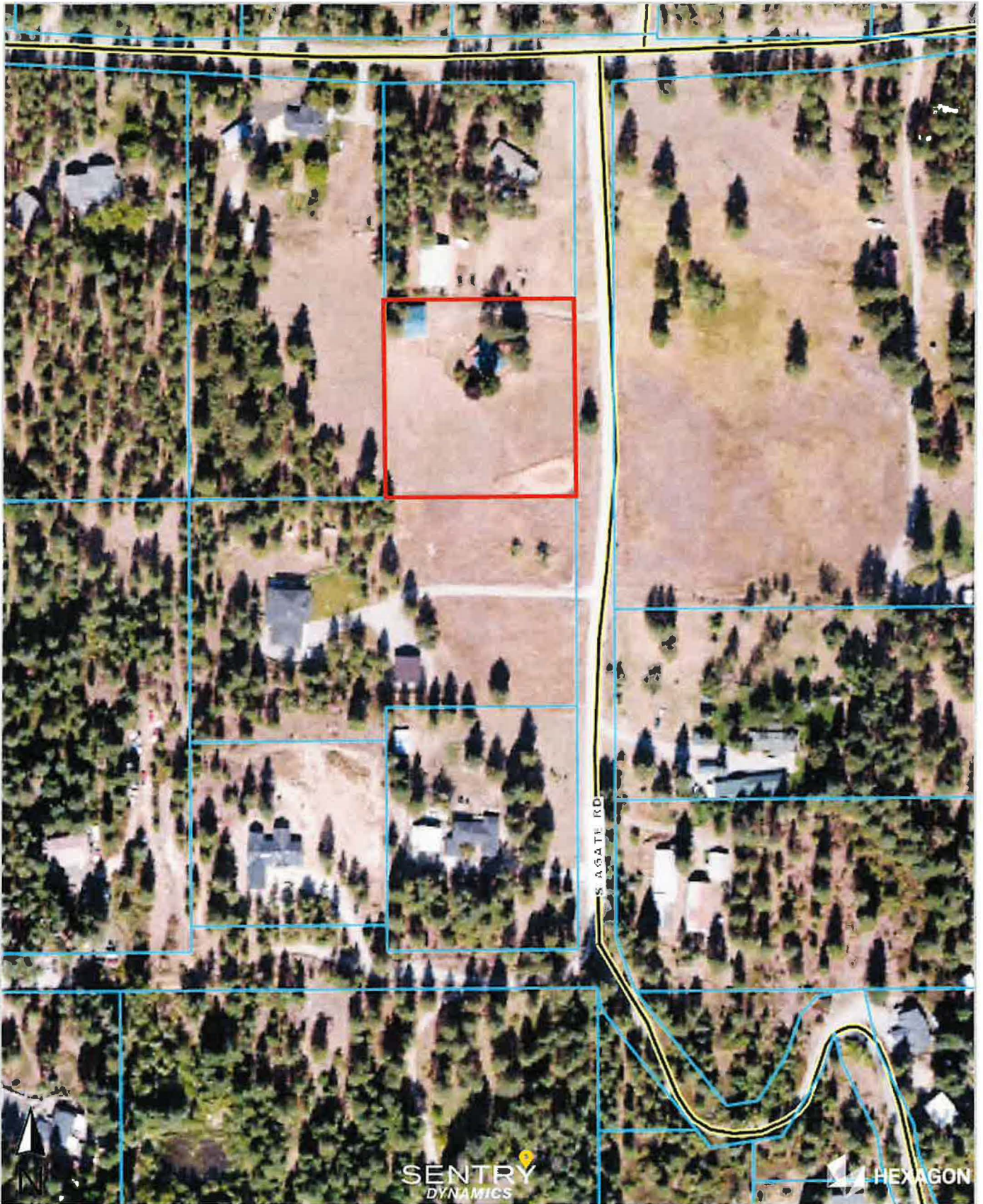


NEXTITLE
NORTH IDAHO



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.

SENTRY
DYNAMICS



NEXTITLE
NORTH IDAHO



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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

THREE HORSES MEADOW LLC
6848 N GOVERNMENT WAY # 114-609
DALTON GDNS ID 83815-7798

Re: Change in Ownership for Water Right No(s): 95-17685

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)