

RECEIVED

OCT 15 2024

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
#84-10080	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: L. John Gunter and Kathy Gunter
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Kirk Douglas Romain + Catherine Jean Leck Romain AB Living Trust
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 119 East Walnut Ave Lompoc CA 93436
Mailing address City State Zip
- 805-588-1760 broker@wiserrentals.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: 6-19-2024
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: Catherine L Romain Trustee 9-21-2024
Signature of new owner/claimant Title, if applicable Date
Catherine L. Romain
Print name

Signature: Kirk Romain Trustee 9/21/24
Signature of new owner/claimant Title, if applicable Date
Kirk Romain
Print name

For IDWR Office Use Only:

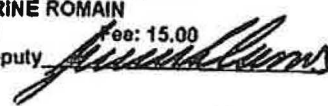
Received by: MS Date: 10/15/24 Receipt No. N045031 Receipt Amt. \$25⁰⁰

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: 10/31/24

Return to: Kirk Romain and Catherine Romain
119 East Walnut Avenue
Lompoc, CA 93436
805-737-3808

Instrument # 544708

IDAHO COUNTY, IDAHO,
6-19-2024 12:50:54 PM No. of Pages: 3
Recorded for : CATHERINE ROMAIN
KATHY M. ACKERMAN Fee: 15.00
Ex-Officio Recorder Deputy 

WARRANTY DEED

For value received, JACK LANE IV, an unmarried man, ("Grantor"), does hereby grant, bargain, sell and convey to KIRK ROMAIN and CATHERINE L. ROMAIN, as Trustees of the KIRK DOUGLAS ROMAIN AND CATHERINE JEAN LECK ROMAIN AB LIVING TRUST, ("Grantees"), whose mailing address is: 119 East Walnut Ave, Lompoc, CA 93436, and Grantees' heirs, successors and assigns forever, the following described real property situated in Idaho County, State of Idaho:

Township 33 N, Range 4 E, Boise Meridian, Idaho County, Idaho,
Sections 31 and 32 that portion of the following parcel lying within government lot 4 and lot 8,
more particularly described as follows:

Commencing at 5/8 inch IR with aluminum cap which marks the section corner common to sections 5, 6, 31 and 32, said Township and Range;
thence N 00° 40' 45" E, on section line common to sections 31 and 32, 1304.30 feet to the computed South 1/16 corner, to the Point of Beginning;

thence N 89° 27' 54" W, on the 1/16 line 48.74 feet to the high-water line on the Easterly bank of the Clearwater River;

thence N 36° 33' 27" E, on said high-water line, 83.17 feet to intersection with section line between sections 31 and 32;

thence N 36° 33' 27" E, on said high-water line, 32.73 feet;

thence N 53° 16' 10" E, on said high-water line, 37.18 feet to a 5/8" x 30" IR with plastic cap marked PLS 5165

thence S 52° 02' 55" E, 98.60 feet to a 5/8" x 30" IR with plastic cap marked PLS 5165 on Westerly 40 foot right of way of US Highway 12;

thence S 39° 09' 11" W, on Westerly right of way line, 71.55 feet to Southerly line of government lot 4;

thence N 89° 45' 57" W, on Southerly line of government lot 4, 82.66 feet to the Point of Beginning.
Sometimes known as Assessors Tax No. 294

SUBJECT TO taxes and assessments for the current year, and all subsequent years, together with any and all existing easements, rights-of-way, reservations, covenants, restrictions and encumbrances of record, and the following matters:

- 1. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason of any Indian treaty or aboriginal rights, or by reason of any portion of the premises being situated within the reputed reservation of the Nez Perce Tribe of Indians.**
- 2. Any claim arising from the difference in the mean high water line of the Clearwater River and the meander line as shown by the Original Government Survey, and also excepting any accretion or avulsion changes of the ordinary high water line.**
- 3. EASEMENT DEED, including the terms and conditions thereof, by and between John J. Lilly, unmarried, to Inland Power and Light, a corporation, record January 9, 1929 in Book 56, Page 353, records of Idaho County, Idaho.**
- 4. HIGHWAY RIGHT OF WAY DEED, including the terms and conditions thereof, by and between Evelyn Engel and Henry F. Engel, her husband, to the State of Idaho, recorded January 10, 1950, in Book 82, Page 379, records of Idaho County, Idaho.**
- 5. MAINTENANCE AGREEMENT, including the terms and conditions thereof, by and between Jerry Johnson and Carla Johnson, husband and wife, Jack Lane and Patsy Lane, husband and wife and William B. Glenn and Shirley Glenn, husband and wife, recorded March 26, 1992 as Instrument Number 362717, records of Idaho County, Idaho.**
- 6. EASEMENT AS RESERVED IN QUITCLAIM DEED, including the terms and provisions thereof, by and between Patsy E. Lane, a widow and Katherine A. Lane, a single person, recorded May 4, 1998, under Instrument Number 399540, records of Idaho County, Idaho.**
- 7. EASEMENT AS GRANTED IN QUITCLAIM DEED, including the terms and provisions thereof, by and between Katherine A. Lane, a single person and Patsy E. Lane, a widow, recorded May 4, 1998, under Instrument Number 399541, records of Idaho County, Idaho.**
- 8. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason of or disclosed by the following Records of Survey, all records of Idaho County, Idaho:
Records of Surveys:
Recorded December 23, 1997 as Instrument Number 397562;
Recorded April 2, 1999 as Instrument Number 405341;
Recorded March 8, 2007 as Instrument Number 453896;
Recorded May 23, 2023, as Instrument Number 540317.**

TOGETHER WITH any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the real property described.

The Grantor covenant to the Grantees that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

Except as otherwise expressly provided in this Instrument, Grantor hereby declares pursuant to Title 5, Chapter 2 of the Idaho Code, that in the event Grantor shall have permitted or suffered at any time prior to the making of this instrument, any person or entity to possess, use or occupy the above-described premises, or any portion thereof, for any purpose, with or without the knowledge of Grantor, it was not the intent of Grantor, by permitting or suffering such possession, use or occupation, to thereby define property boundaries or ownership thereof.

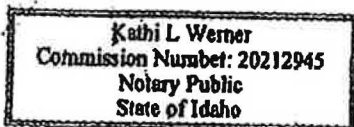
DATED this 18 day of June, 2024.

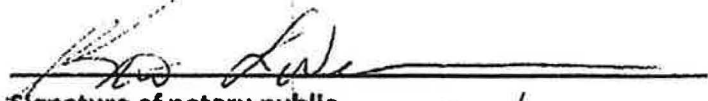

JACK LANE IV

State of Idaho

County of Idaho Ada : ss.

This record was acknowledged before me on 18 June, 2024, by JACK LANE IV.




Signature of notary public
My commission expires: 06/21/2027



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 31, 2024

KIRK DOUGLAS ROMAIN & CATHERINE JEAN LECK ROMAIN AB LIVING TRUST
3441 SAN JULIAN RD
LOMPOC CA 93436-9501

Re: Change in Ownership for Water Right No(s): 84-10080

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)