

RECEIVED

SEP 11 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?
87-11680	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:

Peter Garaway

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Ryan Saunders Chariti Saunders

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or

2175 N Mountain View Rd.

Moscow

ID

83843

Mailing address

City

State

Zip

206-819-1038

business @ jedir.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: 07/19/2023

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:

Ryan Saunders

Signature of new owner/claimant

Title, if applicable

Date

Ryan Saunders

Print name

Signature:

CS

Signature of new owner/claimant

Title, if applicable

Date

Chariti Saunders

Print name

For IDWR Office Use Only:

Received by MB Date 9/11/24

Receipt No. N044972

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 MB

Date 3/5/25



Pioneer Title Co.

GOING BEYOND
674 Pullman Road
Moscow, ID 83843

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

NO 630090

AT THE REQUEST OF
PIONEER TITLE CO OF LATAH COUN

DATE AND HOUR
07-19-2023 03:40:19 PM

Julie Fry
LATAH COUNTY RECORDER
Fee: \$15.00 BY Julie Fry

File No. 834235 AJ/JM

WARRANTY DEED

For Value Received **Shanon Gray and Tiffany Gray, husband and wife**
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Ryan Saunders and Chariti Saunders, husband and wife hereinafter referred to as Grantee, whose
current address is 2175 North Mountain View Road Moscow, ID 83843

The following described premises, to-wit:

Situate in the State of Idaho, County of Latah and is described as follows:

A parcel of land located in a portion of the N1/2 of the SE1/4 of the NW1/4 of Section 4, Township 39 North, Range 5 West, B.M., being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest quarter (NW1/4) of said Section 4, Township 39 North, Range 5 West, B.M.; thence along the Easterly line of said NW1/4, S. 00° 36' 46" W., 1221.05 feet, to the Northeast corner of said N1/2SE1/4NW1/4, being the POINT OF BEGINNING; thence along the Easterly line of said N1/2SE1/4NW1/4, S. 00° 36' 46" W., 633.64 feet, to the Southeast corner of said N1/2SE1/4NW1/4; thence along the Southerly line of said N1/2SE1/4NW1/4, N 88° 59' 08" W., 340.09 feet; thence departing said Southerly line, N. 00° 36' 46" E., 632.74 feet, to the intersection with the Northerly line of said N1/2SE1/4NW1/4; thence along said Northerly line, S 89° 08' 12" E, 340.08 feet, to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion deeded to Latah County, as more fully set out in that Certain Consent and Deed of Right-of-Way recorded under Instrument No. 58521 in Book 66 of Deeds at Page 266.

ALSO INCLUDING a parcel of land situated in Government Lot 3 of Section 4, Township 39 North, Range 5 West, B.M., and being more particularly described as the E 340.08' of the following-described parcel, to-wit:

BEGINNING at the Southeast corner of said Government lot 3, as shown on the survey filed under Latah County Records Instrument No. 393887 on January 7, 1993, and the TRUE POINT OF BEGINNING: Thence N. 89° 09' 02" W, 692.47 feet along the South line of said Government Lot 3; thence N. 00° 12' 01" E., 7.55 feet; thence S. 89° 49' 55" E., 692.47 feet to the East line of said Government Lot 3; Thence S. 00° 36' 49" W., 15.79 feet along said East line to the TRUE POINT OF BEGINNING.

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: JULY 17, 2023

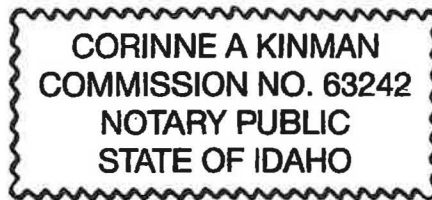
Shanon Gray

Tiffany Gray

State of Idaho, County of Latah

This record was acknowledged before me on July 17th, 2023 by Shanon Gray and Tiffany Gray

Corinne A. Kinman
Signature of notary public
Commission Expires: 3-13-2026



NO 616516
AT THE REQUEST OF
MOSCOW TITLE, INC.
DATE AND HOUR
07-12-2021 02:35:00 PM
HENRIANNE K. WESTBERG
LATAH COUNTY RECORDER
Fee: \$15.00 BY [Signature]

22220
Moscow Title, Inc.
127 S. Washington St.
Suite # 1

This form furnished by: Moscow, ID 83843

WARRANTY DEED

For Value Received

Peter D Garaway and Jessica C Garaway, husband and wife

the Grantors hereby grants, bargains, sells, conveys and warrants unto

Shanon Gray and Tiffany Gray, husband and wife

the Grantees whose current address is: 644 N State Street, Lake Oswego, OR 97034

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that said premises are free from all encumbrances and that the Grantor will warrant and defend the same from all lawful claims whatsoever

Dated this 8 day of July, 2021

[Signature]
Peter D Garaway

[Signature]
Jessica C Garaway

State of Idaho
County of Latah

On this _____ day of _____, before me the undersigned, a Notary Public, in and for said State, personally appeared **Peter D Garaway and Jessica C Garaway** known to me, and identified to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public Corinne Korman
Notary Resides in Latah County, Idaho
My Commission Expires: _____

SEE ATTACHED
For Notary

CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

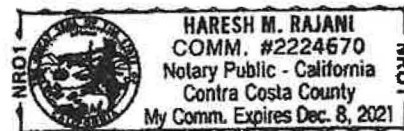
State Of: **California**
 County Of: **Contra Costa**

On July 08, 2021 before me, **Haresh M. Rajani**, Notary Public, personally appeared, Peter D. Garaway and Jessica C Garaway, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


 Signature: **Haresh M. Rajani**



Seal

OPTIONAL INFORMATION

Title of Document: Warranty Deed

Total Number of Pages including Attachment: _____

Notary Commission Expiration Date: Dec. 8th, 2021

Notary Commission Number: 2224670

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the State of Idaho, County of Latah and is described as follows:

A parcel of land located in a portion of the N1/2SE1/4NW1/4 of Section 4, Township 39 North, Range 5 West, B.M., being more particularly described as follows:

COMMENCING at the northeast corner of the Northwest Quarter (NW 1/4) of said Section 4, Township 39 North, Range 5 West, B.M.; thence along the easterly line of said NW1/4, S. 00°36'46" W., 1221.05 feet, to the northeast corner of said N1/2SE1/4NW1/4, being the POINT OF BEGINNING; thence along the easterly line of said N1/2SE1/4NW1/4, S. 00°36'46" W., 633.64 feet, to the southeast corner of said N1/2SE1/4NW1/4; thence along the southerly line of said N1/2SE1/4NW1/4, N. 88°59'08" W., 340.09 feet; thence departing said southerly line, N. 00°36'46" E., 632.74 feet, to the intersection with the northerly line of said N1/2SE1/4NW1/4; thence along said northerly line, S. 89°08'12" E., 340.08 feet, to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion deeded to Latah County, as more fully set out in that certain Consent and Deed of Right of Way recorded under Instrument No. 58521 in Book 66 of Deeds at Page 266.

Also Including:

A parcel of land situated in Government Lot 3 of Section 4, T39N R5W BM and being more particularly described as the E 340.08' of the following-described parcel, to-wit:

Beginning at the SE corner of said Government Lot 3, as shown on the survey filed under Latah County Records Instrument No. 393887 on January 7, 1993, and being the TRUE POINT OF BEGINNING:

Thence N 89°09'02" W, 692.47 feet along the south line of said Government Lot 3;

Thence N 0°12'01" E, 7.55 feet;

Thence S 89°49'55" E, 692.47 feet to the east line of said Government Lot 3;

Thence S 0°36'49" W, 15.79 feet along said east line to the TRUE POINT OF BEGINNING.



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

March 05, 2025

RYAN SAUNDERS
CHARITI SAUNDERS
2175 N MOUNTAIN VIEW RD
MOSCOW ID 83843-8137

Re: Change in Ownership for Water Right No.: 87-11680

Dear Water Right Holders:

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)