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MAR 13 2025

Form 42-248/42-1409(6) Rev. 6/22

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, check of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
85-7645	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: Eagle's Pointe Development Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Eagle's Pointe Water and Sewer District
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- Mailing address: P.O. Box 1127 City: Lewiston State: ID Zip: 83501
Telephone: 208-553-8295 Email: epwsd.roberthand@gmail.com

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: 03 January 2025
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: Robert Hand Signature of new owner/claimant
Chairman, District Board of Directors Title, if applicable
03/07/2025 Date
Robert Hand Print name

Signature: _____ Signature of new owner/claimant
 _____ Title, if applicable
 _____ Date
 _____ Print name

For IDWR Office Use Only:

Received by: MB Date: 3/13/25 Receipt No. N045296 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: MB Date: 3/13/25

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Norman M. Semanko
PARSONS BEHLE & LATIMER
800 W. Main Street, Suite 1300
Boise, ID 83702

(Space Above For Recorder's Use)

QUITCLAIM DEED

For value received Eagles Pointe Development, Inc., an Idaho corporation ("Grantor"), does hereby release and forever quitclaim unto Eagles Pointe Water and Sewer District, a municipal corporation and political subdivision of the State of Idaho ("Grantee"), and its heirs and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described property situated in Nez Perce County, State of Idaho:

The Eagles Pointe Water System, including all real property, roads, easements, rights, personal property, equipment, documentation and installations appurtenant thereto, including, but not limited to, existing water rights (including but not limited to water right no. 85-7645), wells, pumps, buildings, electrical works, water mains, valves, hydrants, water storage facilities, tanks, water meters, service lines, and other associated infrastructure used in connection with the operation of the well up to the boundary of the land owned by residents of Eagles Pointe Subdivision, as depicted on Exhibit A and legally described on Exhibit B, both attached hereto.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 31 day of January, ~~2024~~ 2025

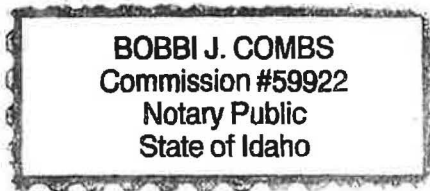
Eagles Pointe Development, Inc.

Helen Snyder
Name: HELEN Snyder President
Its: Eagles Pointe Dev.

STATE OF IDAHO)
) ss.
County of Nez Perce)

On this 31 day of January, ²⁰²⁵~~2024~~, before me Bobbi J Combs,
personally appeared Helen Snyder, known or identified to me to be the
president of Eagles Pointe Development, Inc., the corporation whose name is
subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the
day and year in this certificate first above written.



Bobbi J Combs
NOTARY PUBLIC FOR IDAHO
Residing at Lewiston Idaho
My Commission Expires July 5, 2030

[illegible]

EXHIBIT B

NUMBER	OWNER	SITE ADD	LGIDESC1	LGIDESC2	LGIDESC3	LGIDESC4
RP03020000240	ADAMS RENE	7409 AERIE DR	EAGLE CREST ADDN	24		
RP03020000250	ALBRIGHT MICHAEL L &	908 EAGLES POINT BLVD	HUMISTON ADDITION	2 1		
RP03020000250	BLACK TYLER S	705 EAGLES POINT BLVD	EAGLE CREST ADDN	25		
RP03020000260	BLENKINSOP PATRICK J &	7081 FLYBY DR	EAGLES POINT SUBDIVISION	2	1/14 INT IN RUNWAY QCD 754520	
RP03020000260	BUNYER C R	715 TALONS CT	EAGLE CREST ADDN	10		
RP03020000260	BREEDLOVE JIMMY B	765 EAGLES POINT BLVD	EAGLE'S POINT SUB 2ND ADDN	5		
RP03020000270	BURR TOD &	7661 AERIE DR	EAGLE CREST ADDN	12		
RP03020000270	BUTTERPH KARA M &	7041 PIPER LN	10 NORTH ADDN	1		
RP03020000270	CARSON WAYNE D &	1027 EAGLES POINT BLD	EAGLES POINT SUBDIVISION	3RD ADDITION	2	
RP03020000270	CLEVELAND SCOTT WAYNE	7647 AERIE DR	EAGLE CREST ADDN	22		
RP03020000270	COX VICTOR &	7426 AERIE DR	EAGLE CREST ADDN	23		
RP03020000270	CRAG MOUNTAIN LLC	7251 AQUILA RD	#10960 OF SWNE & 2 35 SW	LOT 2		
RP03020000270	DAVIS LAMIE D &		#9799 OF SE1/4 35 36 SW			
RP03020000270	DAVIS LAMIE D &	7137 FLYBY DR	EAGLES POINT SUBDIVISION	4	1/14 INT IN RUNWAY QCD 755018	
RP03020000270	EAGLES POINT DEVELOPMENT INC		EAGLE CREST ADDN		ROADS	
RP03020000270	EAGLES POINT DEVELOPMENT INC	940 EAGLES POINT BLD	EAGLES POINT SUB REPLAT		RUNWAY	1/14 INT
RP03020000270	EAGLES POINT DEVELOPMENT INC		#9840 SWNE 2 35 SW			
RP03020000270	EAGLES POINT DEVELOPMENT INC		#8509 OF SE1/4 35 36 SW			
RP03020000270	EAGLES POINT DEVELOPMENT INC		EXC EAGLES PT 1-5, #9130, 11			
RP03020000270	EAGLES POINT DEVELOPMENT INC		EAGLE CREST ADDN			
RP03020000270	ELIOT CAMERON B	7625 AERIE DR	EAGLES POINT SUBDIVISION	14	1/14 INT IN RUNWAY QCD 753219	
RP03020000270	GALLIS STEPHAN D	812 EAGLES POINT BLD	SECO2 T35N R5W			
RP03020000270	GALLIS STEPHAN D &		EAGLE CREST ADDN			
RP03020000270	GIBLER GENE D &	7658 AERIE DR	EAGLE CREST ADDN	15		
RP03020000270	GIFFORD BRENT DUANE &	888 REDHAWK DR	#9132 IN THE N1/2 2 35 SW			
RP03020000270	GIFFORD BRENT DUANE &		#9131 IN THE N1/2 2 35 SW			
RP03020000270	GREEN GEORGE I	755 REDHAWK DR	EAGLES POINT SUBD 5TH ADDN			
RP03020000270	HALL RONALD A &		EAGLE CREST ADDN	1		
RP03020000270	HALL RONALD A &	615 EAGLES POINT BLD	#9715 OF S1/2 35 36 SW			
RP03020000270	HALL RONALD A &		#9973 OF SWSW 35 36 SW			
RP03020000270	HALL RONALD A &		EAGLES POINT SUBDIVISION	5		
RP03020000270	HARTILL CASEY	7165 FLYBY DR	#9777 2 35 SW			
RP03020000270	HARTILL CASEY		#9199 N1/2 2 35 SW			
RP03020000270	HARTILL CASEY		EAGLE'S POINT SUB 2ND ADDN	3		
RP03020000270	HAWKINS LISA A	899 EAGLES POINT BLD	EAGLE'S POINT SUB 2ND ADDN	7		
RP03020000270	HELVY LIVING TRUST	718 TALONS CT	EAGLE CREST ADDN	6		
RP03020000270	HILT JAMES	7514 AERIE DR	EAGLE CREST ADDN	19		
RP03020000270	HOWARD ELDON J &		#9708 OF SE1/4 35 36 SW			
RP03020000270	HOWARD ELDON J &		#8871 SE1/4 35 36 SW			
RP03020000270	HOWARD ELDON J &	7259 FLYBY DR	EAGLES POINT SUBDIVISION	7	1/14 INT IN RUNWAY QCD 753319	
RP03020000270	HUMISTON KENNETH ALLEN &	940 EAGLES POINT BLD	HUMISTON ADDITION	1 1		
RP03020000270	JAMES TIMOTHY &	7529 AERIE DR	EAGLE CREST ADDN	18		
RP03020000270	JOHNSON ELAUS I &	7472 AERIE DR	EAGLE CREST ADDN	21		
RP03020000270	JOHNSON ROBERT &	690 EAGLES POINT BLD	EAGLE CREST ADDN	4		
RP03020000270	JOHNSON ROBERT JAMES &		EAGLE CREST ADDN	5		
RP03020000270	KESINGER STEPHEN		#10809 OF SWNE 35 36 SW			
RP03020000270	KESINGER STEPHEN &	7117 FLYBY DR	EAGLE CREST ADDN	1		

The parcel's Name
for Eagles Point
water & sewer
Thanks
Lynn

RP03020000270	KESINGER STEPHEN &		#10826 OF SWNE 35 36 SW			
RP03020000270	KINGSBURY RANDY S &		#8872 SE 35 36 SW			
RP03020000270	KINGSBURY RANDY S &	7739 FLYBY DR	EAGLES POINT SUBDIVISION	6	1/14 INT IN RUNWAY QCD 753265	
RP03020000270	KNOTT CRAIG D &	7484 AERIE DR	EAGLE CREST ADDN	20		
RP03020000270	KRONHOLM STEPHEN &	1057 REDHAWK DR	EAGLES POINT SUBD 5TH ADDN	4		
RP03020000270	LARGOOD BRENDA L &	939 EAGLES POINT BLD	EAGLE'S POINT SUB 2ND ADDN	6		
RP03020000270	LILIE DOUGLAS &	705 TALONS CT	EAGLE CREST ADDN	9		
RP03020000270	LILIE DOUGLAS I &	730 EAGLES POINT BLD	EAGLE CREST ADDN	7		
RP03020000270	LILIE LIGHTON T &		EAGLE CREST ADDN	7		
RP03020000270	LOHMAN DENNIS D &	7110 GARNET DR	EAGLES POINT SUBD 4TH ADDN	6		
RP03020000270	MACKEY PATRICK L &	1031 REDHAWK DR	EAGLES POINT SUBD 5TH ADDN	1		
RP03020000270	MACKEY JERRY &	1031 DIAMOND DR	EAGLES POINT SUBDIVISION	1	3RD ADDITION	
RP03020000270	MILBY LAURENCE D TRUST	7065 OSPREY DR	EAGLES POINT SUBDIVISION	12	RE PLAT	1/14 INT IN RUNWAY QCD 751196
RP03020000270	MORGAN CHRIS &	1007 REDHAWK DR	EAGLES POINT SUBD 5TH ADDN	2		
RP03020000270	MUSSEAU ALBERT O &	6915 OSPREY DR	EAGLES POINT SUBDIVISION	11	RE PLAT	1/14 INT IN RUNWAY QCD 751159
RP03020000270	NESBITT RUSSEL &	7670 AERIE DR	EAGLE CREST ADDN	18		
RP03020000270	OAKES JACQUE HENRIK'S LIV TRST	6885 OSPREY DR	EAGLES POINT SUBDIVISION	9	RE PLAT	1/14 INT IN RUNWAY QCD 770506
RP03020000270	POLLINSKY MATT &	702 EAGLES POINT BLD	EAGLE CREST ADDN	3		
RP03020000270	POPE JAMES D		#9864 OF S1/2 35 36 SW			
RP03020000270	POPE JAMES D	741 MOONEY LN	EAGLES POINT SUBDIVISION	1	1/14 INT IN RUNWAY QCD 754100	
RP03020000270	PROW FAMILY TRUST		#10958 OF SWNE & 2 35 SW			
RP03020000270	PROW PATRICK W &	7769 AQUILA RD	#10957 OF SWNE & 2 35 SW			
RP03020000270	PROW PATRICK W &	7330 AQUILA RD	#10958 OF SWNE & 2 35 SW			
RP03020000270	RED PHEASANT HOLDINGS LLC		EAGLE CREST ADDN	16		
RP03020000270	RIMEL RUSSELL G &	860 EAGLES POINT BLD	EAGLE'S POINT SUB 2ND ADDN	1		
RP03020000270	SCHULTZ DIANE M	7581 AERIE DR	EAGLE CREST ADDN	17		
RP03020000270	SMITH JEREMY A	7083 PIPER LN	10 NORTH ADDITION	2		
RP03020000270	SNYDER DONALD C		#9866 OF S1/2 35 36 SW			
RP03020000270	SNYDER DONALD C		#9865 S1/2 35 36 SW			
RP03020000270	SNYDER DONALD C		#9749 N1/2 2 35 SW			
RP03020000270	SNYDER DONALD C		10 NORTH ADDITION			
RP03020000270	SNYDER DONALD C		#9885 OF SE1/4 35 36 SW			
RP03020000270	SNYDER DONALD C		SECT5 T16N R5W			
RP03020000270	SNYDER DONALD C &	6891 OSPREY DR	EAGLES POINT SUBDIVISION	10		
RP03020000270	SNYDER TYLER H	778 EAGLES POINT BLD	EAGLE'S POINT SUB 2ND ADDN	2		
RP03020000270	STEWART BRUCE D &	7282 GARNET DR	EAGLES POINT SUBD 4TH ADDN	5		
RP03020000270	STEWART BRUCE D &		#10747 W1/2NE 2 35 SW			
RP03020000270	STUCK DARRIN R	7293 FLYBY DR	EAGLES POINT SUBDIVISION	8	1/14 INT IN RUNWAY QCD 751642	
RP03020000270	STUCK DARRIN R		SECT5 T36N R5W			
RP03020000270	SUTTON LORNA E	6977 OSPREY DR	EAGLES POINT SUBDIVISION	13	RE PLAT	1/14 INT IN RUNWAY
RP03020000270	TEATS BURT		SECO2 T35N R5W			
RP03020000270	TRIPLETT ROBERT C	7105 FLYBY DR	#10394 OF S1/2 2 35 SW			
RP03020000270	TRIPLETT ROBERT C &		EAGLES POINT SUBDIVISION	4	1/14 INT IN RUNWAY QCD 753011	
RP03020000270	VONLINDER JASON MICHAEL &	702 MOONEY LN	#4800 OF SE1/4 35 36 SW			
RP03020000270	VONLINDER MARC PATRICK &		#10319 OF SE1/4 35 36 SW			
RP03020000270	WILKINSON JIMMY &	7295 GARNET DR	#9714 OF SE1/4 35 36 SW			
RP03020000270			EAGLES POINT SUBD 4TH ADDN	3		

Eagle's Pointe Water and Sewer District
PO Box 1127
Lewiston, ID 83501

March 10, 2027

Red Pheasant Holdings, LLC.
1065 Harvest Moon Ln.
Lewiston, ID 83501

To Red Pheasant Holdings LLC:

This letter is to inform you of the pending transfer of Water Right # 85-7645. This Water Right is associated with the community well located on Aerie Dr. within Eagle's Pointe Development, on property owned by Red Pheasant Holding, LLC. As part of the transfer of the Water Right, the owner of the property associated with the Water Right is required to be notified of the pending transfer. This water right is being transferred from the current owner, Eagle's Pointe Development Inc., to the Eagle's Pointe Water and Sewer District. If you have any questions, please reach out to the Water District through the contact information below.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Hand". The signature is fluid and cursive, with a large loop at the end.

Robert Hand
Chairman, Board of Directors
Eagle's Pointe Water and Sewer District
PO Box 1127
Lewiston, ID 83501
208-553-8295
epwsd.roberthand@gmail.com



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 13, 2025

EAGLES POINTE WATER & SEWER DISTRICT
PO BOX 1127
LEWISTON ID 83501-1127

Re: Change in Ownership for Water Right No: 85-7645

Dear Water Right Holder:

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)