

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 17 2025

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.

License
Claim
claim

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
96-11810	Yes ☐	Yes ☐		Yes ☐	Yes ☐
96-12412	Yes ☐	Yes ☐		Yes ☐	Yes ☐
96-12417	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: DANIEL R SHEPARD JR
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): GSM'S PROPERTY HOLDINGS, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

PO Box 1215
Mailing address

WOODINVILLE WA 98072
City State Zip

206 255 8011
Telephone

glenn.bodman@frontier.com
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: NOV. 18, 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: Glenn T. Bodman MASAG, SR 3/17/25
Signature of new owner/claimant Title, if applicable Date
GLENN T. BODMAN
Print name

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

For IDWR Office Use Only:

Received by MB Date 3/17/25 Receipt No. N045303 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 3/17/25

**WAIVER AND CONSENT TO ACTION OF
SPECIAL MEETING OF MEMBER AND MANAGER OF
GSMS PROPERTY HOLDINGS, LLC**

The undersigned, being the President and managing member of GSMS PROPERTY HOLDINGS, LLC a Washington limited liability company (the "*Company*"), hereby waives all notices statutory and otherwise and consents to, adopts and authorizes the following resolutions:

WHEREAS, the Company desires to open bank accounts, purchase and manage real property and show proof of the management of the Company. Now, therefore, it is:

RESOLVED, that Glen T. Bodman is appointed to serve as President and Manager of this limited liability Company and Sherri Bodman is appointed to service as Vice President until they resign or are removed.

RESOLVED, that the President, Manager and Vice President *each* shall have authority to open and establish bank accounts, and act as signators on such accounts.

WHEREAS, the Company desires to purchase real property and obtain financing for the real property purchases and provide proof of authority for any subsequent sale, therefore, it is:

FURTHER RESOLVED, that the Manager, President and Vice-President are each authorized to do the following: make loan applications, negotiate terms for any loans or financing related to the Company or real property owned by the Company; to sell, purchase, lease or otherwise acquire or dispose of real property; lease any real property to third-parties as they may determine; to borrow money from financial institutions or other third parties on such terms as they deem appropriate and in connection therewith to mortgage, encumber and grant deeds of trust to security interests in any assets of the Company , including real property, to secure repayment of the borrowed sum. They shall *each* have authority to execute any *final* loan documents on behalf of the Company, and any purchase and sale documents to purchase or sell real property, including deeds and final closing documents.

Dated: Effective September 10, 2009.

MEMBER:
GSMS Property Holdings, LLC


By: Glen T. Bodman, Its Manager

MANAGER:


Glen T. Bodman, Manager



WASHINGTON
Secretary of State
Corporations & Charities Division

Filed
Secretary of State
State of Washington
Date Filed: 08/22/2024
Effective Date: 08/22/2024
UBI #: 602 954 291

EXPRESS ANNUAL REPORT WITH CHANGES

BUSINESS INFORMATION

Business Name:
GSMS PROPERTY HOLDINGS, LLC

UBI Number:
602 954 291

Business Type:
WA LIMITED LIABILITY COMPANY

Business Status:
ACTIVE

Principal Office Street Address:
24603 NE 193RD PL, WOODINVILLE, WA, 98077, UNITED STATES

Principal Office Mailing Address:
PO BOX 1215, WOODINVILLE, WA, 98072-1215, UNITED STATES

Expiration Date:
09/30/2025

Jurisdiction:
UNITED STATES, WASHINGTON

Formation/Registration Date:
09/10/2009

Period of Duration:
PERPETUAL

Inactive Date:

Nature of Business:
PROPERTY MANAGEMENT, INVESTMENT / PROPERTY HOLDINGS

REGISTERED AGENT [RCW 23.95.410](#)

Registered Agent Name	Street Address	Mailing Address
GSMS PROPERTY HOLDINGS	24603 NE 193RD PL, WOODINVILLE, WA, 98072-0000, UNITED STATES	PO BOX 1215, WOODINVILLE, WA, 98072-1215, UNITED STATES

PRINCIPAL OFFICE

Phone:
2062558011

Email:
GLEN.BODMAN@FRONTIER.COM

Street Address:
24603 NE 193RD PL, WOODINVILLE, WA, 98077, USA
Mailing Address:
PO BOX 1215, WOODINVILLE, WA, 98072-1215, USA

GOVERNORS

Title	Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		GLEN	BODMAN

NATURE OF BUSINESS

- PROPERTY MANAGEMENT
- INVESTMENT / PROPERTY HOLDINGS

EFFECTIVE DATE

Effective Date:
08/22/2024

CONTROLLING INTEREST

1. Does this entity own (hold title) real property in Washington, such as land or buildings, including leasehold improvements?
- No
2. In the **past 12 months**, has there been a transfer of at least 16-2/3 percent of the ownership, stock, or other financial interest in the entity?
- No
 - a. If "Yes", in the **past 36 months**, has there been a transfer of controlling interest (50 percent or greater) of the ownership, stock, or other financial interest in the entity?
- No
3. If you answered "Yes" to question 2a, has a controlling interest transfer return been filed with the Department of Revenue?
- No

You **must** submit a Controlling Interest Transfer Return form if you answered "yes" to questions 1 and 2a.

Failure to report a Controlling Interest Transfer is subject to penalty provisions of [RCW 82.45.220](#).

For more information on **Controlling Interest**, visit www.dor.wa.gov/REET.

RETURN ADDRESS FOR THIS FILING

Attention:
GLEN BODMAN
Email:
GLEN.BODMAN@FRONTIER.COM
Address:
PO BOX 1215, WOODINVILLE, WA, 98072-1215, USA

AUTHORIZED PERSON

Person Type:
INDIVIDUAL
First Name:
GLEN
Last Name:
BODMAN
Title:
GOVENOR / MANAGER

☒ This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.



Instrument # 1040409
Bonner County, Sandpoint, Idaho
11/08/2024 08:48:48 AM No. of Pages: 3
Recorded for: TITLEONE - NORTH IDAHO
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy bcentorbi
Index to: WARRANTY DEED

Order Number: 24524572

Warranty Deed

For value received,

Daniel R. Shepard, Jr. and Mary Shepard, husband and wife, as community property with right of survivorship

the grantor, does hereby grant, bargain, sell, and convey unto

GSMS Property Holdings, LLC, a Washington limited liability company

whose current address is PO Box 1215 Woodinville, WA 98072

the grantee, the following described premises, in Bonner County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

ATTACHED IC

Dated: 11-6-24

Daniel R. Shepard Jr.
Daniel R. Shepard, Jr.

Mary Shepard
Mary Shepard

State of Idaho, County of Bonner, ss.

On this 6 day of November in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel R. Shepard, Jr. and Mary Shepard, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Jaime Gustin

Notary Public
Residing In: Sandpoint
My Commission Expires: 6-22-28
(seal)



EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Parcel 1:

All that tract as described under Parcel 1 of Grant Deed Recorder's No. 565741. Also including the following described tract:

Beginning at a point on the Westerly line of the Easterly 175 feet of said Government Lot 4, said point being located S 1° 13' 30" W, along the Easterly line of said Gov't. Lot 4, 91.70 feet, and N 88° 46' 30" W 175.00 feet, all from the East ¼ corner of said Section 29 (4"x4" concrete monument as set by PLS No. 775 on un-recorded survey dated 1-25-1966); thence N 1° 13' 30" E, along said Westerly line of the Easterly 175.00 feet, 175.67 feet; thence S 3° 11' 02" E 94.27 feet; thence S 6° 17' 42" W 82.00 feet to the point of beginning.

Parcel 2:

A tract of land being a portion of Gov't. Lot 4 of Section 29, Township 56 North, Range 5 W.B.M., Bonner County, Idaho.

Said tract being more particularly described as follows:

The Easterly 175.00 feet of said Gov't. Lot 4 lying Northerly of the center line of Strong Creek as described under Parcel 2 of Grant Deed Recorder's No. 565741. Except, the following described tract:

Beginning at a point on the Westerly line of said Easterly 175.00 feet, said point being located S 1° 13' 30" W, along the Easterly line of said Gov't. Lot 4, 91.70 feet, and N 88° 46' 30" W 175.00 feet, all from the East ¼ corner of said Section 29 (4"x4" concrete monument as set by PLS No 775 on un-recorded survey dated 1-25-1966); thence N 1° 13' 30" E, along said Westerly line of the Easterly 175.00 feet, 175.67 feet; thence S 3° 11' 02" E 94.27 feet; thence S 6° 17' 42" W 82.00 feet to the point of beginning.

Parcel 3:

Real property situated in Bonner County, Idaho to wit:

The West 100.00 feet of the following tract of land:

All that part of the NW ¼ of the SW ¼ and Government Lot 1 of Section 28, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, lying between the shore of the Pend Oreille River and the following described line:

Beginning at a point in the West section line which bears South 1° 13' 30" West 206.4 feet from the West Quarter Corner of Section 28; thence North 66° 03' 30" East, 295.60 feet; thence North 7° 39' East 33.91 feet; thence South 89° 00' West to the shore of the Pend Oreille River.



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 17, 2025

GSMS PROPERTY HOLDINGS LLC
PO BOX 1215
WOODINVILLE WA 98072-1215

Re: Change in Ownership for Water Right No: 96-11810

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)