

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

Apr 03, 2025

DEPARTMENT OF  
WATER RESOURCES

## NOTICE OF CHANGE IN WATER RIGHT OWNER

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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 96-12735              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Winston & Anna Cook

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Andy & Dartane Gorton

New owner(s) as listed on the conveyance document

Name connector

☐ and ☐ or

900 Traskie Creek Rd  
Mailing address  
208 3047761  
Telephone

Hope ID 83836  
City State Zip  
andy@andygorton.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: 6/1/2023
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: [Signature]

Signature of new owner/claimant

Co-owner

Title, if applicable

Date

4/1/2025

Print name

Andy Gorton

- Signature: [Signature]

Signature of new owner/claimant

Co-owner

Title, if applicable

Date

4/1/2025

Print name

Dartane Gorton

For IDWR Office Use Only:

Received by KM Date 4-28-25Receipt No. C120995Receipt 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 [Signature]Processed by [Signature]Date 4-28-25



Instrument # 1020733  
Bonner County, Sandpoint, Idaho  
05/31/2023 01:16:03 PM No. of Pages: 2  
Recorded for: ALLIANCE TITLE - SANDPOINT  
Michael W. Rosedale Fee: \$15.00  
Ex-Officio Recorder Deputy bcentorbl  
Index to: WARRANTY DEED

## WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:637050

### FOR VALUE RECEIVED

Winston H. Cook and Carla J. Cook, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Andrew Girton and Darlene Girton, husband and wife as community property with right of survivorship

whose current address is: 900 Truett Creek Rd Hope ID 83844-798

the grantee(s), the following described premises, in Bonner County, Idaho, TO WIT:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART OF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: May 30, 2023

Winston H. Cook  
Winston H. Cook

Carla J. Cook  
Carla J. Cook

State of Idaho ) ss  
County of Bonner )

On this 30 day of May, 2023, before me, Kelli Sparling, a Notary Public in and for said state, personally appeared Winston H. Cook and Carla J. Cook, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument.

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

Kelli Sparling  
Notary Public for the State of Idaho  
Residing at: Post Falls  
Commission Expires: 11/22/27

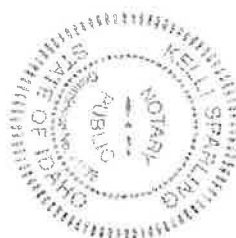


EXHIBIT "A"

637050

All that part of the Southeast Quarter of the Northeast Quarter in Section 16, Township 57 North, Range 1 East, Boise Meridian, Bonner County, Idaho, lying Southeasterly of the existing county road.

LESS a tract in the Southeast Quarter of the Northeast Quarter of Section 16, Township 57 North, Range 1 East, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at the Southwest corner of said Southeast Quarter of the Northeast Quarter,

thence North  $00^{\circ}10'30''$  West, 660 feet along the West line thereof;

thence North  $89^{\circ}49'30''$  East, 360 feet;

thence South  $00^{\circ}10'30''$  East to the South line of said Southeast Quarter of the Northeast Quarter;

thence Westerly along said South line to the point of beginning.

EXCEPT the Trestle Creek Road

# Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

## Closing Information

Date Issued 05/30/2023  
Closing Date 05/30/2023  
Disbursement Date 05/31/2023  
Settlement Agent ALLIANCE TITLE  
File # 637050  
Property 900 TRESTLE CREEK RD  
HOPE, ID 83836  
Sale Price \$575,000

## Transaction Information

Borrower ANDREW GIRTON  
1218 W SUPERIOR STREET  
SANDPOINT, ID 83864  
Seller WINSTON H. COOK and CARLA J. COOK  
900 TRESTLE CREEK RD  
HOPE, ID 83836  
Lender MOVEMENT MORTGAGE, LLC

## Loan Information

Loan Term 30 years  
Purpose Purchase  
Product 1/1 STEP RATE  
Loan Type ☒ Conventional ☐ FHA  
☐ VA ☐  
Loan ID # 3955762  
MIC # 6202113308

## Loan Terms

| Loan Amount                                                                                              | \$546,250  | Can this amount increase after closing? | NO                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------|------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interest Rate                                                                                            | 4.437%     | YES                                     | <ul style="list-style-type: none"> <li>Adjusts every year starting in year 2</li> <li>Goes as high as 6.437% in year 3</li> <li>See AIR Table on page 4 for details</li> </ul> |
| Monthly Principal & Interest<br>See Projected Payments below for your<br>Estimated Total Monthly Payment | \$2,747.36 | YES                                     | <ul style="list-style-type: none"> <li>Adjusts every year starting in year 2</li> <li>Goes as high as \$3,430 in year 3</li> </ul>                                             |
| Prepayment Penalty                                                                                       |            | Does the loan have these features?      | NO                                                                                                                                                                             |
| Balloon Payment                                                                                          |            |                                         | NO                                                                                                                                                                             |

## Projected Payments

| Payment Calculation                               | Year 1            | Year 2            | Years 3-12        | Years 13-30       |
|---------------------------------------------------|-------------------|-------------------|-------------------|-------------------|
| Principal & Interest                              | \$2,747.36        | \$3,079.99        | \$3,430.07        | \$3,430.07        |
| Mortgage Insurance                                | + 223.05          | + 223.05          | + 223.05          | + —               |
| Estimated Escrow<br>Amount can increase over time | + 326.37          | + 326.37          | + 326.37          | + 326.37          |
| <b>Estimated Total<br/>Monthly Payment</b>        | <b>\$3,296.78</b> | <b>\$3,629.41</b> | <b>\$3,979.49</b> | <b>\$3,756.44</b> |

## Estimated Taxes, Insurance & Assessments

Amount can increase over time  
See page 4 for details

\$326.37  
a month

## This estimate includes

- ☒ Property Taxes  
☒ Homeowner's Insurance  
☐ Other:

See Escrow Account on page 4 for details. You must pay for other property costs separately.

## In escrow?

YES  
YES

## Costs at Closing

| Closing Costs | \$25,942.78 | Includes \$23,175.07 in Loan Costs + \$2,767.71 in Other Costs - \$0 in Lender Credits. See page 2 for details. |
|---------------|-------------|-----------------------------------------------------------------------------------------------------------------|
| Cash to Close | \$29,685.23 | Includes Closing Costs. See Calculating Cash to Close on page 3 for details.                                    |



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098

Phone: 208-287-4800 • Fax: 208-287-6700 • Email: [idwrinfo@idwr.idaho.gov](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

April 28, 2025

ANDREW GIRTON  
DARLENE GIRTON  
900 TRESTLE CREEK RD  
HOPE ID 83836-9798

Re: Change in Ownership for Water Right No(s): 96-12735

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) 287-4942.

Sincerely,

Jean Hersley  
Technical Records Specialist 2

Enclosure(s)



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098  
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: [idwrinfo@idwr.idaho.gov](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

April 14, 2025

ANDREW GIRTON  
DARLENE GIRTON  
900 TRESTLE CREEK RD  
HOPE ID 83836-9798

RE: Change in Ownership Water Right No(s): 96-12735

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

(pick the reasons that apply, add detail and delete the others)

- Filing Fee of \$25 per water right permit.
- Evidence of Water Right Ownership: copy of conveyance document- warranty deed, quitclaim, deed, etc. The conveyance document must include a legal description of the property or description of the water right if no land is conveyed.

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. We have determined that the filing fee for your notice will be \$25.

Because the Department cannot process the Notice without proper documentation and fees, we will hold any action on your notice pending receipt of the necessary information and fees. If we do not receive the necessary information and fees within 30 days we will return your notice and all attachments, and your notice will not be processed.

Also, please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley  
Technical Records Specialist 2

## Hersley, Jean

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**From:** Hersley, Jean  
**Sent:** Monday, April 7, 2025 9:04 AM  
**To:** andy@andygirton.com  
**Cc:** Klay, Jared; Margheim, Kris; Bowman, Micki  
**Subject:** RE: Ownership Change for Permit 96-12735

Mr. Girton,

Thank you for filing your Notice of Change in Water Right Ownership. The ownership change request cannot be processed without the required \$25 filing fee. You may submit your payment to: IDWR, PO Box 83720, Boise, ID, 83720-0098 or you can also pay in person at the Department's Northern Region office in Coeur d'Alene. Please let me know if you have any questions. Thank you.



*Jean Hersley*  
*Technical Records Specialist II*  
*Idaho Dept Water Resources*  
*(208) 287-4942*

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**From:** Klay, Jared <jared.klay@idwr.idaho.gov>  
**Sent:** Friday, April 4, 2025 2:15 PM  
**To:** Margheim, Kris <Kris.Margheim@idwr.idaho.gov>  
**Subject:** FW: Ownership Change for Permit 96-12735

**Jared Klay**  
**Water Resource Agent, Sr. | Water Rights Section**  
Idaho Department of Water Resources | 322 E Front St, Boise  
[jared.klay@idwr.idaho.gov](mailto:jared.klay@idwr.idaho.gov)



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

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**From:** Andy Girton  
**Sent:** Thursday, April 3, 2025 12:10 PM  
**To:** IDWRInfo  
**Cc:** Klay, Jared  
**Subject:** Fwd: Ownership Change for Permit 96-12735

**CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**

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Sent from my iPhone

Begin forwarded message:

**From:** Andy Girton <[andy@andygirton.com](mailto:andy@andygirton.com)>  
**Date:** April 1, 2025 at 7:27:14 PM PDT  
**To:** Jared Klay <[jared.klay@idwr.idaho.gov](mailto:jared.klay@idwr.idaho.gov)>  
**Cc:** Darlene Girton <[darlene@darlenegirton.com](mailto:darlene@darlenegirton.com)>  
**Subject:** Re: Ownership Change for Permit 96-12735

Is this all you need? The okay map should already be a part of the current permit.

Andy

Sent from my iPhone

On Apr 1, 2025, at 11:43 AM, Klay, Jared <[jared.klay@idwr.idaho.gov](mailto:jared.klay@idwr.idaho.gov)> wrote:

Sounds good, hope you get feeling better!

Jared Klay  
Water Resource Agent, Sr. | Water Rights Section  
Idaho Department of Water Resources | 322 E Front St, Boise  
[jared.klay@idwr.idaho.gov](mailto:jared.klay@idwr.idaho.gov)

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**From:** Andy Girton <[andy@andygirton.com](mailto:andy@andygirton.com)>  
**Sent:** Tuesday, April 1, 2025 12:37 PM  
**To:** Klay, Jared <[jared.klay@idwr.idaho.gov](mailto:jared.klay@idwr.idaho.gov)>  
**Subject:** Re: Ownership Change for Permit 96-12735

**CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**

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Sorry, I have been sick. I will try to get that done this week and email it back to you.

Sent from my iPhone

On Apr 1, 2025, at 10:19 AM, Klay, Jared  
<[jared.klay@idwr.idaho.gov](mailto:jared.klay@idwr.idaho.gov)> wrote:

Hey Andy,  
Just following up. Were you able to send in the change of water right ownership? Do you have any questions I can help with?

**Jared Klay**  
**Water Resource Agent, Sr. | Water Rights Section**  
Idaho Department of Water Resources | 322 E Front St, Boise  
[jared.klay@idwr.idaho.gov](mailto:jared.klay@idwr.idaho.gov)

**From:** Klay, Jared  
**Sent:** Monday, March 24, 2025 12:19 PM  
**To:** Andy Girton <[andy@andygirton.com](mailto:andy@andygirton.com)>  
**Subject:** RE: Ownership Change for Permit 96-12735

Here is the form 📄 let me know if you have any questions!

**Jared Klay**  
**Water Resource Agent, Sr. | Water Rights Section**  
Idaho Department of Water Resources | 322 E Front St, Boise  
[jared.klay@idwr.idaho.gov](mailto:jared.klay@idwr.idaho.gov)

**From:** Andy Girton <[andy@andygirton.com](mailto:andy@andygirton.com)>  
**Sent:** Monday, March 24, 2025 12:02 PM  
**To:** Klay, Jared <[jared.klay@idwr.idaho.gov](mailto:jared.klay@idwr.idaho.gov)>; Darlene Girton <[darlene@darlenegirton.com](mailto:darlene@darlenegirton.com)>  
**Subject:** Re: Ownership Change for Permit 96-12735

**CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**

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Sorry I missed this, is there a form or do I just need to send you something?

Sent from my iPhone

On Mar 24, 2025, at 9:00 AM, Klay, Jared  
<[jared.klay@idwr.idaho.gov](mailto:jared.klay@idwr.idaho.gov)> wrote:

Hey Andy,

We had communicated last month about sending in an ownership change for your water rights permit. I emailed the form on 2/6/25 and just wanted to double check if you've been able to send that in yet. Thanks!

**Jared Klay**

**Water Resource Agent, Sr. | Water Rights Section**

Idaho Department of Water Resources | 322 E Front St,  
Boise

[jared.klay@idwr.idaho.gov](mailto:jared.klay@idwr.idaho.gov)