

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 01 2025

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?
95-17525	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: Longston Lake Cabin LLC
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): S&K Real Estate LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

151 McGehee Drive Bozeman MT 59715
Mailing address City State Zip
406-570-3635 Kimcadenick3@gmail.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: April 30, 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: Steve Rodrick 4-30-25
Signature of new owner/claimant Title, if applicable Date

Steve Rodrick
Print name

Signature: Kim Rodrick 4-30-25
Signature of new owner/claimant Title, if applicable Date

Kim Rodrick
Print name

For IDWR Office Use Only:

Received by MB Date 5/1/25 Receipt No. N045384 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 5/1/25



100 Wallace Avenue
Coeur D Alene, ID 83814

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

File No. 875212 JW/SS

WARRANTY DEED

For Value Received Langston Lake Cabin, L.L.C., an Idaho limited liability company
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

S & K Real Estate LLC, a Montana Limited Liability Company
hereinafter referred to as Grantee, whose current address is 151 McGee Drive Bozeman, MT 59715

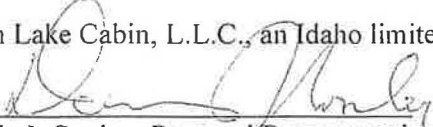
The following described premises, to-wit:

Lot 4, Block 1, First Addition to Arrow Point, according to the Plat thereof, recorded in Book D of
Plats at Page(s) 144, records of Kootenai County, Idaho.

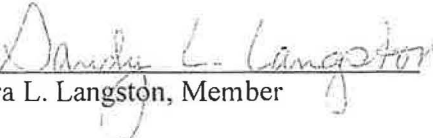
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises
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: 04/24/2025

Langston Lake Cabin, L.L.C., an Idaho limited liability company

By: 

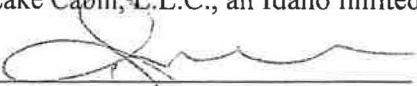
Dennis J. Conley, Personal Representative of the estate of Susan J. Conley, Member

By: 

Sandra L. Langston, Member

State of Idaho, County of Kootenai

This record was acknowledged before me on April 30th, 2025 by Dennis J. Conley, Personal Representative of the estate of Susan J. Conley, Member, and Sandra L. Langston, Member of Langston Lake Cabin, L.L.C., an Idaho limited liability company.


Signature of notary public

Commission Expires: 11/9/28



JULIE WILSON
Residing in: Coeur d'Alene, ID
Commission Expires: 11/09/2028



STATE OF MONTANA
SECRETARY OF STATE
2025 ANNUAL REPORT

STATE OF MONTANA
-FILED-
SECRETARY OF STATE
File Number: 16429935
Date Filed: 1/15/2025 3:55:15 PM

Business Type													
Business Type	Domestic Limited Liability Company												
Business Sub-Type	Limited Liability Company												
Business Name													
Annual Report Year	2025												
Name of Business Entity	S & K REAL ESTATE, LLC												
Montana File Number	C152342												
Country of Organization	United States												
State of Organization	Montana												
Business Purpose	REAL & PERSONAL PROPERTY												
Business Mailing Address of Principal Office													
Address	151 MCGEE DRIVE BOZEMAN, MT 59715												
Business Physical Address of Principal Office													
Address	None												
The registered agent on record is:													
Registered Agent	KIM RODERICK Non-Commercial Registered Agent Agent Number RA00102692 Email Address Website Physical Address 151 MC GEE DRIVE BOZEMAN, MT 59715 Mailing Address 151 MC GEE DRIVE BOZEMAN, MT 59715												
LLC Management													
LLC Managed By	Members												
Members													
<table><thead><tr><th>Name Of Individual Or Business Entity</th><th>Business Mailing Address</th><th>Email Address</th><th>Active Registered Entity</th></tr></thead><tbody><tr><td>STEVE RODERICK</td><td>151 MCGEE DRIVE BOZEMAN, MT 59715</td><td></td><td></td></tr><tr><td>KIM RODERICK</td><td>151 MCGEE DRIVE BOZEMAN, MT 59715</td><td>KIMRODERICK3@GMAIL.COM</td><td></td></tr></tbody></table>		Name Of Individual Or Business Entity	Business Mailing Address	Email Address	Active Registered Entity	STEVE RODERICK	151 MCGEE DRIVE BOZEMAN, MT 59715			KIM RODERICK	151 MCGEE DRIVE BOZEMAN, MT 59715	KIMRODERICK3@GMAIL.COM	
Name Of Individual Or Business Entity	Business Mailing Address	Email Address	Active Registered Entity										
STEVE RODERICK	151 MCGEE DRIVE BOZEMAN, MT 59715												
KIM RODERICK	151 MCGEE DRIVE BOZEMAN, MT 59715	KIMRODERICK3@GMAIL.COM											
Declarations													
☒ I confirm I have reviewed the information set forth in this Annual Report and that all information is correct and factual.													
☒ I have been authorized by the business entity to file this document online.													
☒ I, HEREBY SWEAR AND/OR AFFIRM, under penalty of law, including criminal prosecution, that the facts contained in this document are true. I certify that I am signing this document as the person(s) whose signature is required, or as an agent of the person(s) whose signature is required, who has authorized me to place his/her signature on this document.													

B1364-3583 01/15/2025 3:55 PM Received by MT Secretary of State Christi Jacobsen

Signature		
<i>Self</i>	<i>Kim Roderick</i>	<i>01/15/2025</i>
Signer's Capacity	Sign Here	Date
Position	Manager/Member	
Daytime Contact		
Phone Number	(406) 570-3635	
Email	Kimroderick3@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

May 01, 2025

S & K REAL ESTATE LLC
151 MCGEE DR
BOZEMAN MT 59715-8094

Re: Change in Ownership for Water Right No: 95-17525

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) 762-2800.

Sincerely,

Micki Bowman
Administrative Assistant 1

Enclosure(s)