

RECEIVED

JUN 20 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR/NORTH 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?
96-09338	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: Doug Paterson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Nestwell LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 4806 S Saint Andrews Lane Spokane WA 99223
Mailing address City State Zip
- 509-879-5024 suelovell5@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: May 19, 2025

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: Susan Lovell Susan Lovell Member June 3, 2025
Signature of new owner/claimant Title, if applicable Date
- Print name Susan Lovell
- Signature: Timothy Lovell Timothy Lovell Member June 3, 2025
Signature of new owner/claimant Title, if applicable Date
- Print name Timothy Lovell

For IDWR Office Use Only:

Received by N/A Date N/A Receipt No. N/A Receipt Amt. N/A

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 N/A Approved by [Signature] Processed by [Signature] Date 7-3-2025



Instrument # 1034279
Bonner County, Sandpoint, Idaho
06/11/2024 12:53:48 PM No. of Pages: 3
Recorded for: TITLEONE - NORTH IDAHO
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy nprouty
Index to: WARRANTY DEED

Order Number: 24503232

Warranty Deed

For value received,

Douglas Paterson, a married man, as his sole and separate property

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

Timothy P. Lovell and Susan Lovell, Trustees of the Timothy and Susan Lovell Living Trust, dated October 23, 2018, as amended and restated November 16, 2020

whose current address is 4806 S Saint Andrews Lane Spokane, WA 99223

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.

Dated: 05/24/2024

Douglas Paterson

Douglas Paterson

State of Texas, County of Brazoria, ss.

On this 24th day of May in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas Paterson, 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.

Tamie Mason

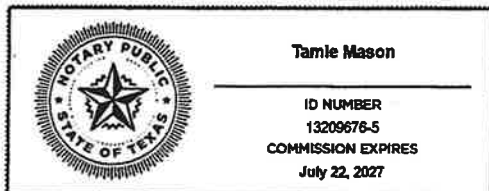
Notary Public

Texas

Residing In:

My Commission Expires: 07/22/2027

(seal)



Electronically signed and notarized online using the Proof platform.

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Lot 1, Block 2 of First Addition to Ponder Point, according to the plat thereof, recorded in Book 2 of Plats, Page 98, records of Bonner County, Idaho.

Instrument # 1047077
Bonner County, Sandpoint, Idaho
05/19/2025 10:53:56 AM No. of Pages: 2
Recorded for: FINNEY FINNEY & FINNEY PA
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy cbrannon
Index to: WARRANTY DEED

Per Ryan @ Bonner Cty
Recorders and Deborah
@ Bonner County Assessors
Ponder Point no longer
has a Lot 1. It is
now Lot 1 of Lovell
Subdivision.

When Recorded Return to:

JOHN A. FINNEY
FINNEY FINNEY & FINNEY, P.A.
Attorneys at Law
Old Power House Building
120 East Lake Street, Suite 317
Sandpoint, Idaho 83864
(208) 263-7712

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Grantors, TIMOTHY P. LOVELL and SUSAN LOVELL, Trustees of the Timothy and Susan Lovell Living Trust, dated October 23, 2018, as amended and restated November 16, 2020, for value and consideration received, do hereby GRANT, BARGAIN, SELL, and CONVEY unto the Grantee NESTWELL, LLC, an Idaho limited liability company, of 4806 South St. Andrews Lane, Spokane, WA 99223, the following described real property situated in the County of Bonner, State of Idaho, to-wit:

Lot 1 of Lovell Subdivision, according to the plat thereof, recorded in Book 23 of Plats, Page 9, records of Bonner County, Idaho.

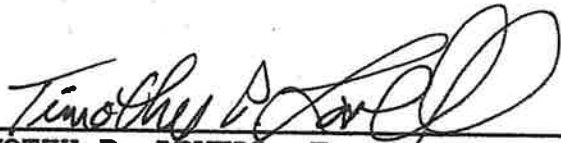
TOGETHER WITH the sidelines of said Lot extended to the Ordinary High Water Mark of Lake Pend Oreille.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

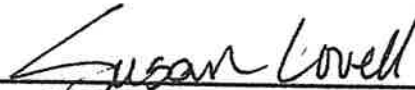
AND the above named Grantors hereby covenant that the above described premises is free from all encumbrances, and that they and their heirs, executors, and assigns, will warrant and defend

the above premises against all lawful claims and demands whatsoever, EXCEPT matters of record.

IN WITNESS WHEREOF, the Grantors has hereunto set their hands on this 15th day of MAY, 2025.



TIMOTHY P. LOVELL, Trustee of the Timothy and Susan Lovell Living Trust, dated October 23, 2018, as amended and restated November 16, 2020,

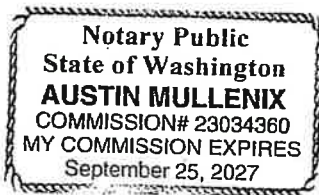


SUSAN LOVELL, Trustee of the Timothy and Susan Lovell Living Trust, dated October 23, 2018, as amended and restated November 16, 2020,

STATE OF WASHINGTON)

County of SPOKANE) : ss.

On this 15th day of MAY, 2025, before me, the undersigned Notary Public, personally appeared TIMOTHY P. LOVELL and SUSAN LOVELL, Trustees of the Timothy and Susan Lovell Living Trust, dated October 23, 2018, as amended and restated November 16, 2020, known to me, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument Trustees and acknowledged to me that they executed the same as such Trustees.



Notary Public - State of WASHINGTON
Residing at SPOKANE
My Commission Expires: 09/25/2027