

IDAHO DEPARTMENT OF WATER RESOURCES

8/26/2025

Proof Report

Water Permit 95-17948

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	KOVAS I LAPSYS 3801 W UPRIVER DR COEUR D ALENE, ID 83814-9544 (208) 500-4133
Current Owner	ERIKA V LAPSYS 3801 W UPRIVER DR COEUR D ALENE, ID 83814-9544 (208) 500-4133
Original Owner	SEAN PENKERT 1400 E ELDERBERRY CIR COEUR D ALENE, ID 83815-6556 (208) 753-8456

Priority Date: 5/18/2020**Status:** Lapsed

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	01/01	12/31	0.040 CFS	
	<u>Total Diversion</u>		0.040 CFS	

Source and Point(s) of Diversion:

GROUND WATER

NENE

Sec. 16, Twp 50N, Rge 04W, KOOTENAI County

Place Of Use:

DOMESTIC within KOOTENAI County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
50N	04W	16	X																

Conditions of Approval:

- 004 This right does not grant any right-of-way or easement across the land of another.
- 046 Right holder shall comply with the drilling permit requirements of Idaho Code s 42-235 and applicable Well Construction Rules of the Department.
- F06 The following rights are diverted through point(s) of diversion described above

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- | | | |
|----|-----|--|
| 4. | X01 | 95-17948, 95-17949. |
| 5. | 187 | Domestic use is for 1 home.
The irrigation occurring under this domestic use shall not exceed 1/2 acre. |

Comments:

- | | | | |
|---|-------------------------|-----------|-----|
| 1 | smaxey
Updated Shape | 7/15/2020 | POD |
| 2 | smaxey
Updated Pls | 7/15/2020 | POD |
| 3 | smaxey
Updated Shape | 7/15/2020 | POU |
| 4 | smaxey
Updated Pls | 7/15/2020 | POU |

Combined Use Limits:

N/A

SubCase:

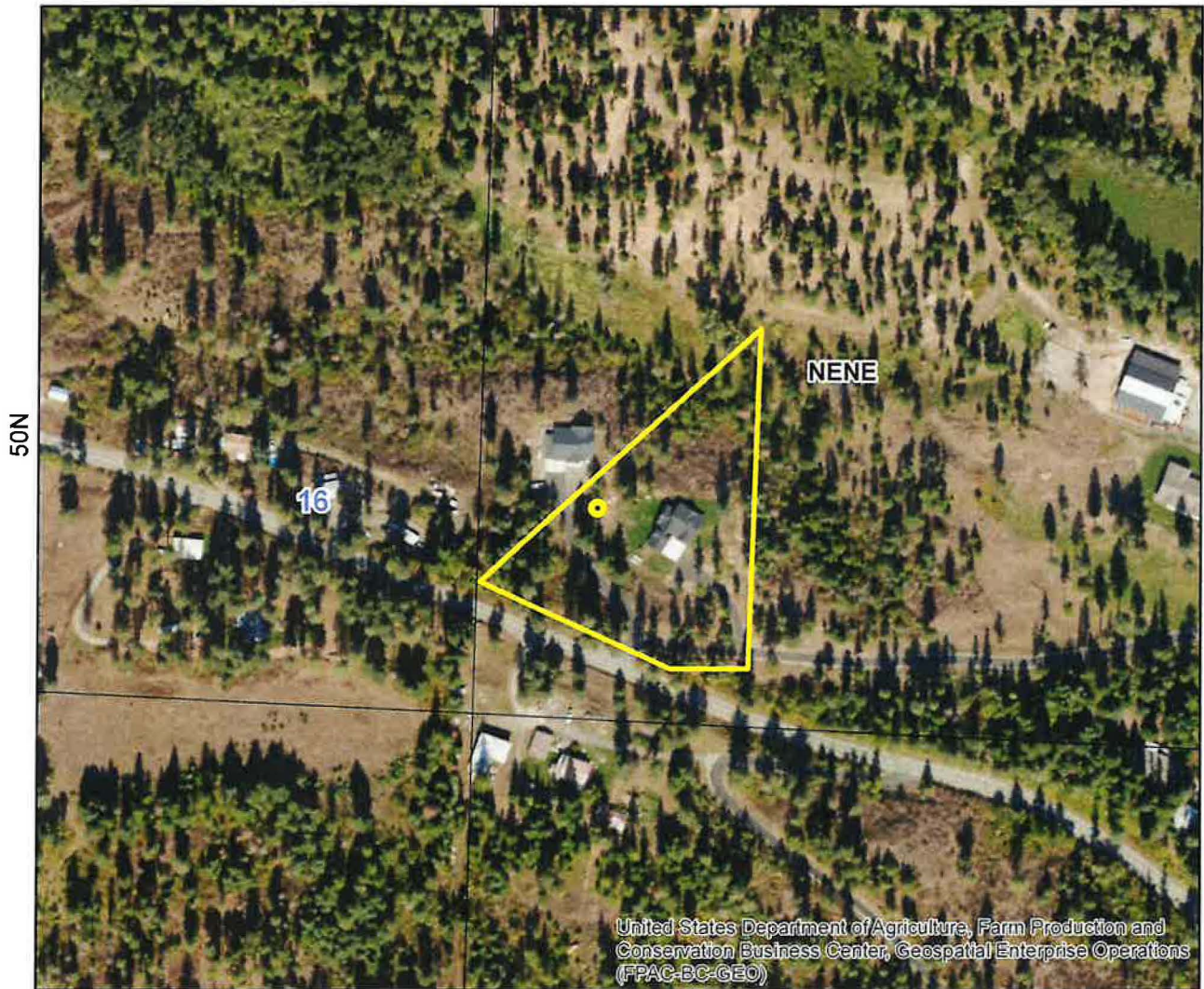
N/A

Water Supply Bank:

N/A

State of Idaho
Department of Water Resources
Permit to Appropriate Water
95-17948

04W



0 0.035 0.07 0.14 Miles

-  Place Of Use Boundary
-  Point of Diversion
-  State Outline
-  Townships
-  PLS Sections
-  Quarter Quarters



RECEIVED

JUL 30 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, sec #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-17948	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: Sean Penkert.

Name of current water right holder/claimant

- ③ New Owner(s)/Claimant(s): KOVAS : ERIKA LAPSYS

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ orMailing address 3801 W UPRIVER DRCity COEUR D'ALENEState IDZip 83814Telephone 208-500-4133Email KLAPSYS@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: 9 JUNE 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):
☒ \$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

KOVAS LAPSYS

Print name

Title, if applicable

Date 29 JULY 2025

- Signature: [Signature]

Signature of new owner/claimant

ERIKA LAPSYS

Print name

Title, if applicable

Date 29 JULY 2025

For IDWR Office Use Only:

Received by [Signature] Date 7-30-2025 Receipt No. N045542 Receipt 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

Processed by NSDate 8.22.25



WARRANTY DEED

Alliance Title & Escrow, LLC-Order No.:691644

FOR VALUE RECEIVED

Kimberly Penkert and Sean Penkert, wife and husband

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

Kovas I. Lapsys and Erika V. Lapsys, husband and wife

whose current address is

**1750 S Frontage Rd W Unit C3
Vail, CO 81657**

the grantee(s), the following described premises, In Kootenai County, Idaho, TO WIT:

See attached Exhibit 'A'

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: June 4, 2025

Kimberly Penkert

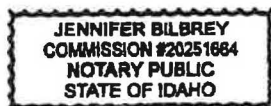
Sean Penkert

State of Idaho

County of Kootenai

On this 9th day of June, before me, the undersigned, a Notary Public in and for said state, personally appeared **Kimberly Penkert and Sean Penkert**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/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.



Notary Public for the State of Idaho

Residing at:

Commission Expires:

Residing In: Coeur d'Alene, ID
Expiration: 04/22/2031



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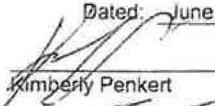
the grantee(s), the following described premises, in Kootenai County, Idaho, TO WIT:

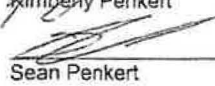
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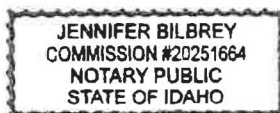

Sean Penkert

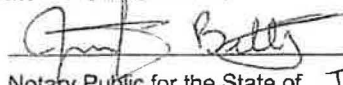
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EXHIBIT "A"

691644

Lot 3, Block 1, PENKERT ESTATES, according to the Plat thereof recorded in Book L of Plats at Page(s) 434, records of Kootenai County, Idaho.



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

August 22, 2025

KOVAS I LAPSYS
ERIKA V LAPSYS
3801 W UPRIVER DR
COEUR D ALENE ID 83814-9544

Re: Change in Ownership for Water Right No(s): 95-17948

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 208-762-2813.

Sincerely,


Natalie Steading
Tech Records Specialist 1

Enclosure(s)