

RECEIVED

MAR 19 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

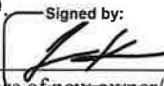
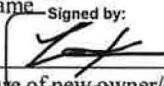
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. 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.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-11673	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: James Peck and Penny Peck
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JWLA Properties, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
1671 E Wilbur Ave Dalton Gardens ID 83815
Mailing address City State Zip
2087904944 laurel@toyournewplace.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: March 7, 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:  Owner 3-18-2025
Signature of new owner/claimant Title, if applicable Date
Justin Kerr
Print name
Signature:  Owner 3-18-2025
Signature of new owner/claimant Title, if applicable Date
Laurel Kerr
Print name

For IDWR Office Use Only:

Received by NS Date 3/19/25 Receipt No. N045310 Receipt Amt. \$2500
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 NS Date 9.30.25



RECORDING FEE: \$15.00
Electronically Recorded

DD

Order No. KT-504276 TGW

Space Above This Line for Recorder's Use

WARRANTY DEED

For Value Received,

James R. Peck and Penny M. Peck, husband and wife,

hereinafter known as the "Grantor(s)" hereby grants, bargains, sells and conveys to

JWLA Properties, LLC, an Idaho Limited Liability Company

Address: P. O. Box 617, Hayden, ID 83835

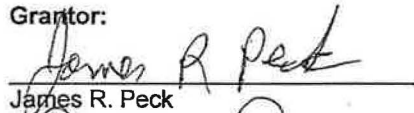
hereinafter known as the "Grantee(s)" all the rights, title, interest, and claim in or to the following described premises, situated in Kootenai County, Idaho to-wit:

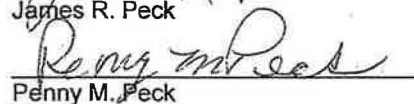
PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: March 4, 2025

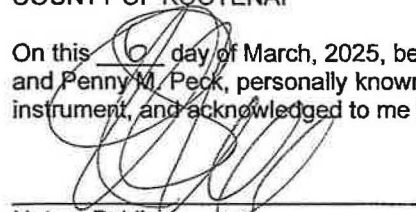
Grantor:


James R. Peck


Penny M. Peck

STATE OF IDAHO
COUNTY OF KOOTENAI

On this 6 day of March, 2025, before me, the undersigned a notary public, personally appeared James R. Peck and Penny M. Peck, personally known 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.


Notary Public

My Commission Expires on

11 28 30

TWILA G WILLCUT
COMM. #13605
NOTARY PUBLIC
STATE OF IDAHO

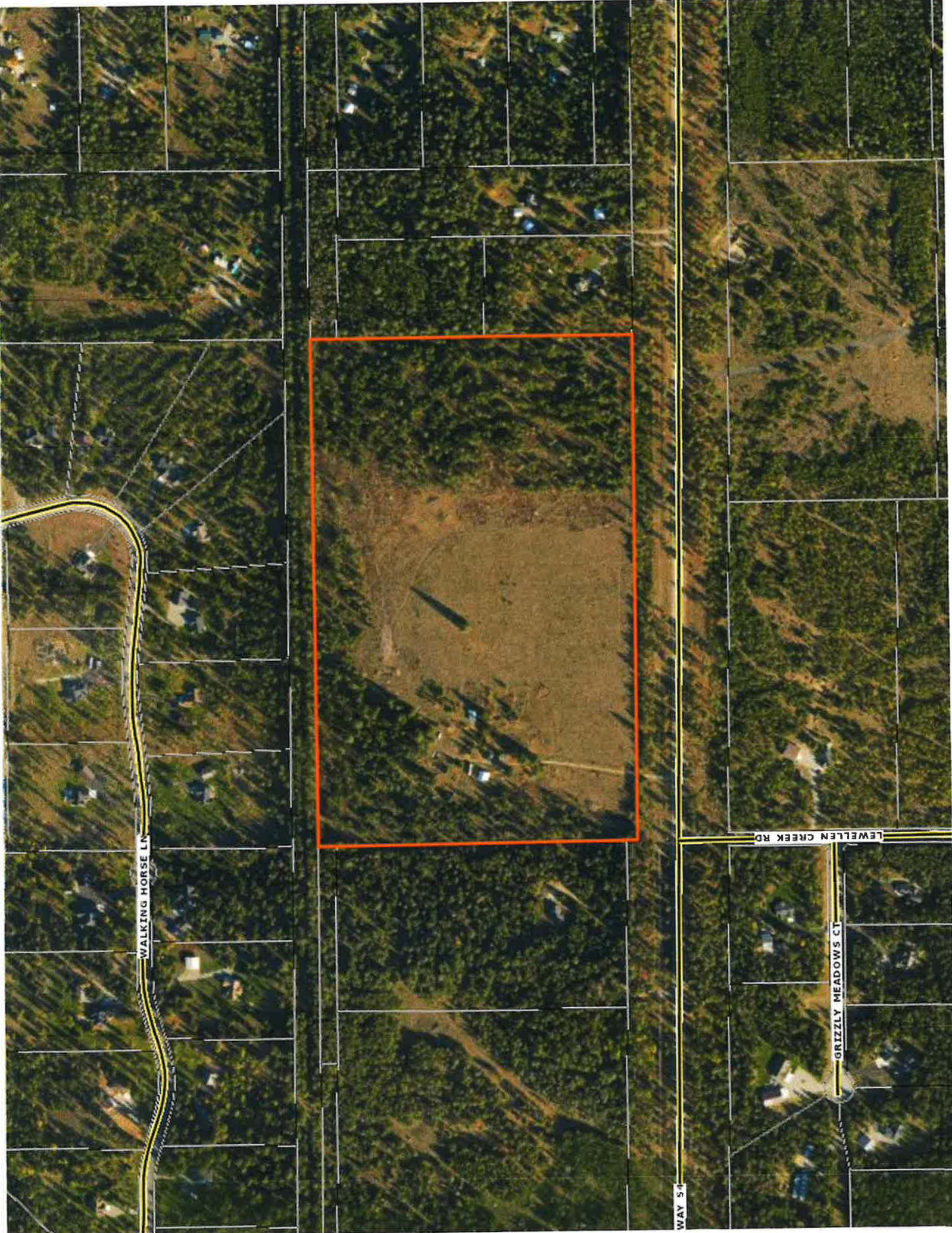
EXHIBIT A

That portion of the West Half of Section 7, Township 53 North, Range 2 West, Boise Meridian, Kootenai County, Idaho, lying North of the North right-of-way line of State Highway 54 and South of the South right-of-way line of the abandoned Naval Spur Railroad - Farragut to Athol, according to the deed recorded as Instrument No. 235294;

EXCEPTING THEREFROM, the parcels described in the following six (6) documents:

1. Warranty Deed, recorded as Instrument No. 310868 in Book 163 of Deeds at Page 462 on May 21, 1956.
2. Quitclaim Deed; recorded as Instrument No. 1559494 on October 22, 1998,
3. Quitclaim Deed, recorded as Instrument No. 1605897 on September 10, 1999,
4. Quitclaim Deed, recorded as Instrument No. 1689359 on July 31, 2001,
5. Quitclaim Deed, recorded as Instrument No. 1409336 on August 10, 1995,
6. United States of America, Declaration of Taking, filed September 19, 1942, in the District Court of the United States for the District of Idaho, Northern Division, Civil Cause No. 1528 and Civil Cause No. 1529, said tract conveyed to the State of Idaho by Part II in the deed recorded as Instrument No. 235294 in Book 145 of Deeds at Page 255 on July 10, 1950.

INITIAL JP
RR



State of Idaho
Department of Water Resources
Water Right
95-11673



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

0 0.035 0.07 0.14 Miles





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

September 30, 2025

JWLA PROPERTIES LLC
1671 E WILBUR AVE
DALTON GDNS ID 83815-7911

Re: Change in Ownership for Water Right No(s): 95-11673

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)