

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

SEP 22 2025 NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the number 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?
87-10854	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: Diane Ruth Albright
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Gabriel Montgomery & Madeline Wade
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- 1120 Nearing Road Moscow Idaho 83843
Mailing address City State Zip
- 208-669-2062 paige_wade@hotmail.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: 9/2/2025
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: [Signature] 09/18/2025
Signature of new owner/claimant Title, if applicable Date
Gabriel Montgomery
Print name

Signature: [Signature] 09/18/2025
Signature of new owner/claimant Title, if applicable Date
Madeline Wade
Print name

For IDWR Office Use Only:

Received by NS Date 9.22.25 Receipt No. N045633 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 9.29.25

632388

NO.

AT THE REQUEST OF

Westberg Koepke Moore

DATE & HOUR

12/15/23 11:05am

JULIE FRY

LATAH COUNTY RECORDER

FEE \$ *15.00* BY: *D. Walden**Deputy*

QUITCLAIM DEED

FOR VALUE RECEIVED, DIANE RUTH ALBRIGHT, a/k/a DIANE ALBRIGHT, a single person, "Grantor," hereby conveys, remises, releases and forever quitclaims unto DIANE RUTH ALBRIGHT as Trustee of the DIANE R. ALBRIGHT REVOCABLE LIVING TRUST, whose current address is 1120 Nearing Road, Moscow, ID 83843, the "Grantee," all present right, title and interest in the following described real property in the County of Latah, State of Idaho, to-wit:

Parcel RP01730000011:

Lot 11 of the Nearing Addition to Latah County, Idaho, as shown by the recorded plat thereof.

AND

A tract of land lying in the Northeast quarter of Section 17, Township 40 North, Range 5 West of the Boise Meridian and more particularly described as follows: Beginning at a point which is 711.9 feet South and 1,054.9 feet West of the Northeast corner of said Section 17, said point being also the Southernmost corner of Lot 11 of the Nearing Addition to Latah County, Idaho, thence N 42°02' E, 426.3 feet to the Easternmost corner of said Lot 11, thence S 2°20' W, 309.7 feet; thence S 76°37' W, 196.5 feet; thence N 64°50' W, 90.1 feet more or less to the point of beginning and containing 1.1 acres more or less.

Parcel RP40N05W170085:

A tract of land located in the NE1/4NE1/4 of Section 17, Township 40 North, Range 5, W.B.M., more particularly described as follows:

Beginning at a 5/8 inch diameter rebar on the North line of said Section 17, which is S. 89°26'47" W. 217.60 feet from the Northeast corner of said Section 17, said Northeast corner being marked by a Latah County

QUITCLAIM DEED - 1

Monument; thence S. 05°22'30" E. 199.28 feet to a 5/8 inch diameter rebar; the following bearing and distances each terminate at a 5/8 inch diameter rebar; thence S. 37°00'00" W. 91.01 feet; thence S. 10°25'45" W. 309.86 feet; thence S. 15°18'00" E. 219.92 feet; thence N. 85°05'00" W. 521.12 feet; thence N. 13°36'30" W. 30 feet; thence N. 02°03'30" E. 308.40 feet along East boundary of tax number 3050 (called N. 02°20' E. 309.7 feet in said tax number), to a found rebar at the Eastern most corner of Lot 11 of Nearing's Addition to Latah County, as shown by the recorded plat thereof; thence N. 29°35'45" W. 337.68 feet along the Northeast boundary of said Lot 11 (called N. 29°11' W. 338.7 feet on said plat) to a found steel pin at the Northern most corner of said Lot 11; thence N. 28°43'15" E. 114.97 feet along the Eastern boundary of Lot 10 of said Addition (called N. 29°00' E. 112.7 feet on said plat), to a found pipe at the POINT OF BEGINNING of said Nearing's Addition; thence North 5.10 feet to a 5/8 inch diameter rebar on the North line of said Section 17 (called North 1 foot on said plat); thence N. 89°26'47" E. 660.90 feet along said Section line to the POINT OF BEGINNING.

TOGETHER WITH a right of way easement for ingress and egress for the benefit of the above-described property, more particularly described as follows:

Beginning at found pipe at above said Southern most corner of Lot 11, Nearing's Addition to Latah County; thence S. 65°08'30" E. 89.89 feet along Southerly boundary of County Assessor's tax number 3050, to a found pipe (called S. 64°50' E. 90.1 feet to said tax number); thence N. 76°23'30" E. 196.35 feet along said boundary to a found pipe (called N. 76°37' E. 196.5 feet in said tax number); thence S. 13°36'30" E. 30 feet to a 5/8 inch diameter rebar; thence S. 76°23'30" W. 206.82 feet to a 5/8 inch diameter rebar; thence N. 61°05'30" W. 87.82 feet to a 5/8 inch diameter rebar on the Eastern right of way line of Nearing Road, as shown on recorded plat of Nearing's Addition to Latah County; thence Northerly 27.05 feet along said right of way line on a curve to the left, being 30 feet Easterly from the centerline of said right of way, the centerline having a radius of 99.86 feet to the POINT OF BEGINNING.

SUBJECT TO those restrictive covenants set forth in that certain Warranty Deed recorded under Recorder's Fee No. 401770.

AND

All that certain real property located within the Northeast 1/4 of Section 17, T 40 N, R 5 W BM, Latah County, Idaho, being described as follows:

Commencing at the northeast corner of said Section 17;
Thence along the east line thereof, S 00°09'12" W, 352.62 feet to the POINT
OF BEGINNING;

Thence continuing along said east line, S 00°09'12" W, 260.00 feet;

Thence N 83°18'53" W, 313.71 feet to a point in the easterly line of the lands of Albright;

Thence along said easterly line, N 10°45'59" E, 200.00 feet;

Thence N 84°23'27" E, 276.23 feet to the point of beginning.

Containing 1.54 Acres, more or less.

TOGETHER WITH ALL tenements, hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever.

DATED this 12th day of December, 2023.

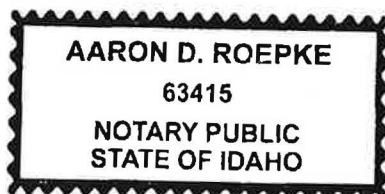
Diane R Albright
DIANE RUTH ALBRIGHT,
a/k/a DIANE ALBRIGHT

STATE OF IDAHO)
) ss.
County of Latah)

On this 12th day of December, 2023, before me, the undersigned a Notary Public in and for said State, personally appeared DIANE RUTH ALBRIGHT, a/k/a DIANE ALBRIGHT, a single person, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last above written.

(seal)



Ann D. Thompson
Notary Public in and for the State of Idaho
Residing at Moscow, Idaho.
My commission expires: 4/10/2020

Instrument # 641592

MOSCOW, LATAH, IDAHO

9-2-2025 02:35:00 PM No. of Pages: 5

Recorded for : LATAH COUNTY TITLE COMPANY

JULIE FRY

Fee: 15.00

Ex-Officio Recorder Deputy: .

Index to: WARRANTY/QUITCLAIM DEED

Handwritten signature: Hand White

65042
①

WARRANTY DEED

DIANE RUTH ALBRIGHT, as Trustee of the DIANE R. ALBRIGHT REVOCABLE LIVING TRUST, executed December 12, 2023, ("Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto GABRIEL TAMARACK FLYNN MONTGOMERY and MADELINE PAIGE WADE, husband and wife, (collectively "Grantee"), whose current address is 1120 Nearing Road, Moscow, Idaho 83843, and to Grantee's heirs and assigns forever, all of the following described real property situate in Latah County, State of Idaho, to-wit:

See EXHIBIT "A" attached hereto.

SUBJECT TO:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records;
2. Any facts, rights, interest, or claims which are not shown by the public records, but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof;
3. Easements as per the recorded plat thereof, and easements, liens, covenants, restrictions, encumbrances, discrepancies, conflicts of boundary line, and/or claims thereof, which appear of record or by use upon the premises, survey, or inspection;
4. (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims, or title to water;
5. Rights of the state or federal government and/or public in and to any portion of the land for right of way (whether or not such rights are shown by recordings of easements and/or maps in the Public Records by the State of Idaho showing the general location of these rights of way).
6. Easements and right of ways for highways, roads, railroads, ditches, canals, gas, pole, power transmission lines as they may exist.
7. Easement granted to the Washington Water Power Company, as more fully set out in that certain Right of Way Easement recorded under Recorder's Fee No. 244036 in Book 17 of Leases and Agreements at Page 247. (Parcels I and II)

WARRANTY DEED - 1

8. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded under Recorder's Fee No. 245294, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Parcel I)

9. Covenants, conditions and restrictions contained in those certain Warranty Deeds recorded under Recorder's Fee Nos. 401770 and 496344. (Parcel II)

10. Any matters arising from questions of gaps or overlaps between the legal description of the herein described land and those of surrounding parcels. (Parcel II)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereto.

Grantor for itself, its heirs, successors, and assigns, hereby covenants that it is the owner in fee simple of said premises and that it does warrant and will defend against the lawful claims of all others except those easements, restrictions, and reservations apparent or of record.

In construing this deed, and where the context so requires, the singular includes plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument this 18 day of August, 2025.

GRANTOR:


DIANE RUTH ALBRIGHT, Trustee of the DIANE
R. ALBRIGHT REVOCABLE LIVING TRUST

STATE OF IDAHO)
) ss.
 County of Latah)

On this 18th day of August, 2025, before me, the undersigned a Notary Public in and for said State, personally appeared DIANE RUTH ALBRIGHT, as Trustee of the DIANE R. ALBRIGHT REVOCABLE LIVING TRUST, known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last above written.

(SEAL)



Me Petrie
 Notary Public for the State of Idaho.
 Residing at Moscow
 My commission expires: 9/23/2030

EXHIBIT "A"
Legal Description

Parcel I:

Lot 11, Nearing Addition to Latah County, as shown by the recorded plat thereof.

ALSO, a tract of land lying in the NE1/4NE1/4 of Section 17, Township 40 North, Range 5 West, B.M., and more particularly described as follows:

BEGINNING at a point which is 711.9 feet South and 1,054.9 feet West of the Northeast corner of said Section 17, said point being also the Southernmost corner of Lot 11 of the Nearing Addition to Latah County, Idaho, thence N. 42°02' E., 426.3 feet to the Easternmost corner of said Lot 11; thence S. 02°20' W., 309.7 feet; thence S. 76°37' W., 196.5 feet; thence N. 64°50' W., 90.1 feet more or less to the POINT OF BEGINNING.

Parcel II:

A tract of land located in the NE1/4NE1/4 of Section 17, Township 40 North, Range 5 West, B.M., more particularly described as follows:

BEGINNING at a 5/8 inch diameter rebar on the North line of said Section 17, which is S. 89°26'47" W., 217.60 feet from the Northeast corner of said Section 17, said Northeast corner being marked by a Latah County Monument; thence S. 05°22'30" E., 199.28 feet to a 5/8 inch diameter rebar; the following bearing and distances each terminate at a 5/8 inch diameter rebar; thence S. 37°00'00" W., 91.01 feet; thence S. 10°25'45" W., 309.86 feet; thence S. 15°18' 00" E., 219.92 feet; thence N. 85°05'00" W., 521.12 feet; thence N. 13°36'30" W., 30 feet; thence N. 02°03'30" E., 308.40 feet along the East boundary of tax number 3050 (called N. 02°20' E., 309.7 feet in said tax number and set out in that certain Warranty Deed recorded under Recorder's Fee No. 260642), to a found rebar at the Easternmost corner of Lot 11 of Nearing's Addition to Latah County, as shown by the recorded plat thereof; thence N. 29°35'45" W., 337.68 feet along the Northeast boundary of said Lot 11 (called N. 29°11' W., 338.7 feet on said plat) to a found steel pin at the Northernmost corner of said Lot 11; thence N. 28°43'15" E., 114.97 feet along the Eastern boundary of Lot 10 of said Addition (called N. 29°00' E. 112.7 feet on said plat), to a found pipe at the point of beginning of said Nearing's Addition; thence N. 5.10 feet to a 5/8 inch diameter rebar on the North line of said Section 17 (called North 1 foot on said plat); thence N. 89°26'47" E., 660.90 feet along said Section line to the POINT OF BEGINNING.

ALSO, a parcel of land located in the NE1/4NE1/4 of Section 17, Township 40 North, Range 5 West, B.M., described as follows:

COMMENCING at the northeast corner of said Section 17; thence along the east line thereof, S. 00°09'12" W., 352.62 feet to the POINT OF BEGINNING; thence continuing along said east line, S. 00°09'12" W., 260.00 feet; thence N. 83°18'53" W., 313.71 feet to a point on the easterly line of the lands of Albright, as more fully set out in that certain Quit Claim Deed recorded under WARRANTY DEED - 4

Recorder's Fee No. 406329; thence along said easterly line, N. 10°45'59" E., 200.00 feet; thence N. 84°23'27" E. 276.23 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement in the NE1/4NE1/4 of Section 17, Township 40 North, Range 5 West, B.M., as more fully set out in that certain Warranty Deed recorded under Recorder's Fee No. 401770 and in that certain Quit Claim Deed recorded under Recorder's Fee No. 406329.



0 30 60ft



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 29, 2025

GABRIEL MONTGOMERY
MADELINE PAIGE WADE
1120 NEARING RD
MOSCOW ID 83843-8771

Re: Change in Ownership for Water Right No(s): 87-10854

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)