

AUG 14 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?
85-2145	Yes ☐	Yes ☐		Yes ☐	Yes ☐
85-7329	Yes ☐	Yes ☐		Yes ☐	Yes ☐
85-10414	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Gerald L Roberts
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Ricky Roberts and Nicole Carol Roberts
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- 125 Lawyers Creek Dyke Rd Kamiah ID 83536
Mailing address City State Zip
208-451-5009 rroberts383@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: 1/19/2024
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

SUPPORT DATA

IN FILE # 85-2145

8. Signature: Ricky Roberts Title, if applicable: _____ Date: 4/25/25
Signature of new owner/claimant
Ricky Roberts
Print name
- Signature: Nicole Carol Roberts Title, if applicable: _____ Date: 4/25/25
Signature of new owner/claimant
Nicole Carol Roberts
Print name

For IDWR Office Use Only:

Received by NS Date 8.14.25 Receipt No. N045501 Receipt Amt. \$ 75.00
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 NS Date 11.07.25

Instrument # 543070
IDAHO COUNTY, IDAHO
01-22-2024 11:27:39 AM No. of Pages: 6
Recorded for: LEWIS COUNTY TITLE
Kathy M Ackerman Fee: \$16.00
Ex-Officio Recorder Deputy: Js

WARRANTY DEED

GERALD L. ROBERTS, a single man, as GRANTOR herein, for ten dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **RICKY ROBERTS and NICOLE CAROL ROBERTS**, husband and wife, whose mailing address is 125 Lawyer Creek Dyke Rd., Kamiah, ID 83546, GRANTEES, and to grantees' heirs and assigns forever, all of the following described real estate located in the **County of Idaho**, State of Idaho, TO WIT:

Per attached **Exhibit A**, known as 125 Lawyer Creek Dyke Rd., Kamiah, ID 83536.

TOGETHER with all improvements, easements, hereditaments and appurtenances thereto.

FURTHER GRANTING to Grantees a non-exclusive easement for ingress, egress and utilities, over across and under the East 25 feet of that adjacent property, described on attached **Exhibit B**, shown as 6.849 acres. Said easement is limited to use by one single family residence only and no more, to provide residential access only and no commercial access is permitted.

SUBJECT TO: Easements of record or use, the lien for current taxes.

RESERVING unto the Grantor, his successors and assigns the exclusive rights to the existing spring, reservoir and piping system, with the right to access and maintain the same, which now exists on the property described on **Exhibit A "Parcel 2"**, as described, which serves and is for the benefit of Grantor's adjacent property described on attached **Exhibit B**.

GRANTOR, does hereby covenant, warrant, and shall defend the quiet and peaceable possession of said premises by the GRANTEES and grantees' heirs and assigns forever against the lawful claims of all persons.

RP
NR

SUBJECT TO the following matters of public record:

Lawyers Creek Dyke Road as the same now exists.

Any right, title, or interest of the Public, County, or Highway District to roads or highways on the premises whether or not showing by the public records.

Rights and easements in favor of the public for recreational uses of the Lawyer's Creek.

Any adverse claims based on the assertion that the location of the Lawyer's Creek has moved subsequent to its adoption as a title boundary.

Easement Contract, including the terms and provisions thereof, by and between IDAA. (ROOKE) WENDT and IDAHO COUNTY, recorded October 26, 1959, under Instrument No. 199835, Book 93 page 369, records of Idaho County, Idaho.

Continued..

Easement, including the terms and provisions thereof, by and between MAYO ROBISON and ILENE ROBISON, husband and wife, parties of the first part, and FRANZ NIMPHIUS and LORRAINE E. NIMPHIUS, husband and wife, parties of the second part, recorded July 14, 1965, under Instrument No. 220218, Book 103 page 205, records of Idaho County, Idaho.

Matters as shown in Survey No. S-583, recorded March 13, 1989, under Instrument No. 346495; Survey No. S-2053, recorded June 27, 2003, under Instrument No. 429752; Survey No. S-2148, recorded April 19, 2004, under Instrument No. 434872; Survey No. S-3411, recorded September 16, 2016, under Instrument No. 505816; Survey No. S-3445, recorded March 28, 2017, under Instrument No. 508337; Survey No. S-3729, recorded June 16, 2020, under Instrument No. 524272; and Survey No. S-4140, recorded December 1, 2023, under Instrument No. 542577, all records of Idaho County, Idaho.

Effect, if any, of fenceline agreement, recorded April 14, 2003, under Instrument No. 428089, records of Idaho County, Idaho.

Right of Way Easement, including the terms and provisions thereof, by and between JOHN ROOKE and THE WASHINGTON WATER POWER COMPANY, a corporation, recorded April 14, 2003, under Instrument No. 428091,

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

IN WITNESS WHEREOF, GRANTOR has signed his name January 19, 2024

X Gerald L. Roberts
GERALD L. ROBERTS

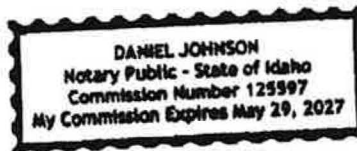
RR
WR

STATE OF IDAHO)
S.S.)
COUNTY OF LEWIS,)

On this January 19, 2024, before me Daniel M Johnson a Notary Public in and for the State of Idaho, personally appeared **GERALD L. ROBERTS**, known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

S
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Daniel M Johnson
Notary Public for the State of Idaho
Residing at _____
My commission expires: _____



RR
NR

Exhibit A:

Situate in Idaho County, State of Idaho, to wit:

Township 33 North, Range 3 East, B.M.

Section 11: S½S½ of Lot 3;

And the following:

Parcel 2

This parcel is a portion of Government Lot 24 of Section 12, Township 33 North, Range 3 East of the Boise Meridian, Idaho County, Idaho, and is more particularly described as follows:

COMMENCING at the northwest corner of said Government Lot 24 (West ¼ corner of Section 12), a found brass cap monument;

Thence South 00° 01' 07" East along the west boundary of said Government Lot 24 a distance of 590.26 feet to the southerly corner of Tax 188, a found 5/8 inch diameter rebar with plastic cap stamped L. S. 9165, said point being the TRUE POINT OF BEGINNING

Thence South 57° 36' 59" East a distance of 54.961 feet to a ½ x 24 inch rebar with a plastic cap stamped L. S. 3627 set at an existing fence corner,

Thence South 88° 52' 06" East a distance of 68.952 feet to a ½ x 24 inch rebar with a plastic cap stamped L. S. 3627 set at an existing fence corner,

Thence North 68° 05' 38" East along an existing fence line a distance of 591.778 feet to a point on the east boundary of said Government Lot 24, a ½ x 24 inch rebar set with a plastic cap stamped L. S. 3627;

Thence South 00° 01' 11" East along the east boundary of Government Lot 24 a distance of 925.898 feet to the southeast corner thereof,

Thence North 89° 18' 25" West along the south boundary of Government Lot 24 a distance of 664.532 feet to the southwest corner thereof, a found BLM Brass cap monument;

Thence North 00° 01' 07" West along the west boundary a distance of 727.876 feet to the TRUE POINT OF BEGINNING, said parcel containing 12.105 Acres more or less.

Exhibit B:

Parcel 1

This parcel is a portion of Government Lots 9 and 24 of Section 12, Township 33 North, Range 3 East of the Boise Meridian, Idaho County, Idaho, and is more particularly described as follows:

COMMENCING at the northwest corner of said Government Lot 24 (West ¼ corner of Section 12), a found brass cap monument;

Thence South 00° 01' 07" East along the west boundary of said Government Lot 24 a distance of 190.740 feet to a point in the centerline of Lawyer's Creek as described in the deed for Tax 43 and Tax 188;

Thence North 63° 08' 55" East along said centerline a distance of 209.890 feet to the **TRUE POINT OF BEGINNING**, being the northeast corner of Tax 188, witnessed by a found 5/8 inch diameter rebar with plastic cap stamped PLS 9165 which bears South 21° 28' 07" East a distance of 46.24 feet;

Thence North 63° 08' 55" East along said centerline a distance of 24.887 feet;

Thence North 54° 17' 00" East along said centerline (being the north boundary of Tax 43) a distance of 555.000 feet;

Thence leaving said centerline bearing South 1° 39' 43" East a distance of 144.500 feet to a found ½ inch diameter rebar with a plastic cap stamped LS 7157;

Thence South 00° 04' 28" East a distance of 101.358 feet to the northeast corner of said Government Lot 24, a found 5/8 inch rebar with a plastic cap stamped LS 885;

Thence South 00° 01' 11" East along the east boundary of Government Lot 24 a distance of 393.778 feet to a ½ x 24 inch rebar set with a plastic cap stamped L. S. 3627;

Thence South 68° 05' 38" West along an existing fence line a distance of 591.778 feet to a ½ x 24 inch rebar set with a plastic cap stamped L. S. 3627;

Continued...

Roberts legal description
Parcel 1, Page 2 of 2

Thence North 88° 52' 06" West along an existing fence a distance of 68.952 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped L. S. 3627;

Thence North 57° 36' 59" West a distance of 54.961 feet to a point on the west boundary of said Government Lot 24, a found 5/8 inch diameter rebar with plastic cap stamped L. S. 9165;

Thence North 31° 37' 31" East along the boundary of Tax 188 a distance of 444.040 feet to a found 5/8 inch diameter rebar with plastic cap stamped L. S. 9165;

Thence North 21° 28' 07" West a distance of 124.890 feet to the TRUE POINT OF BEGINNING, said parcel containing 6.849 Acres more or less.





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

November 07, 2025

RICKY ROBERTS
NICOLE CAROL ROBERTS
125 LAWYERS CREEK DYKE RD
KAMIAH ID 83536-5240

Re: Change in Ownership for Water Right No(s): 85-2145, 85-7329, & 85-10414

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)