

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEV ✓

RECEIVED

NOV 04 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES

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?
✓ 85-4475	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: Estate of Marilyn Jean Greeley
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Adam Freeman, Melanie Freeman, Renee Freeman
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- 27514 Canyon View Ln Culdesac ID 83524
Mailing address City State Zip
- 701-261-9879 aeafreeman@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: December 13, 2022
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] 10-28-2025
Signature of new owner/claimant Title, if applicable Date
Adam Freeman Renee Freeman 10-28-2025
Print name Print name Date
- Signature: [Signature] 10-28-2025
Signature of new owner/claimant Title, if applicable Date
Melanie Evelyn Freeman 10-28-2025
Print name Date

For IDWR Office Use Only:

Received by KW Date 11/04/2025 Receipt No. C123933 Receipt Amt. \$25.00

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 [Signature] Date 11-18-2025

Instrument # 904706
NEZ PERCE COUNTY, IDAHO
12-19-2022 12:39:05 PM No. of Pages: 2
Recorded for: ALLIANCE TITLE - LEWISTON OFFI
PATTY WEEKS Fee: \$15.00
Ex-Officio Recorder Deputy Raqual Lewis
Index to: PROBATE DEED (106)
Electronically Recorded by Simplifile

Personal Representative's Deed

626058

**THIS Personal Representative's Deed, is made and entered into December 13, 2022,
by Maureen Ann Merluzzi, Personal Representative of the Estate of The Estate of
Marilynn Jean Greeley, also shown of record as Marilynn J. Greeley, deceased,**

Grantor, to:

**Adam Christopher Freeman and Melanie Evelyn Freeman, a married couple and
Renee Ann Freeman, a single woman**

Grantee, whose address is: 316 Main Street N Avon, SD 57315

**WHEREAS, Grantor is the qualified Personal Representative of the Estate of The Estate of
Marilynn Jean Greeley, also shown of record as Marilynn J. Greeley, deceased, filed as Case No.
CV35-21-1153 in the Second Judicial District, State of ID, County of Nez Perce.**

**NOW THEREFORE, for valuable consideration received, Grantor does hereby grant, bargain,
sell and convey unto Grantee the following described real property located in the State of ID,
County of Nez Perce:**

**Government Lots 3, 4, 5, 6 and 7 of Section 1; and Government Lots 4 and 5 of Section 12, all in
Township 35 North, Range 3 West of the Boise Meridian, records of Nez Perce County, Idaho.**

**TO HAVE AND TO HOLD, all and singular, the Premises, together with all improvements
thereon and appurtenances thereto, unto the said Grantee and Grantee's successors and assigns**

forever, subject to real property taxes and assessments for the current year and to all encumbrances of record or appearing on the land.

IN WITNESS WHEREOF, Grantor has hereunto caused this Deed to be executed as of the Effective Date.

Dated: December 13, 2022

Estate of The Estate of Marilynn Jean Greeley, also shown of record as Marilynn J. Greeley

Maureen Ann Merluzzi, Representative

By: Maureen Ann Merluzzi, Personal Representative

State of Florida County of Collier

On this 14 day of December 2022, before me, the undersigned, A Notary Public in and for said State, personally appeared Maureen Ann Merluzzi, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the Estate of Marilyn Jean Greeley, also known as Marilynn J. Greeley and executed the same as Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Joseph E. Bankosky

Notary Public for the State of: Florida

Residing at: NAPLES, FL

Commission Expires: 1-11-25



Joseph E. Bankosky
Notary Public
State of Florida
Comm# HH079416
Expires 1/11/2025

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made on this 5th day of October, 2012, between MARILYNN M. GREELEY, as personal representative of the Estate of WILLIAM E. GREELEY, deceased, whose probate is on file in the District Court Records, in and for the County of Nez Perce, State of Idaho, as Party of the First Part, and MARILYNN M. GREELEY, of 27514 Canyon View Lane, Culdesac, ID 83524, Party of the Second Part.

WITNESSETH:

That the Party of the First Part, pursuant to the distribution of the estate, does hereby grant, bargain, sell and confirm unto the said Party of the Second Part, the deceased, interest in and to each of the following described property, situated in the County of Nez Perce, State of Idaho, to wit:

Government Lots Three (3), Four (4), Five (5), Six (6) and Seven (7) of Section One (1); and Government Lots Four (4) and Five (5) of Section Twelve (12), all in Township Thirty-five (35) North, Range Three (3) West of the Boise Meridian.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the remainders, reversion and reversions, rents, issues and profits thereof forever.

R. Lewis

1 To have and to hold, all and singular, together with the
 2 appurtenances, unto the said Party of the Second Part
 3 forever.

4 IN WITNESS WHEREOF, the Party of the First Part, as
 5 personal representative of the Estate of William E. Greeley,
 6 deceased, has caused these presents to be executed, pursuant
 7 to due authorization, on the day and year first above
 8 written.
 9

10 In the Estate of William E.
 11 Greeley, deceased,

12 BY:

13 Marilynn M. Greeley
 14 MARILYNN M. GREELEY
 15 Personal Representative

16 STATE OF IDAHO)

17 ss.

18 County of Nez Perce)

19 On this 5 day of October, 2012, before me,
 20 Rebecca K. Murrill, a Notary for the said County and
 21 State, personally appeared MARILYNN M. GREELEY acting as the
 22 fully qualified personal representative of the Estate of
 23 William E. Greeley, deceased, known or identified to me to be
 24 the person whose name is subscribed to the within instrument,
 25 and she acknowledged to me that she freely executed the same
 26 and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and
 affixed my official seal the day and year first above
 written.

(NOTARY SEAL)

8 REBECCA K. MURRILL
 Notary Public
 State of Idaho

Rebecca K. Murrill
 Notary Public for State of Idaho,
 Residing at Lewiston, therein.
 My commission expires on
9-11, 2018.



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

November 19, 2025

ADAM CHRISTOPHER FREEMAN
MELANIE EVELYTH FREEMAN
RENEE ANN FREEMAN
27514 CANYON VIEW LN
CULDESAC ID 83524-6035

Re: Change in Ownership for Water Right No(s): 85-4475

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 208-287-4921.

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/18/2025

Water Right 85-4475

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	ADAM CHRISTOPHER FREEMAN 27514 CANYON VIEW LN CULDESAC, ID 83524-6035 (701) 261-9879
Current Owner	MELANIE EVELYTH FREEMAN 27514 CANYON VIEW LN CULDESAC, ID 83524-6035 (701) 261-9879
Current Owner	RENEE ANN FREEMAN 27514 CANYON VIEW LN CULDESAC, ID 83524-6035 (701) 261-9879
Original Owner	ALAN D HOOVEL 719 WARNER ST LEWISTON, ID 83501
Previous Owner	WILLIAM E GREELEY 27514 CANYON VIEW LN CULDESAC, ID 83524 (208) 843-2007
Previous Owner	MARILYNN GREELEY 27514 CANYON VIEW LN CULDESAC, ID 83524 (208) 843-2007

Priority Date: 1/1/1959

Basis: Decreed

Status: Active

Source
SPRING

Tributary
COTTONWOOD CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	02/15	11/30	0.020 CFS	
STOCKWATER	01/01	12/31	0.010 CFS	
DOMESTIC	01/01	12/31	0.010 CFS	
	<u>Total Diversion</u>		0.030 CFS	

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/18/2025

Source and Point(s) of Diversion:

SPRING L3(SWSWSE) Sec. 1, Twp 35N, Rge 03W, NEZ PERCE County

Place Of Use:

STOCKWATER within NEZ PERCE 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	
35N	03W	1												X L5				X L3	

IRRIGATION within NEZ PERCE 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	
35N	03W	1												1.0 L5				6.0 L3	7.0

POU Total Acres: 7.0

DOMESTIC within NEZ PERCE 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	
35N	03W	1																X L3	

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. N14 The quantity of water under this right for domestic and stockwater uses shall not exceed 13,000 gallons per day.
3. N09 The quantity of water decreed for this water right for domestic use and stockwater use is not a determination of historical beneficial use.

Dates and Other Information:

Decreed Date: 8/18/2005
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: OR
Water District Number: NWD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

11/18/2025

N/A

Water Supply Bank:

N/A