

RECEIVED

NOV 20 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

IPWR/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?
93-4020	Yes ☐	Yes ☐		Yes ☐	Yes ☐
93-4021	Yes ☐	Yes ☐		Yes ☐	Yes ☐
93-7662	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Larry Turnbull
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): James Gaumond STacey Gaumond
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or

374484 Hwy 95
Mailing address

Desmet Id. 83824
City State Zip

208-819-7309
Telephone

insranch05@gmail.com
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: June 12 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.

SUPPORT DATA

IN FILE # 93-4020

8. Signature: [Signature] 10-29-25
Signature of new owner/claimant Title, if applicable Date
James Gaumond
Print name

Signature: [Signature] 10-29-25
Signature of new owner/claimant Title, if applicable Date
[Signature]
Print name

For IDWR Office Use Only:

Received by NS Date 11-20-25 Receipt No. N045706 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 [Signature] Approved by [Signature] Processed by NS Date 11-20-25

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
1866 North Lakewood Drive
Coeur d'Alene, ID 83814

RECEIVED
2025 Jun 30 PM 01 08
BENEWAH COUNTY
DEANNA BRAMBLETT, CLERK
305254
FLYING S TITLE AND ESCROW - SAINT MARIES
FEES:\$ 15.00

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1192785-C (ms)**

Date: **June 25, 2025**

For Value Received, **Lael Turnbow, an unmarried woman**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **JNS Ranch Company LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **374484 Highway 95, Desmet, ID 83824**, the following described premises, situated in **Benewah County, Idaho**, to-wit:

The North Half of the Southwest Quarter in Section 10, Township 43 North, Range 4 West, Boise Meridian, records of Benewah County, Idaho, except any portion within the public right-of-way.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: **06/25/2025**Warranty Deed
- continuedFile No.: **1192785-C (ms)**

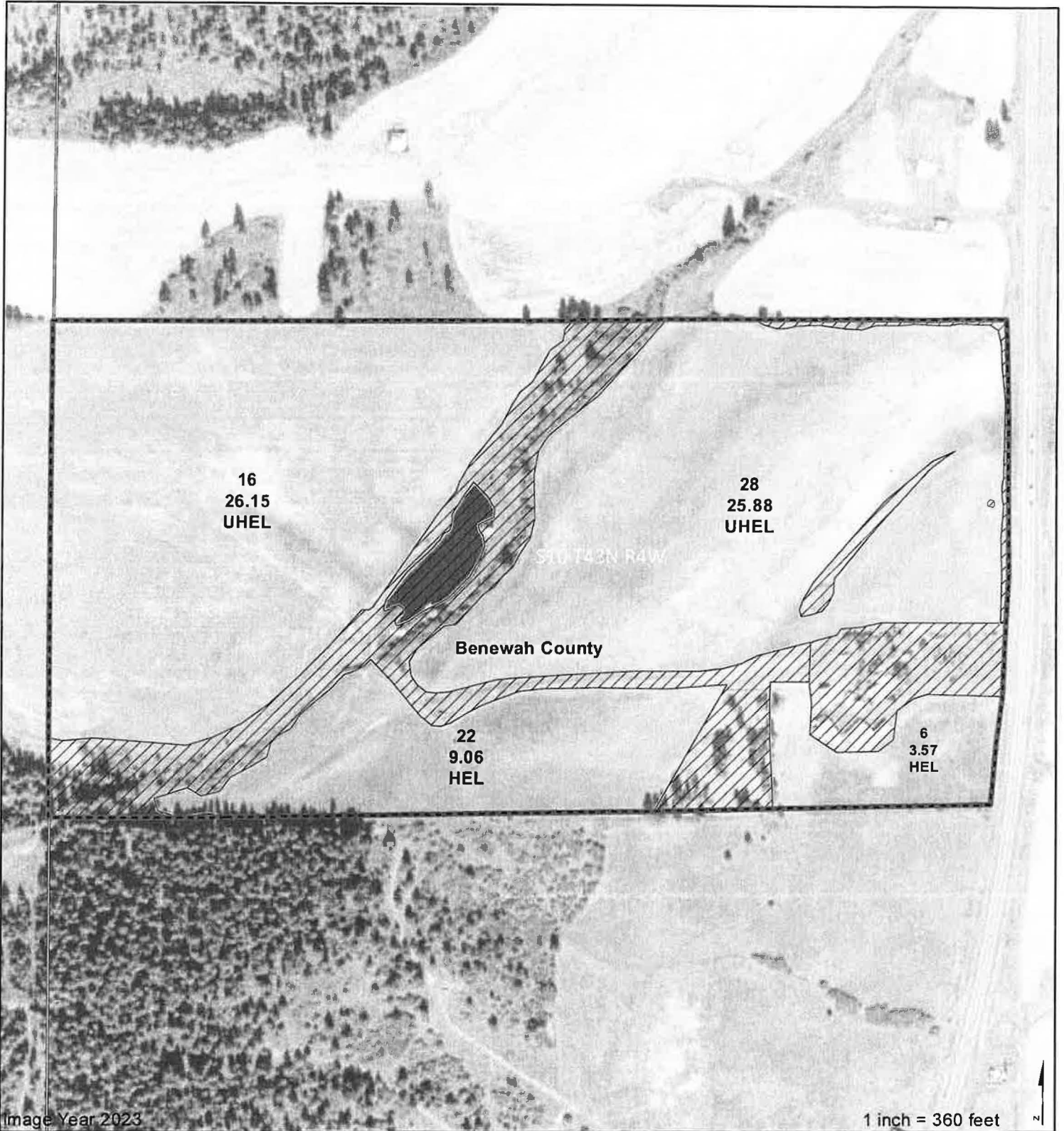
Lael TurnbowSTATE OF Idaho)
COUNTY OF Kootenai)
SS.

On this 30 day of June, **2025**, before me, a Notary Public in and for said State, personally appeared **Lael Turnbow**, known or identified 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.

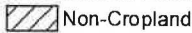


Notary Public for the State of Idaho
Residing at: at no 1
My Commission Expires: 4/2/2026

Benewah County, Idaho



Common Land Unit

 Non-Cropland	 Tract Boundary
 Cropland	 PLSS
	 County Boundary

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 64.66 acres

2025 Program Year

Map Created September 08, 2025

Farm 2734

Tract 3338

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



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 20, 2025

JNS RANCH COMPANY LLC
374484 HIGHWAY 95
DESMET ID 83824-9713

Re: Change in Ownership for Water Right No(s): 93-4020, 93-4021, & 93-7662

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)