

RECEIVED

NOV 21 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?
95-9352	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: Carrie Grace
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Mitch & Brenna Winnick
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- 10895 N. Point Hayden Dr. Hayden ID 83835
Mailing address City State Zip
- 720.492.0112 brenna.winnick@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: 10/18/23
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):
☒ \$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] 11/21/25
Signature of new owner/claimant Title, if applicable Date
- Mitchell Winnick
Print name
- Signature: [Signature] 11/21/25
Signature of new owner/claimant Title, if applicable Date
- Brenna Winnick
Print name

For IDWR Office Use Only:

Received by NS Date 11.21.25 Receipt No. N045709 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 NS Date 11.25.25

AFTER RECORDING MAIL TO:

James F. Topliff
Evans, Craven & Lackie, P.S.
818 W. Riverside, Suite 250
Spokane, WA 99201

JENNIFER LOCKE 5 P
KOOTENAI COUNTY RECORDER
DAP Date 10/27/2023 2:32 PM
REQ OF EVANS, CRAVEN & LACKIE PS
RECORDING FEE: \$15.00
2952317000
DD

QUIT CLAIM DEED

Grantor: Carrie Grace Revocable Living Trust, dated September 8th, 2022.
Grantee: Sonny's Place Business Trust, a Nevada Business Trust.
Legal Description (abbrev.): WRIGHTS PARK AMENDED, TAX#26555; 26554; 26556
[IN LT 38] 1851N03W
Assessor's Parcel ID#: V9600000038A; V9600000038B; V9600000038C
AIN: 108679; 345301; 345302
Grantee's Address: Carrie Grace, 6502 Avenida Marana, La Jolla, CA 92037

GRANTOR, Carrie Grace, Trustee of the Carrie Grace Revocable Living Trust, dated September 8, 2022, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration conveys and quit claims to the Dunham Trust Company, Trustee of the Sonny's Place Business Trust, a Nevada Business Trust, Grantee, the following described real estate located in Hayden Lake, County of Kootenai, State of Idaho:

WRIGHTS PARK AMENDED, TAX#26555 [IN LT 38] 1851N03W, records of Kootenai County, Idaho. *See Exhibit A attached.
Parcel: V9600000038A; AIN: 108679
Commonly known as: 10895 N. Point Hayden Dr., Hayden Lake, ID 83835

WRIGHTS PARK AMENDED, TAX#26554 [IN LT 38] 1851N03W, records of Kootenai County, Idaho. *See Exhibit B attached.
Parcel: V9600000038B; AIN: 345301

WRIGHTS PARK AMENDED, TAX#26556 [IN LT 38] 1851N03W, records of Kootenai County, Idaho. *See Exhibit C attached.
Parcel: V9600000038C; AIN: 345302

SUBJECT TO easements, assessments, taxes, agreements, covenants, restrictions, reservations and encumbrances of record.

DATED this 20th day of October, 2023.

CARRIE GRACE REVOCABLE LIVING
TRUST

Carrie Grace
CARRIE GRACE, Trustee

ACKNOWLEDGMENT

State of California

County of San Diego

On October 20, 2023 before me,

Ken M. Knara, Notary Public, personally appeared CARRIE GRACE who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ken M. Knara (Seal)



Exhibit A

A portion of Lot 38 WRIGHT'S PARK, according to the plat filed at Book C of Plats, Page 71, records of Kootenai County, Idaho, lying in the Northeast Quarter of Section 18, Township 51 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING AT the Northeast corner of said Section 18, said point marked by a 2" aluminum cap per Instrument Number 1612499, records of Kootenai County, Idaho;

thence along the East line of said Section 18 South $01^{\circ} 39' 00''$ West 989.91 feet (South $01^{\circ} 39' 00''$ West 990 feet) to the Southeast corner of said Lot 38;

thence along the Southerly line of said Lot 38 South $84^{\circ} 30' 15''$ West 808.10 feet to a 1" iron pipe, the TRUE POINT OF BEGINNING;

thence North $30^{\circ} 00' 00''$ East 69.69 feet;

thence South $84^{\circ} 59' 49''$ West 253.47 feet to the high water line of Hayden Lake;

thence along said high water line North $27^{\circ} 07' 35''$ East 38.30 feet;

thence continuing along said high water line North $38^{\circ} 29' 17''$ East 34.89 feet;

thence continuing along said high water line North $27^{\circ} 50' 49''$ East 39.59 feet;

thence North $80^{\circ} 52' 23''$ East 921.93 feet;

thence South $01^{\circ} 39' 00''$ West 209.29 feet

thence South $84^{\circ} 30' 15''$ West 747.63 feet to the True Point of Beginning,

containing 3.557 acres, more or less.



Exhibit B

Land Description
Nly Parcel

A portion of Lot 38 WRIGHT'S PARK, according to the plat filed at Book C of Plats, Page 71, records of Kootenai County, Idaho, lying in the Northeast Quarter of Section 18, Township 51 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING AT the Northeast corner of said Section 18, said point marked by a 2" aluminum cap per Instrument Number 1812498, records of Kootenai County, Idaho;

thence along the East line of said Section 18 South 01° 39' 00" West 989.91 feet (South 01° 39' 00" West 990 feet) to the Southeast corner of said Lot 38;

thence along the Southerly line of said Lot 38 South 84° 30' 15" West 60.47 feet;

thence North 01° 39' 00" East 209.29 feet to the TRUE POINT OF BEGINNING;

thence South 80° 52' 23" West 921.93 feet to the high water line of Hayden Lake;

thence along said high water line North 27° 50' 49" East 6.10 feet;

thence continuing along said high water line North 10° 04' 42" East 30.57 feet;

thence continuing along said high water line North 21° 37' 29" East 23.74 feet to a ½" rebar;

thence North 77° 55' 52" East 916.53 feet;

thence South 01° 39' 00" West 103.00 feet to the point of beginning;

containing 1.626 acres, more or less.



Exhibit C

Land Description
SWly Parcel

A portion of Lot 38 WRIGHT'S PARK, according to the plat filed at Book C of Plats, Page 71, records of Kootenai County, Idaho, lying in the Northeast Quarter of Section 18, Township 51 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING AT the Northeast corner of said Section 18, said point marked by a 2" aluminum cap per instrument Number 1612499, records of Kootenai County, Idaho;

thence along the East line of said Section 18 South $01^{\circ} 39' 00''$ West 989.91 feet (South $01^{\circ} 39' 00''$ West 990 feet) to the Southeast corner of said Lot 38;

thence along the Southerly line of said Lot 38 South $84^{\circ} 30' 15''$ West 808.10 feet to a 1" iron pipe, the TRUE POINT OF BEGINNING;

thence continuing along the Southerly line of said Lot 38 South $84^{\circ} 59' 49''$ West 231.50 feet to a 5/8" rebar with yellow cap marked PLS 4194;

thence South $84^{\circ} 59' 49''$ West 26.88 feet to the high water line of Hayden Lake;

thence along said high water line North $35^{\circ} 17' 31''$ East 53.80 feet;

thence continuing along said high water line North $27^{\circ} 07' 35''$ East 18.86 feet;

thence North $84^{\circ} 59' 49''$ East 253.47 feet;

thence South $30^{\circ} 00' 00''$ West 69.60 feet to the point of beginning;

containing 0.333 acre, more or less.





Pioneer Title Co.
GOING BEYOND

100 Wallace Avenue
Coeur d Alene, ID 83814

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 841208 KS/TB

WARRANTY DEED

For Value Received The Dunham Trust Company, Trustee of the Sonny's Place Business Trust, a Nevada Business Trust

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Mitchell Winnick and Brenna Winnick, husband and wife, as community property with right of survivorship

hereinafter referred to as Grantee, whose current address is ~~XXXXXX XXXXX XXXXX XXXXX XXXXX XXXXX~~
~~XXXXXX XXXXX~~ 717 Trail Ridge Road, PO Box 3648, Alpine, WY 83128

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 7th, 2023

Sonny's Place Business Trust, a Nevada Business Trust
Dunham Trust Company, a Nevada Corporation, Trustee

By: Michelle Pillsbury
Michelle Pillsbury, Trust Officer

By: Emily Winters
Emily Winters, Trust Officer

State of Nevada, County of Washoe

On this 7th day of November in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Michelle Pillsbury, as Trust Officer of Dunham Trust Company, a Nevada corporation, the Corporation that executed the within instrument and known or identified to me to be the person who executed the within instrument on behalf of said Corporation, said Corporation being known or identified to me to be the Trustee of Sonny's Place Business Trust, a Nevada Business Trust that executed the foregoing instrument, and acknowledged to me that such Business Trust executed the same.

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


Notary Public for Washoe County
Commission Expires: Aug. 4, 2027



State of Nevada, County of Washoe

On this 7th day of November in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Emily Winters, as Trust Officer of Dunham Trust Company, a Nevada corporation, the Corporation that executed the within instrument and known or identified to me to be the person who executed the within instrument on behalf of said Corporation, said Corporation being known or identified to me to be the Trustee of Sonny's Place Business Trust, a Nevada Business Trust that executed the foregoing instrument, and acknowledged to me that such Business Trust executed the same.

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


Notary Public for Washoe County
Commission Expires: Aug. 4, 2027



Document

EXHIBIT A

PARCEL 1:

A portion of Lot 38 WRIGHT'S PARK, according to the plat filed at Book C of Plats, Page 71, records of Kootenai County, Idaho, lying in the Northeast Quarter of Section 18, Township 51 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 18, said point marked by a 2" aluminum cap per Instrument Number 1612499, records of Kootenai County, Idaho;

thence along the East line of said Section 18 South 01°39'00" West 989.91 feet (South 01° 39'00" West 990 feet) to the Southeast corner of said Lot 38;

thence along the Southerly line of said Lot 38 South 84°30'15" West 60.47 feet;

thence North 01°39'00" East 209.29 feet to the TRUE POINT OF BEGINNING;

thence South 80° 52' 23" West 921.93 feet to the high water line of Hayden Lake;

thence along said high water line North 27°50'49" East 6.10 feet;

thence continuing along said high water line North 10°04'42" East 30.57 feet;

thence continuing along said high water line North 21° 37' 29" East 23.74 feet to a 1/2" rebar;

thence North 77° 55' 52" East 916.53 feet;

thence South 01°39'00" West 103.00 feet to the POINT OF BEGINNING.

PARCEL 2:

A portion of Lot 38 WRIGHT'S PARK, according to the plat filed at Book C of Plats, Page 71, records of Kootenai County, Idaho, lying in the Northeast Quarter of Section 18, Township 51 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

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thence along the Southerly line of said Lot 38 South 84°30'15" West 808.10 feet to a 1" iron pipe, the TRUE POINT OF BEGINNING;

thence North 30°00'00" East 69.60 feet;

thence South 84°59'49" West 253.47 feet to the high water line of Hayden Lake;

thence along said high water line North 27°07'35" East 38.30 feet;

thence continuing along said high water line North 38° 29' 17" East 34.89 feet;

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thence continuing along the Southerly line of said Lot 38 South 84°59'49" West 231.50 feet to a 5/8" rebar with yellow cap marked PLS 4194;

thence South 84°59'49" West 26.88 feet to the high water line of Hayden Lake;

thence along said high water line North 35°17'31" East 53.80 feet;

thence continuing along said high water line North 37°07'35" East 18.86 feet;

thence North 84°59'49" East 253.47 feet;

thence South 30°00'00" West 69.60 feet to the POINT OF BEGINNING.

100 Wallace Avenue
Coeur d Alene, ID 83814

Read & Approved by Grantees:

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 841208 KS/TB

WARRANTY DEED

For Value Received The Dunham Trust Company, Trustee of the Sonny's Place Business Trust, a Nevada Business Trust

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Mitchell Winnick and Brenna Winnick, husband and wife, as community property with right of survivorship

hereinafter referred to as Grantee, whose current address is 717 Trail Ridge Road, PO Box 3648 Alpine, WY 83128

The following described premises, to-wit:

DS DS
MW BW

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 7th, 2023

Sonny's Place Business Trust, a Nevada Business Trust
Dunham Trust Company, a Nevada Corporation, Trustee

By: _____
Michelle Pillsbury, Trust Officer

By: _____
Emily Winters, Trust Officer

State of _____, County of _____

On this _____ day of November in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Michelle Pillsbury, as Trust Officer of Dunham Trust Company, a Nevada corporation, the Corporation that executed the within instrument and known or identified to me to be the person who executed the within instrument on behalf of said Corporation, said Corporation being known or identified to me to be the Trustee of Sonny's Place Business Trust, a Nevada Business Trust that executed the foregoing instrument, and acknowledged to me that such Business Trust executed the same.

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

Notary Public for _____
Commission Expires: _____

State of _____, County of _____

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thence South 30°00'00" West 69.60 feet to the POINT OF BEGINNING.

Turn right onto North Point Highway

Turn right

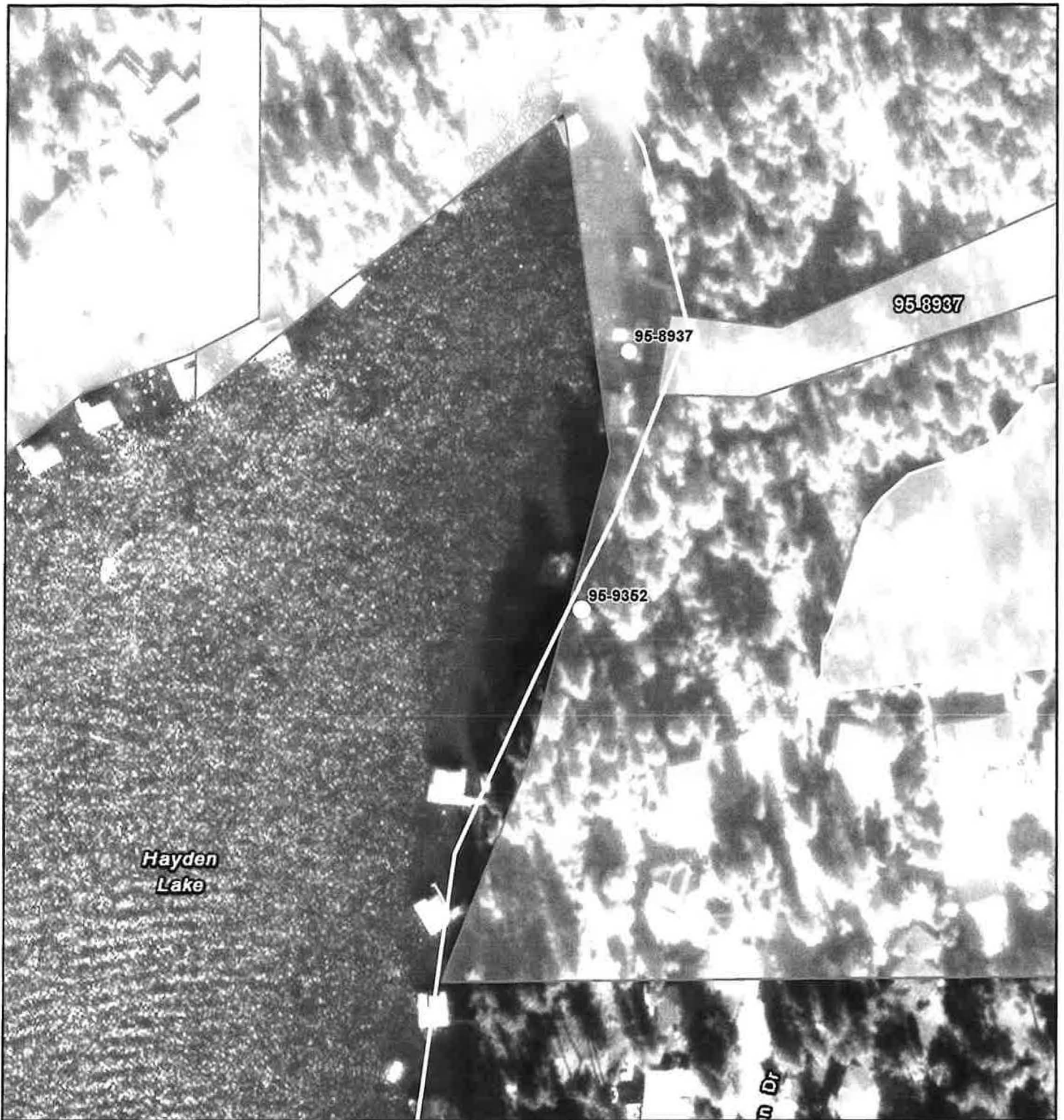
Schiller/Gregory

Avondale Golf Course

Porch Public House



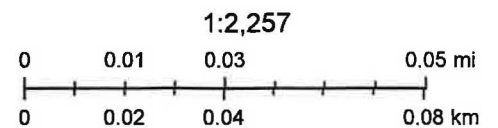
Water Rights



9/5/2025, 5:32:22 PM

- POD - Water Rights
- POU - Water Rights
- ☐ All Other POU (non-provider)

Irrigation Providers and Municipal Service Areas



Maxar, Microsoft, Esri, HERE, iPC, Esri, HERE, Garmin, iPC



Kootenai County, Idaho

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36



THIS MAP IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

Revisions

Notes:

- TH
Way adjacent to Wrights Park annexed into City of
Lake per Ord #233 (10)
- JB
c Alleyway Wrights Park (ORD #238) combined with V-
C-04-A, 04-A, 05B-A, 057-A & 043-D, 046-D thru 055-D,
100A-A1 & V-0000-018-0600 (11)
- VMW
01-031-A (now V-9600-000-035-B) redesignated as
76 pin V-1000-001-002-A (now V-9600-000-035-A)
redescribed as Tax#23777 V-1000-001-003-A (now V-9600-000-
redescribed as pin Tax#23778 V-1000-001-035-A (now V-
033-D) redesignated as pin Tax#23778. Remaining GAREA
aven Bay Terrace now V-9600-000-035-E as rem of Lot 35
Park (Annexed) (14)
- bc
Zone in Avondale on Hayden 5th Add combined w V-
043-A as Tax#23948 (15)
- GP
C-035-B redesignated as Tax #24100 (16)
- TH
Zone in Avondale on Hayden 5th Add adjacent to C-040-
0 combined w C-05-D (now A1) (17)
- TH
C-035-F out of V-9600-000-035-E as Tax#25105 rem V-
035-E redesignated as Tax#25104 (18)
- JP
C-004-015-0 combined w 014-0 (both now A1) as
13 (19)
- 01-018-A out of 017-A & 019-A as Tax#25515 rem 017-A
redescribed as Tax#25514 pin 025-0 (now A1) combined w rem
redescribed as Tax#25516 rem 025-A redesignated as
17 (19)
- GP
Zone in Avondale on Hayden 5th Add combined w
C-043-A as Tax#26165 (21)
- GP
C-038-B & 038-C out of 038-A as Tax#26554 & #26556
A redesignated as Tax#26555 (22)
- HSS
C-035-E redesignated as pin Tax#27622 outside water shed st
9600-000-035-C redesignated as pin Tax#27622 inside
boundary (24)

Areas have been calculated by traverse closure when sufficient information has been available. Areas shown in Net
is Area. Right-of-Way where applicable has been subtracted. Distances and curve lengths less than 50' may not
be due to scale limitations. Dimensions in parentheses denote record area or proposed dimensions only.

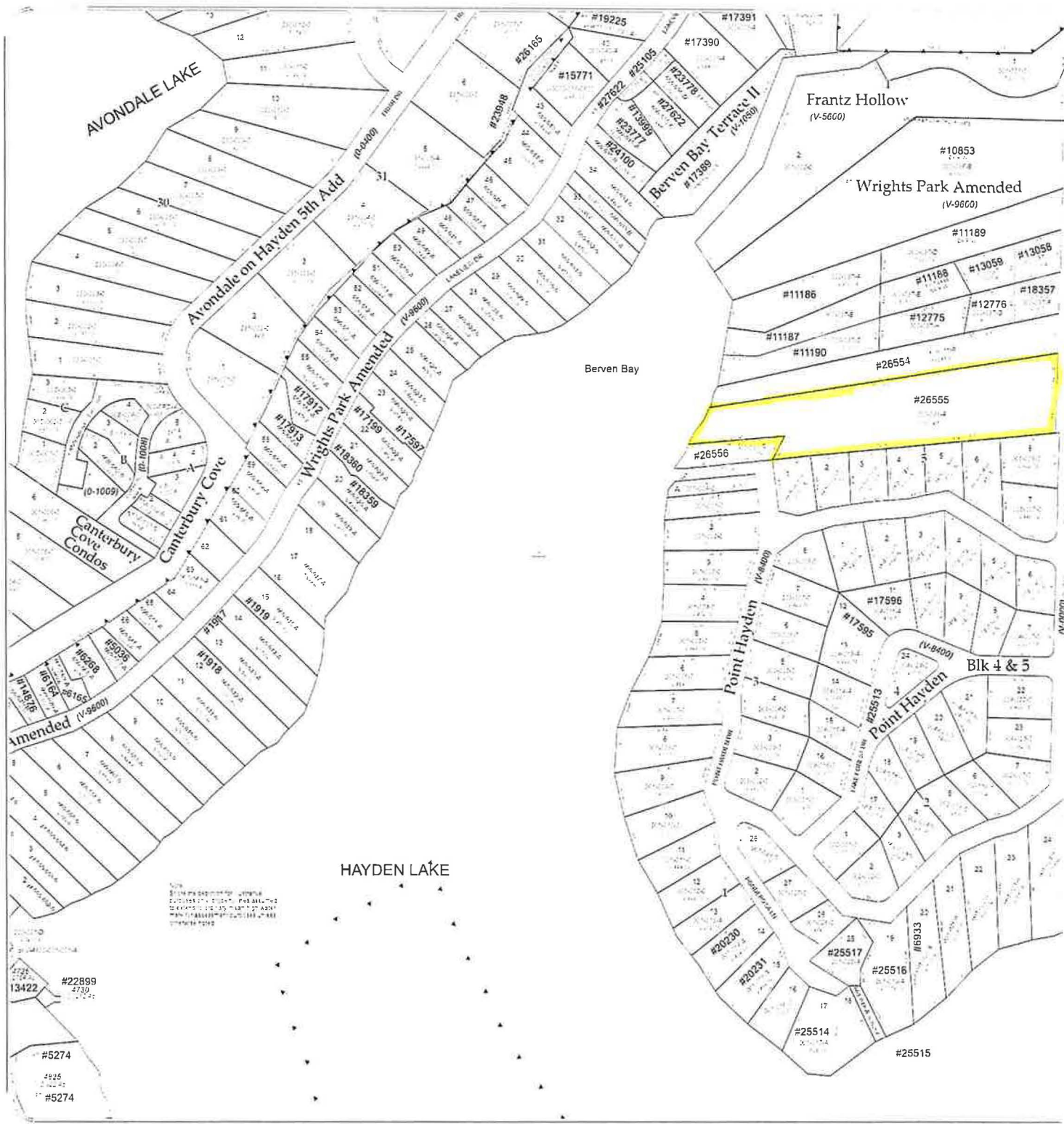
ALL ROADS SHOWN ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC

Information Number (PIN) are based on the following:

Sub-code and Parcel ID# ex: C 351C and 021 399 C Resulting PIN: C0351C021399C or C0351C021399C
Tax#RegSec and Parcel ID# ex: 52N23W16S and 7953 Resulting PIN: E0N03W16S7953 or E0N03W16S7953

Legend

- 57) Sub-code
- Parcel ID# (PIN)
- TaxParcels
- LegalAreas
- Road RW
- Private Roads
- Plat Boundaries
- Railroad
- City Limits
- GCDB_Corners
- GCDB_Lines



NE Sec. 18 Twp 51 N. R. 3 W



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 25, 2025

MITCHELL WINNICK
BRENNNA WINNICK
10895 N POINT HAYDEN DR
HAYDEN ID 83835-7233

Re: Change in Ownership for Water Right No(s): 95-9352

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)