

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

DEC 22 2025

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?
97-4085	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: KATHERINE FRITCHIE
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): KANIKSU LAKE HOUSE LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 405 EL CAMINO REAL PMB 248 MENLO PARK CA 94025-5240
Mailing address City State Zip
- 603-667-0656 KRISTINA.J.FRANCE@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: 01/09/2024
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: Kristina France 9-10-2025
Signature of new owner/claimant Title, if applicable Date
Kristina France
Print name

Signature: CSF 9-10-2025
Signature of new owner/claimant Title, if applicable Date
Clancy France
Print name

For IDWR Office Use Only:

Received by N/A Date N/A Receipt No. N/A Receipt Amt. N/A

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 CSF Approved by [Signature] Processed by [Signature] Date 12-23-2025

Instrument # 1041050
Bonner County, Sandpoint, Idaho
11/25/2024 10:10:15 AM No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE AND ESCROW COMPANY
Michael W. Rosedale Fee: \$0.00
Ex-Officio Recorder Deputy bcentorbi
Index to: DEED

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

411 3888-TD
111 1550-S

STATE OF IDAHO DEED

DEED NO. D14402

102 S Rosalia Bay Road, Coolin, ID 83821

THIS STATE DEED ("Deed") is made this 22 day of November, 2024, by the **STATE OF IDAHO, STATE BOARD OF LAND COMMISSIONERS**, whose mailing address is P.O. Box 83720, Boise, Idaho 83720-0050 ("Grantor"), and **KANIKSU LAKE HOUSE, LLC**, whose mailing address is 504 S Coeur d'Alene #5, Spokane WA 99201 ("Grantee").

WITNESSETH: That Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, convey and release unto Grantee all of Grantor's right, title and interest in and to the following described real property, with a street address of 102 S Rosalia Bay Road, Coolin, ID 83821 (the "**Property**") situated in Bonner County, State of Idaho, to-wit:

LOT 11, BLOCK 1, OF STATE SUBDIVISION - HUNT CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 10 OF PLATS, PAGE 159, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH:

1. All mineral rights pursuant to Idaho Code § 47-711(1).
2. The tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.
3. "State of Idaho Declaration of Access Easement, State Subdivision - Hunt Creek, No. ES100004", upon the terms, conditions and provisions contained therein, recorded in the records of Bonner County, Idaho, as Instrument No. 865401.
4. "State of Idaho Declaration of Driveway and Utility Easement, State Subdivision - Hunt Creek, No. ES100075", upon the terms, conditions and provisions contained therein, recorded in the records of Bonner County, Idaho, as Instrument No. 865274; and rerecorded as Instrument No. 865572; and clarified and corrected by Instrument No. 877419.
5. The granting of an easement for ingress and egress over, across and along all existing roads as described in that certain "Amended State of Idaho Easement No. 4744", recorded in the records of Bonner County, Idaho, as Instrument No. 861624.

SUBJECT TO:

1. All matters, whether or not of record.
2. "State of Idaho Declaration of Access Easement, State Subdivision - Hunt Creek, No. ES100004", upon the terms, conditions and provisions contained therein, recorded in the records of Bonner County, Idaho, as Instrument No. 865401.
3. "State of Idaho Declaration of Driveway and Utility Easement, State Subdivision - Hunt Creek, No. ES100075", upon the terms, conditions and provisions contained therein, recorded in the records of Bonner County, Idaho, as Instrument No. 865274; and rerecorded as Instrument No. 865572; and clarified and corrected by Instrument No. 877419.
4. The terms, conditions and provisions contained in that certain "Amended State of Idaho Easement No. 4744", recorded in the records of Bonner County, Idaho, as Instrument No. 861624.

RESERVING THEREFROM, a right of way for ditches constructed by authority of the United States as identified in Idaho Code § 58-604.

THE PROPERTY IS CONVEYED "AS IS", with no representation or warranty of any kind as to the fitness of the Property for any particular purpose.

TO HAVE AND TO HOLD, all and singular, the Property unto the said Grantee and its successors and assigns forever.

[remainder of page intentionally left blank]

STATE OF IDAHO)
COUNTY OF ADA) ss.

On this 14th day of November, 2024, before me, a Notary Public in and for said State, personally appeared PHIL MCGRANE, as Secretary of State of Idaho, that executed the within instrument, and acknowledged to me that he executed the within instrument as said Secretary of State and that the State Board of Land Commissioners and the State of Idaho executed the same.

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

(seal)

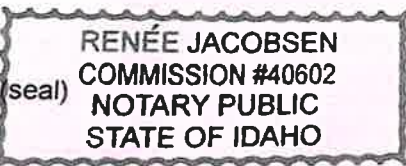


Michele Jarvis
Notary Public for State of Idaho
My Commission Expires: 8/19/2030

STATE OF IDAHO)
COUNTY OF ADA) ss.

On this 4th day of November, 2024, before me, a Notary Public in and for said State, personally appeared DUSTIN T. MILLER, the Director of the Idaho Department of Lands and Secretary of the State Board of Land Commissioners, and acknowledged to me that he executed the within instrument as said Director and Secretary, and that the State Board of Land Commissioners and the State of Idaho executed the same.

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



Renée Jacobsen
Notary Public for State of Idaho
My Commission Expires: 9-2-2027

Instrument # 1029384
Bonner County, Sandpoint, Idaho
01/09/2024 02:08:00 PM No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE AND ESCROW COMPANY
Michael W. Rosedale Fee: \$19.00
Ex-Officio Recorder Deputy bcentorbl
Index to: BILL OF SALE

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

4113888a-TD

BILL OF SALE

**THIS PAGE HAS BEEN ADDED TO
ACCOMMODATE RECORDING
INFORMATION**

BILL OF SALE

BE IT KNOWN, that for good and valuable consideration, and upon payment to **KATHERINE FRITCHIE** whose mailing address is 504 S Coeur d'Alene, Apt. #5, Spokane, WA 99201 ("Seller"), of the sum of Two Hundred Twenty Thousand Dollars (\$220,000), paid by **Kristina J. France**, whose mailing address is 405 El Camino Real, Suite 248, Menlo Park, CA 94025 ("Buyer"), to which Seller hereby accepts as payment in full for the below-described Personal Property, Seller does hereby grant, sell, assign transfer, convey, set over and deliver the following described "Personal Property" to Buyer effective as of January 9, 2024:

All buildings, structures, improvements and fixtures of any kind which were the subject of that certain appraisal which established the above purchase price to be paid to Seller herein, and located on the following real property and on adjacent public trust land in Bonner County, Idaho, and legally described as follows:

LOT 11, BLOCK 1, OF STATE SUBDIVISION - HUNT CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 10 OF PLATS, PAGE 159, RECORDS OF BONNER COUNTY, IDAHO.

whose street address is 102 S Rosalia Bay Road, Coolin, ID 83821, excluding therefrom the specifically noted personal property listed on **Schedule A**, attached hereto and incorporated herein by this reference, provided such personal property was not included in the appraisal of the Personal Property. Furthermore, all personal belongings, freestanding appliances, and non-appurtenant items which are generally understood by normal real estate practices not to be included in a sale of real property shall be excluded from this Bill of Sale provided that such personal belongings, freestanding appliances, and non-appurtenant items were not included in the appraisal of the Personal Property; and, provided further that all such personal belongings, freestanding appliances, and non-appurtenant items are removed from the described real property prior to closing. However, any personal property, personal belongings, freestanding appliances, and non-appurtenant items remaining on said real property after the date of closing shall be included herein and transferred by this Bill of Sale, even if said personal property is identified on Schedule A, including, without limitation, all remaining furniture, furnishings, equipment, supplies, tools, and any other personal belongings.

Seller hereby sells and transfers the Personal Property to Buyer "AS IS".

The Personal Property is hereby sold and transferred to Buyer and to Buyer's successors and assigns forever.

Seller covenants and warrants that Seller has paid or shall pay when due any and all taxes, levies and assessments due, owing or accruing in or for the period of Seller's ownership of the Personal Property through the date of the closing, which shall be the date set forth in the opening paragraph above.

Seller hereby authorizes First American Title Company handling the closing to fill in the Buyer's name, mailing address, purchase price, and the effective date in the opening paragraph, which shall be the date of closing.

Seller hereby covenants with and warrants to Buyer, its successors and assigns, that Seller has good and marketable title to the Personal Property, full authority to sell and transfer the Personal Property, and that the Personal Property will be sold free and clear of all liens, encumbrances, liabilities and adverse claims of every nature and description whatsoever.

SCHEDULE A TO BILL OF SALE

[All personal belongings, freestanding appliances, and non-appurtenant items which are generally understood by normal real estate practices not to be included in a sale of real property and that were not included in the appraisal do not need to be documented here.]

N/A

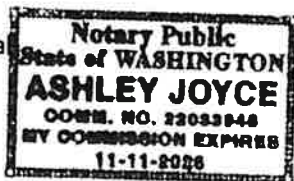
SELLER:

Katherine Fritchie
Katherine Fritchie

Date: 12-28-2023STATE OF WashingtonCounty of Spokane

On this 28th day of December, 2023, before me a notary public in and for said state, personally appeared **Katherine Fritchie**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

(seal)



Ashley Joyce
Notary Public for State of: Washington
Residing at: Spokane Teachers Credit Union
My Commission Expires: 11-11-2026