



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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Mathew Weaver**

January 21, 2026

JON M MONTGOMERY  
LORI KAYE COKER  
10274 S CARIBOU RIDGE RD  
HARRISON ID 83833-8748

RE: Change in Ownership for Water Right No: 95-13211

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on December 08, 2025 for the above referenced water rights. The Notice could not be processed because the Department did not receive the supporting documentation necessary to process the Notice.

On December 19, 2025, the Department requested the required information from you. As of the date of this letter, the Department has not received the required information.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$25 has been requested and will be mailed to LORI KAYE COKER and JOHN MICHAEL MONTGOMERY under separate cover from the Idaho State Controller's Office. You may re-submit your request with the appropriate documents and fees.

If you have any questions regarding this matter, please contact me at 208-287-4921

Sincerely,

*Debra Mansfield*

Debra Mansfield  
Technical Records Specialist 1

Enclosure(s)

## IDAHO DEPARTMENT OF WATER RESOURCES

1/21/2026

## Proof Report

## Water Right 95-13211

**Owner Type**      **Name and Address**  
 Current Owner      CYNTHIA DE SAINT VICTOR  
                              5351 RIVER OAKS CT  
                              SYLVANIA, OH 43560  
                              (419) 885-1849

**Priority Date:** 4/1/2007**Basis:** Decreed**Status:** Active

**Source**  
 GROUND WATER

**Tributary**

| <b><u>Beneficial Use</u></b> | <b><u>From</u></b>            | <b><u>To</u></b> | <b><u>Diversion Rate</u></b> | <b><u>Volume</u></b> |
|------------------------------|-------------------------------|------------------|------------------------------|----------------------|
| DOMESTIC                     | 01/01                         | 12/31            | 0.030 CFS                    |                      |
|                              | <b><u>Total Diversion</u></b> |                  | 0.030 CFS                    |                      |

**Source and Point(s) of Diversion:**

GROUND WATER

NENW

Sec. 15, Twp 49N, Rge 03W, KOOTENAI County

**Place Of Use:**

DOMESTIC within KOOTENAI 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 |        |
| 49N | 03W | 15  |    |    |    |    | X  |    |    |    |    |    |    |    |    |    |    |    |        |

**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. N11 The quantity of water decreed for this water right is not a determination of historical beneficial use.
3. N13 The quantity of water under this right shall not exceed 13,000 gallons per day.
4. X01 Domestic use is for 1 home.
5. PIN Parcel No. 49N03W152400.

**Dates and Other Information:**

Decreed Date: 12/1/2020

Civil Case Number: 49576

IDAHO DEPARTMENT OF WATER RESOURCES  
Proof Report

1/21/2026

Judicial District: FIFTH  
Water District Number: TBD  
Mitigation Plan: False

**Combined Use Limits:**

N/A

**SubCase:**

N/A

**Water Supply Bank:**

N/A

## Mansfield, Debra

---

**From:** Mansfield, Debra  
**Sent:** Wednesday, January 21, 2026 8:42 AM  
**To:** IdwrPayable  
**Subject:** REFUND: Coker & Montgomery

TO: Sascha Marston,

FROM: Debra Mansfield

DATE: January 21, 2026

***RE: Refund: Notice Of Change In Water Right Ownership***

Lori Coker and John Montgomery submitted a Notice Of Change In Water Right Ownership but did not provide proper supporting documentation to complete the request.

**Please issue a refund of \$25.00 to:**

JOHN MICHAEL MONTGOMERY  
LORI KAYE COKER  
10274 S CARIBOU RIDGE RD  
HARRISON ID 83833

RECEIPT #

C124305

Thank you,

**Debra Mansfield** | Technical Records Specialist 1  
IDWR – State Office  
322 E Front St, Boise ID 83702-7371  
(208) 287-4921 | [Debra.Mansfield@idwr.idaho.gov](mailto:Debra.Mansfield@idwr.idaho.gov)

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES DE✓

RECEIVED

DEC 08 2025

DEPARTMENT OF  
WATER RESOURCES

## 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 #6 of the instructions.

| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 95-13211              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Cynthia M. deSaint Victor  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Jon M. Montgomery and Lori K. Coker  
New owner(s) as listed on the conveyance document
- Name connector ☒ and ☐ or ☐ and/or
- 10274 S. Caribou Ridge RD Harrison ID 83833  
Mailing address City State ZIP
- 253-229-5922 CleCabin@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: \_\_\_\_\_
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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] 12/1/2025  
Signature of new owner/claimant Title, if applicable Date
- Signature: [Signature] 12/1/2025  
Signature of new owner/claimant Title, if applicable Date

### For IDWR Office Use Only:

Received by KW Date 12/08/2025 Receipt No. 6124305 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 \_\_\_\_\_ Date \_\_\_\_\_

# Borrower's Settlement Statement

Kootenai County Title Company, Inc.  
1450 Northwest Blvd, Suite 200  
Coeur D Alene, ID 83814  
Phone: 208-667-9431 Fax: (208)765-1654

**Settlement Date:** 09/18/2020  
**Escrow officer/Closer:** Alicia Mills  
**Order Number:** 411599  
**Borrower:** Jon M. Montgomery and Lori K. Coker  
5826 72nd Street NW  
Gig Harbor, WA 98335  
**Seller:** Cynthia M. de Saint Victor Trust, dated October 12, 1985  
10274 S Caribou Ridge Rd  
Harrison, ID 83833  
**Property location:** 10274 S Caribou Ridge Rd  
Harrison, ID 83833

**COPY**

|                                                                                                                                                    | Borrower   |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
|                                                                                                                                                    | Debit      | Credit     |
| <b>Financial Consideration</b>                                                                                                                     |            |            |
| Lender Credits from American Pacific Mortgage                                                                                                      |            | 94.00      |
| Sale Price of Property                                                                                                                             | 799,000.00 |            |
| Deposit                                                                                                                                            |            | 10,000.00  |
| Loan Amount                                                                                                                                        |            | 100,000.00 |
| <b>Prorations/Adjustments</b>                                                                                                                      |            |            |
| Solid Waste Proration<br>09/21/20-12/31/20                                                                                                         | 24.52      |            |
| Road Association<br>09/21/20-10/01/20                                                                                                              | 11.99      |            |
| 2020 Property Taxes<br>01/01/20 - 09/21/20                                                                                                         |            | 2,082.43   |
| <b>Loan Charges to American Pacific Mortgage \$4,957.57</b>                                                                                        |            |            |
| Processing Fee                                                                                                                                     | 595.00     |            |
| Underwriting Fee                                                                                                                                   | 895.00     |            |
| Credit Report to Partners Credit Verification Solutions                                                                                            | 54.20      |            |
| Flood Certification to ServiceLink National Flood                                                                                                  | 8.00       |            |
| MERS Registration Fee to MERS                                                                                                                      | 11.95      |            |
| Tax Certification                                                                                                                                  | 77.00      |            |
| Homeowner's Insurance Premium to Safeco<br>12 month                                                                                                | 1,749.00   |            |
| Prepaid Interest<br>\$7.99 per day from 09/21/20 to 10/01/20<br>American Pacific Mortgage                                                          | 79.90      |            |
| Homeowner's Insurance<br>3.000 Months at \$145.75 per Month                                                                                        | 437.25     |            |
| Property Taxes<br>6.000 Months at \$247.92 per Month                                                                                               | 1,487.52   |            |
| Aggregate Adjustment                                                                                                                               |            | 437.25     |
| <b>Escrow/Title Charges</b>                                                                                                                        |            |            |
| ALTA Endorsement 22-06 (Location) to Kootenai County Title Company, Inc.                                                                           | 10.00      |            |
| ALTA Endorsement 8.1-06 (Environmental Protection Lien) to Kootenai County Title Company, Inc.                                                     | 10.00      |            |
| ALTA Endorsement 9-06 (Restrictions, Encroachments, Minerals - Loan Policy) to Kootenai County Title Company, Inc.                                 | 30.00      |            |
| Courier Fee to Kootenai County Title Company, Inc.                                                                                                 | 30.00      |            |
| CPL Fee to Old Republic National Title Insurance Company                                                                                           | 25.00      |            |
| E-Document Fee to Kootenai County Title Company, Inc.                                                                                              | 25.00      |            |
| E-Filing Fee to Kootenai County Title Company, Inc.                                                                                                | 10.00      |            |
| Lender's Title Insurance to Kootenai County Title Company, Inc.<br>Coverage: 100,000.00<br>Premium: 274.00<br>Version: ALTA Loan Policy (06/17/06) | 274.00     |            |
| Settlement Fee to Kootenai County Title Company, Inc.                                                                                              | 1,000.00   |            |
| <b>Recording Charges</b>                                                                                                                           |            |            |
| Recording Fees to Kootenai County Recorder                                                                                                         | 60.00      |            |
| <b>Subtotals</b>                                                                                                                                   | 805,905.33 | 112,613.68 |
| <b>Balance Due FROM Borrower</b>                                                                                                                   |            | 693,291.65 |

## Borrower's Settlement Statement

|               | Borrower   |            |
|---------------|------------|------------|
|               | Debit      | Credit     |
| <b>TOTALS</b> | 805,905.33 | 805,905.33 |

Borrower

\_\_\_\_\_  
Jon M. Montgomery

\_\_\_\_\_  
Lori K. Coker

\_\_\_\_\_  
Kootenai County Title Company, Inc.  
Settlement Agent

**COPY**



**COPY**

1450 Northwest Blvd, Suite 200, Coeur D Alene, ID 83814  
Phone: 208-667-9431 Fax: (208)765-1654

## ESCROW INSTRUCTIONS

Date: September 16, 2020  
Escrow No.: 411599  
Escrow Officer: Alicia Mills

**Buyer:**  
Jon M. Montgomery and Lori K. Coker  
5826 72nd Street NW  
Gig Harbor, WA 98335

**Seller:**  
Cynthia M. de Saint Victor Trust, dated October 12, 1985  
10274 S Caribou Ridge Rd  
Harrison, ID 83833

The above stated Seller and Buyer employ Kootenai County Title Company, Inc. to act as Escrow Holder in connection with a sale by seller to buyer, upon the following terms and conditions which shall be complied with by said parties on or before September 18, 2020, except as otherwise specified herein:

|                                                 |              |
|-------------------------------------------------|--------------|
| Purchase Price                                  | \$799,000.00 |
| Earnest money paid by Buyer                     | \$10,000.00  |
| New Loan amount                                 | \$100,000.00 |
| Seller Financing: Mortgage/Deed of Trust Amount | \$0.00       |

At the close of escrow, Buyer will hand you the balance of down payment (plus closing costs, if applicable) in certified or wired funds payable to Kootenai County Title Company, Inc. in the sum of

\$(AS PER SETTLEMENT STATEMENT)

And, on or before said date, Escrow Holder will be handed additional funds and/or instruments required to enable Escrow Holder to comply with these instructions, which Escrow Holder is instructed to use when in a position to disburse sale proceeds and procure/issue the following policy(ies) of title insurance:

- ☒ ALTA Owners Policy (06/17/06), in the amount of \$799,000.00;  
ALTA Loan Policy (06/17/06), in the amount of \$100,000.00 with endorsements (if applicable): ALTA 8.1, ALTA 9 and ALTA 22; issued from Old Republic National Title Insurance Company, covering the property located in the County of Kootenai, State of Idaho, more particularly described on the attached Exhibit "A":

### SELLER/TRANSFEROR STATES THAT THE PROPERTY ADDRESS IS:

10274 S Caribou Ridge Rd  
Harrison, ID 83833

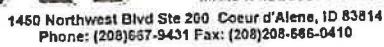
### INSTRUMENT(S) ESCROW HOLDER IS INSTRUCTED TO PREPARE TO TRANSFER TITLE:

Warranty Deed

### SHOW TITLE VESTED IN:

Jon M. Montgomery and Lori K. Coker, husband and wife

Escrow Holder is authorized and instructed to insert the Buyer's exact vesting on the Deed over the signatures thereon



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

S15-49N-3W

## EXHIBIT "A"

A parcel of land located in a portion of the Southeast Quarter of the Southwest Quarter of Section 10 and the Northeast Quarter of the Northwest Quarter of Section 15, Township 49 North, Range 3 West of the Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the common quarter corner of said Sections 10 and 15 (per CP&F Instrument No. 875361), from which the Northwest corner Section 15 (per CP&F Instrument No. 2338910000) bears North 89°27'46" West, 2669.54 feet; thence

South 00°06'08" West, 200.00 feet to a 5/8" rebar and cap "ATS PLS 8962" and being the TRUE POINT OF BEGINNING for this described parcel of land; thence

South 00°06'08" West, 459.40 feet to a 5/8" rebar and cap "PLS 4182" marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 15; thence

North 89°36'17" West, 666.44 feet to a 5/8" rebar and cap "PLS 4182" marking the Southwest corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 15; thence

North 00°01'18" West, 661.06 feet to a 5/8" rebar and cap "PLS 4182" marking the Northwest corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 15; thence

North 00°03'33" East, 200.00 feet to a 5/8" rebar and cap "ATS PLS 8962"; thence

South 58°39'10" East; 390.46 feet to a 5/8" rebar and cap "ATS; PLS 8962"; thence

South 58°38'29" East, 390.34 feet, returning to the POINT OF BEGINNING for this described parcel of land.

INITIAL \_\_\_\_\_



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

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Phone: 208-287-4800 • Fax: 208-287-6700 • Email: [idwrinfo@idwr.idaho.gov](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

December 19, 2025

JON M MONTGOMERY  
LORI K COKER  
10274 S CARIBOU RIDGE RD  
HARRISON ID 83833-8748

RE: Change in Ownership for Water Right No: 95-13211

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

The Department received a Borrower's Settlement Statement and Escrow Instructions documents with your Notice. These documents are not acceptable forms of evidence of Water Right Ownership for the Change in Ownership process.

**The supporting documentation may be in the form of a deed, court decree or other conveyance document.** *If you are submitting a quitclaim deed and the grantor's name does not match the water right holder of record, you will need to provide a chain of title that goes back to the water right holder/claimant of record.* You may obtain this information from the assessor's office in the county where the property is located.

**Please note**, other items that are not conveyance documents are deeds of trust, mortgages, purchase and sales agreements, and property tax notices.

Because the Department cannot process the Notice without proper documentation, we will hold any action on your notice pending receipt of the necessary information. If we do not receive the necessary information within 30 days we will return your notice and all attachments, and your notice will not be processed.

Also, please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at 208-287-4921.

Sincerely,

*Debra Mansfield*

Debra Mansfield  
Technical Records Specialist 1

Enclosure - Electronic Report for Water Right 95-13211

## Mansfield, Debra

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**From:** Mansfield, Debra  
**Sent:** Thursday, December 18, 2025 5:25 PM  
**To:** 'clecabin@gmail.com'  
**Subject:** Regarding Your Received Notice of Change in Water Right Ownership  
**Attachments:** Regarding your Change in Water Right Ownership for Water Right 95-13211 - Montgomery, Jon M.pdf

Hello,

Please see the attached letter regarding your received Change in Ownership for Water Right 95-13211. Please note, this letter is also being mailed to you at the address provided on your received Notice of Change in Water Right Ownership, via USPS.

**Required documentation may be electronically submitted to our E-File at: [file@idwr.idaho.gov](mailto:file@idwr.idaho.gov)**

Alternatively, you may mail the necessary documentation to our State Office location:

**Idaho Department of Water Resources**  
**322 E Front St, Ste 648**  
**Boise ID, 83702**

*Please note, I cannot receive documentation through this email, but feel free to respond to this message with any questions regarding your Change in Ownership. I can also be reached at (208)287-4921.*

Thank you,

**Debra Mansfield** | Technical Records Specialist 1  
IDWR – State Office  
322 E Front St, Boise ID 83702-7371  
(208) 287-4921 | [Debra.Mansfield@idwr.idaho.gov](mailto:Debra.Mansfield@idwr.idaho.gov)

## Mansfield, Debra

---

**From:** State of Idaho Email Gateway Service <postmaster@its.idaho.gov>  
**Sent:** Thursday, December 18, 2025 4:54 PM  
**To:** Mansfield, Debra  
**Subject:** Your message Regarding Your Received Notice of Change in Water Right Ownership couldn't be delivered  
**Attachments:** ATT00001



### Your message Regarding Your Received Notice of Change in Water Right Ownership couldn't be delivered

The message you sent to [ciecabin@gmail.com](mailto:ciecabin@gmail.com) couldn't be delivered due to: Recipient email address is possibly incorrect.

**To**  
[ciecabin@gmail.com](mailto:ciecabin@gmail.com) <[ciecabin@gmail.com](mailto:ciecabin@gmail.com)>

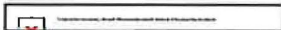
**Subject**  
Regarding Your Received Notice of Change in Water Right Ownership

**Sent**  
Dec 18 2025 18:53

#### Further information

5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser> d75a77b69052e-4f4ad9e9f69si2888271cf.451 - gsmtip

If you sent this message to multiple addresses, you'll receive a notification like this for every one that didn't arrive.



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## Mansfield, Debra

---

**From:** Mansfield, Debra  
**Sent:** Thursday, December 18, 2025 4:53 PM  
**To:** 'ciecabin@gmail.com'  
**Subject:** Regarding Your Received Notice of Change in Water Right Ownership  
**Attachments:** Regarding your Change in Water Right Ownership for Water Right 95-13211 - Montgomery, Jon M.pdf

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Alternatively, you may mail the necessary documentation to our State Office location:

**Idaho Department of Water Resources**

**322 E Front St, Ste 648**

**Boise ID, 83702**

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Thank you,

**Debra Mansfield** | Technical Records Specialist 1

IDWR – State Office

322 E Front St, Boise ID 83702-7371

(208) 287-4921 | [Debra.Mansfield@idwr.idaho.gov](mailto:Debra.Mansfield@idwr.idaho.gov)