

STATE OF IDAHO
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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
94-7669	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: Zeke J Dexter & Teresa M Dexter
Name of current water right holder/claimant

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

10456 S Bentley Cr Rd Cataldo Id 83810
Mailing address City State Zip
208-512-2939 melissa 83839@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: 10/6/2025

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):
 - ☐ \$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] 10/6/25
Signature of new owner/claimant Title, if applicable Date
James Driskell
Print name

Signature: [Signature] 10/6/25
Signature of new owner/claimant Title, if applicable Date
Melissa Driskell
Print name

For IDWR Office Use Only:

Received by NS Date 10-09-25 Receipt No. N045658 Receipt Amt. _____
 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 2-6-26

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

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
2 E. Mullan Ave
Kellogg, ID 83837

JENNIFER LOCKE 3 P 3019040000
KOOTENAI COUNTY RECORDER
MRR 10/6/2025 11:50 AM
REQ OF FLYING S TITLE AND ESCROW -
CD'A
RECORDING FEE: \$15.00 DD
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1203418-WA (ldt)**

Date: **September 11, 2025**

For Value Received, **Zeke J. Dexter and Teresa M. Dexter, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **James Driskell and Melissa Driskell, husband and wife as community property with right of survivorship**, hereinafter called the Grantee, whose current address is **10456 S Bentley Creek Road, Cataldo, ID 83810**, the following described premises, situated in **Kootenai County, Idaho**, to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

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: 09/11/2025

Warranty Deed
- continued

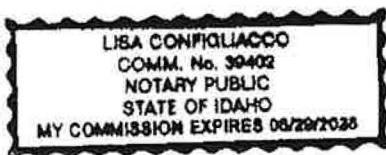
File No.: 1203418-WA (Idt)

Zeke J. Dexter

Teresa M. Dexter

STATE OF Idaho)
Shoshone ss.
COUNTY OF Kootenai)

On this 25 day of ~~October~~ September, 2025, before me, a Notary Public in and for said State, personally appeared **Zeke J. Dexter and Teresa M. Dexter**, 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.



Lisa Confogliacco
Notary Public for the State of Idaho
Residing at: Pinehurst
My Commission Expires: Aug 29, 2028

Exhibit "A"

Real property in the County of Kootenai, State of Idaho, described as follows:

The East 299.55 feet of the following property:

Beginning at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 23, Township 49 North, Range 1 West, Boise Meridian, Kootenai County, Idaho; thence

West on the South line of the Southwest quarter of the Northeast quarter of said Section about 1,050 feet to the East line of the right of way of the County Road; thence

Northeasterly along said County Road right of way about 1,400 feet to the East line of the Southwest quarter of the Northeast quarter of said Section; thence

Southerly along East line of said Southwest quarter of the Northeast quarter about 800 feet to the Place of Beginning.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
94-7669	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: Norman L. Zumbaum & Tammy M Zumbaum
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Zeke J Dexter & Teresa M Dexter
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- 104516 S. Bentley Cr Rd Cataldo Id 83810
Mailing address City State Zip
- 208-512-3491 tmporter73@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: _____
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- o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
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- ☒ 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.

8. Signature: [Signature] Zeke J Dexter 9/25/25
Signature of new owner/claimant Title, if applicable Date
Print name
- Signature: [Signature] Teresa M Dexter 9-25-25
Signature of new owner/claimant Title, if applicable Date
Print name

For IDWR Office Use Only:

Received by NS Date 10-09-25 Receipt No. N049058 Receipt Amt. _____

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 _____

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:349666

FOR VALUE RECEIVED

Norman L. Zumbaum and Tammy M. Zumbaum, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Zeke J Dexter and Teresa M Dexter, husband and wife

whose current address is

10456 South Bentley Creek Road, Cataldo, ID 83810

the grantee(s), the following described premises, in Kootenai County, Idaho, TO WIT:

The East 299.55 feet of the following property

BEGINNING at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 23, Township 49 North, Range 1 West Boise Meridian, Kootenai County, Idaho; thence

West on the South line of the Southwest Quarter of the Northeast Quarter of said Section about 1,050 feet to the East line of the right of way of the County Road; thence

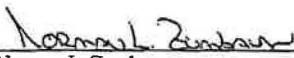
Northeasterly along said County Road right of way about 1,400 feet to the East line of the Southwest Quarter of the Northeast Quarter of said Section; thence

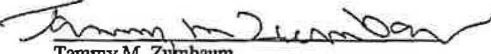
Southerly along East line of said Southwest Quarter of the Northeast Quarter about 800 feet to the PLACE OF BEGINNING

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: June 1, 2017

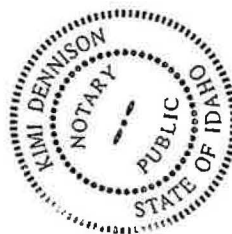

Norman L. Zumbaum


Tammy M. Zumbaum

State of Idaho } ss
County of Kootenai }

On this 1 day of June, 2017, before me, Kimi Dennison, a Notary Public in and for said state, personally appeared Norman L. Zumbaum and Tammy M. Zumbaum, 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 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.


Kimi Dennison
Notary Public for the State of Idaho
Residing at: Rathdrum, ID
Commission Expires: 9/2/2021



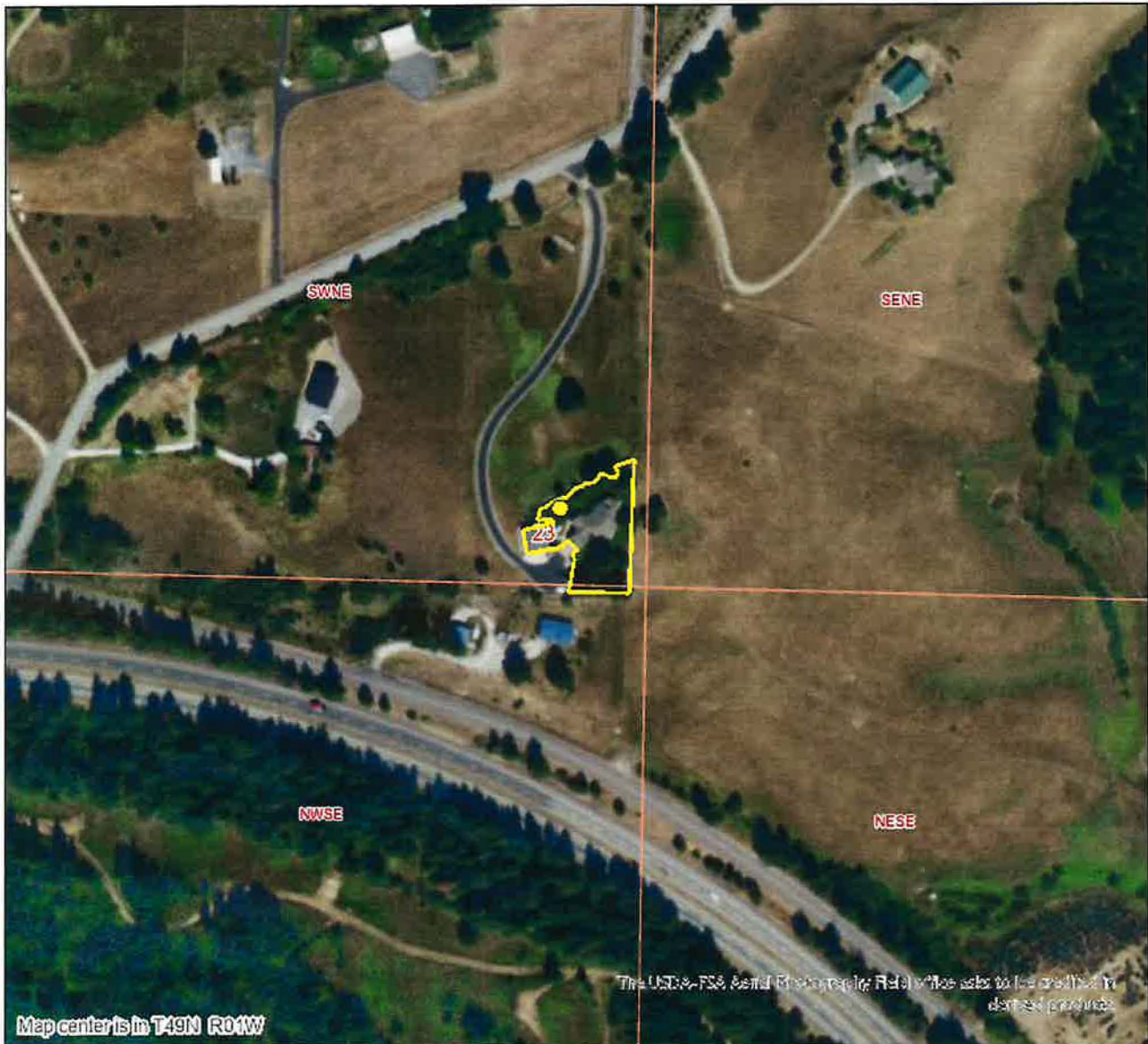
State of Idaho
Department of Water Resources

Water Right

94-7669

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 9/11/2025



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



State of Idaho
Department of Water Resources
Water Right

94-7669

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



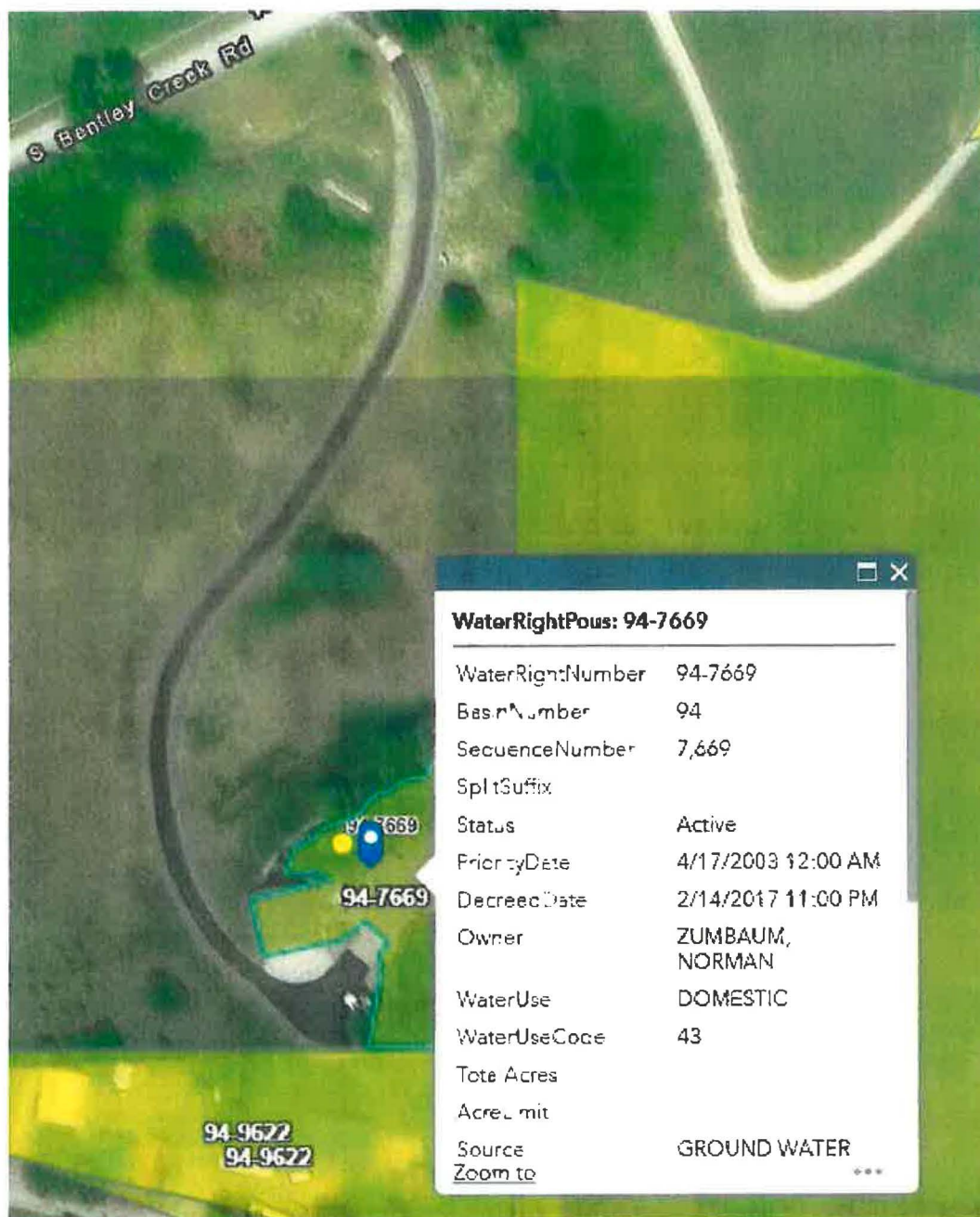
Date created: 9/11/2015



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion





Water Right Report : 94-7669(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	ZUMBAUM, NORMAN	PO BOX 725	OSBURN	ID	83849

Water Right Status

Priority Date : 4/17/2003
 Basis : Decreed
 Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	49N	01W	23	0				SW NE KOOTENAI	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
DOMESTIC	01/01	12/31	0.04	CFS
TOTAL			0.04	CFS

Places of Use

[Paged View](#)

Place of Use Legal Description : DOMESTIC (KOOTENAI county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
49N	01W	23				SW NE	

Conditions

Code Conditions

- 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.
- N11 The quantity of water decreed for this water right is not a determination of historical beneficial use.
- N13 The quantity of water under this right shall not exceed 13,000 gallons per day.
- X01 Domestic use is for 1 home.
- PIN Parcel No.49N01W-23-1700.

Dates

Licensed Date :
 Decreed Date : 2/15/2017
 Permit Proof Due Date :
 Permit Proof Made Date :
 Permit Approved Date :
 Permit Moratorium Expiration Date :
 Enlargement Use Priority Date :
 Enlargement Statute Priority Date :
 Application Received Date :
 Protest Deadline Date :

Other Information

State or Federal :
 Water District Number : NWD
 Generic Max Rate Per Acre : 0
 Generic Max Volume Per Acre : 0
 Civil Case Number :
 Decree Plaintiff :
 Decree Defendant :
 Swan Falls Trust or Nontrust :
 Swan Falls Dismissed :
 DLE Act Number :
 Cary Act Number :
 Mitigation Plan: False



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

February 06, 2026

JAMES DRISKELL
MELISSA DRISKELL
10456 S BENTLEY CREEK RD
PINEHURST ID 83850

Re: Change in Ownership for Water Right No(s): 94-7669

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)