

Water right number: 85-4378

NOV 03 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPT. 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. DEV

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
✓ 85-4378	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: CHARLES WILLIAM MORTON AND/OR Mildred J. MORTON
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): ROBERT ALAN MORTON
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

408 LAPWAI Road
Mailing address

Lewiston Idaho 83501
City State Zip

1-206-419-0516 or 1-208-413-2424
Telephone

robertalanmorton@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: mortgage date: 5-1-1995; mortgage paid off: 4-26-2010.
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.

8. Signature: [Signature] 10-20-2025
Signature of new owner/claimant Title, if applicable Date
Robert A. Morton
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date

Print name

For IDWR Office Use Only:

Received by KW Date 11/03/2025 Receipt No. 6123905 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 DM Date 3-18-26

WILSON
013B
0.385

178

350

266.67

584987

606304

LARSON
7541
10.496

PLAT MAP-2025
2

834372

LARSON
7533
2.642

HARRIS
020C
0.296

406

408

410

99

225.04

ADAMS
022C
0.186

426

TUMELSON
0240
0.689

100

218.89

195

529

AHHI
9225
0.337

WESTCON
9000
9.573

535

BEACH
9230
0.432

HUFFAKER
015A
2.163

MORTON
020E
0.894

200

34

300

300

300

LAPWAI RD

222.02

135.78

00A

DURHAM 2ND

0430

TUMELSON
023A
4.868

510

MCMURRAY
026A
2.066

524

DICKAMORE
032A
3

200

300

This map was compiled and published by Nez Perce County Mapping Services. Care was taken in compiling these maps. However, due to the differing quality of source documents and the need to rely on outside sources of information, Nez Perce County Mapping Services cannot accept responsibility for errors or omissions, and therefore there are no warranties which accompany these materials.



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materials.

RECEIVED

MAR 11 2026

DEPT. OF WATER RESOURCES

QUITCLAIM DEED FOR

STATE OF Idaho
COUNTY OF Nez Perce

THIS DEED is made this day of March 9, 2026, by and between the
"Grantor," Sandra Kay Tippery

AND the "Grantee," Robert A. Morton.

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests and claims in or to the following described real estate (the "Property"), together with all hereditaments and appurtenances belonging thereto, located in **Nez Perce county, Idaho**, subject to any restrictions herein:

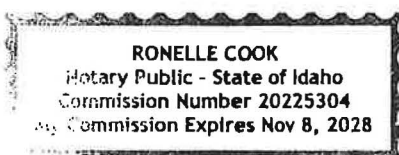
Legal description of property: Water Right 85-4378

By: Sandra Kay Tippery
(Grantor's name.)

State of Idaho

Ada County

On this 9th day of March, in the year 2026, before me, Sandra Kay Tippery, personally appeared Ronelle Cook, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same.



Ronelle Cook
(Notary Public)

My commission expires on Nov. 9th, 2028

Debra,
I believe
this is what you
need to complete
my brother's
transaction.

Please call me
if you need
anything else.
Thanks!

Sandy Tisbery
208/914-4919

This document was prepared by:
Wells Fargo Servicing Company
PO Box 31557
2324 Overland Avenue
Billings, MT 59107 866/255-9102 opt. 2

WHEN RECORDED MAIL TO:

ROBERT A MORTON
408 LAPWAI RD
LEWISTOWN ID
83501-9409

704037

INST. NO.
FILED FOR RECORD
FEE 3.00 REG. BY Wells Fargo Bank
2004 APR 19 A 10:04
PATTY O. WEEKS
RECORDER, NEZ PERCE CO ID
BY [Signature] DEPUTY
mail to X

DEED OF RECONVEYANCE

Account Number: **451 423 9520 SR**

The undersigned as Trustee under that certain Deed of Trust described as follows:

Dated: **March 23, 2001** Recorded: **April 16, 2001** County of: **NEZ PERCE**
Fee / Doc No.: **662850** Book: **N/A** Page: **N/A** Reel: **N/A**
Parcel#: **N/A** Micro Film / Code Film : **N/A**
State of: **Idaho**
Trustor: **ROBERT A. MORTON, AN UNMARRIED PERSON**
Trustee: **WELLS FARGO FINANCIAL NATIONAL BANK**
Beneficiary: **WELLS FARGO BANK WEST, N.A.**

Having received from the present Beneficiary under said Deed of Trust, a written request to reconvey, reciting that the obligations secured by the Deed of Trust have been fully satisfied, does hereby grant, bargain, sell and reconvey, unto the parties entitled thereto all right, title and interest which was heretofore acquired by said Trustee under said Deed of Trust.

Dated: **APRIL 8, 2004**

WELLS FARGO FINANCIAL NATIONAL BANK

(Trustee)

JOY GOODCHILD, Collateral Officer

STATE OF MONTANA }
COUNTY OF YELLOWSTONE } ss.

This foregoing instrument was acknowledged before me,
the undersigned Notary Public, on this **APRIL 8, 2004**,
by **JOY GOODCHILD, Collateral Officer of WELLS**
FARGO FINANCIAL NATIONAL BANK.

[Signature]
SHERRI RIDLEY

Notary Public for the State of Montana
Residing at **BILLINGS, Montana**
My commission expires: **7/10/2007**



STATE OF IDAHO
CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS
CERTIFICATE OF DEATH

Date Filed **DECEMBER 27, 2011**

State File No. **2011-11451**

DECEDENT - LEGAL NAME CHARLES WILLIAM MORTON			
SEX MALE	SOCIAL SECURITY NUMBER [REDACTED]	AGE 94 YEARS	DATE OF BIRTH [REDACTED]
BIRTHPLACE LEWISTON, IDAHO		PLACE OF RESIDENCE LEWISTON, IDAHO	
MARITAL STATUS AT TIME OF DEATH WIDOWED		NAME OF SURVIVING SPOUSE (if wife, maiden name)	WAS DECEDENT EVER IN U.S. ARMED FORCES? YES
FATHER - NAME CHESTER WILLIAM MORTON			BIRTHPLACE MISSOURI
MOTHER - MAIDEN NAME EDITH LITTLE			BIRTHPLACE IDAHO
METHOD OF DISPOSITION BURIAL		FUNERAL SERVICE LICENSEE JASON M. HARWICK	
NAME AND ADDRESS OF FUNERAL FACILITY VASSAR-RAWLS FUNERAL HOME, LEWISTON, IDAHO			
DATE OF DEATH [REDACTED]	TIME OF DEATH 1:00 A.M.	CITY, TOWN OR LOCATION OF DEATH LEWISTON, IDAHO	COUNTY OF DEATH NEZ PERCE
CAUSE OF DEATH (underlying cause last) a. ADVANCED ALZHEIMER'S DISEASE			Approximate Interval Between Onset and Death 10 YEARS
b. DUE TO (or as a consequence of):			
c. DUE TO (or as a consequence of):			
d. DUE TO (or as a consequence of):			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH but not resulting in the underlying cause given above NONE STATED			WAS AN AUTOPSY PERFORMED? NO
MANNER OF DEATH NATURAL		NAME OF CERTIFIER DAVID B. MARTIN, M.D.	TITLE PHYSICIAN
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
EXTERNAL CAUSES ONLY			
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK
LOCATION WHERE INJURY OCCURRED			
DESCRIPTION OF HOW INJURY OCCURRED			

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

DECEMBER 27, 2011

DATE ISSUED: _____

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

James B. Aydelotte
JAMES B. AYDELOTTE
STATE REGISTRAR



STATE OF IDAHO
CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS

CERTIFICATE OF DEATH

Date Filed **OCTOBER 07, 2009**

State File No. **2009-08097**

DECEDENT - LEGAL NAME MILDRED J. MORTON AKA: JOSEPHINE MILDRED MORTON			
SEX FEMALE	SOCIAL SECURITY NUMBER [REDACTED]	AGE 92 YEARS	DATE OF BIRTH [REDACTED]
BIRTHPLACE REUBENS, IDAHO		PLACE OF RESIDENCE LEWISTON, IDAHO	
MARITAL STATUS AT TIME OF DEATH MARRIED		NAME OF SURVIVING SPOUSE (if wife, maiden name) CHARLES WILLIAM MORTON	WAS DECEDENT EVER IN U.S. ARMED FORCES? NO
FATHER - NAME JAMES HOWARD PITTS			BIRTHPLACE KANSAS
MOTHER - MAIDEN NAME EDNA PEARL WOOD			BIRTHPLACE OREGON
METHOD OF DISPOSITION BURIAL		FUNERAL SERVICE LICENSEE JEFFREY D. SEIPERT	
NAME AND ADDRESS OF FUNERAL FACILITY VASSAR-RAWLS FUNERAL HOME, LEWISTON, IDAHO			
DATE OF DEATH [REDACTED]	TIME OF DEATH 10:03 P.M.	CITY, TOWN OR LOCATION OF DEATH LEWISTON, IDAHO	COUNTY OF DEATH NEZ PERCE
CAUSE OF DEATH (underlying cause last) a. PANCREATIC CANCER ADENOCARCINOMA			Approximate Interval Between Onset and Death MONTH
b. DUE TO (or as a consequence of): NON SMALL CELL LUNG CANCER			MONTH
c. DUE TO (or as a consequence of):			
d. DUE TO (or as a consequence of):			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH but not resulting in the underlying cause given above CORONARY ARTERY DISEASE			WAS AN AUTOPSY PERFORMED? NO
MANNER OF DEATH NATURAL		NAME OF CERTIFIER CELSO R. CHAVEZ, M.D.	TITLE PHYSICIAN
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
EXTERNAL CAUSES ONLY			
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK?
LOCATION WHERE INJURY OCCURRED			
DESCRIPTION OF HOW INJURY OCCURRED			

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

OCTOBER 07, 2009

DATE ISSUED:

This copy is not valid unless prepared on engraved border displaying state seal and signature of the Registrar.


JANE S. SMITH
STATE REGISTRAR



WHEN RECORDED MAIL TO:

CHARLES W. MORTON and J. MILDRED MORTON

1415 Wallace Dr.

Lewiston, Idaho 83501

INST. NO. **672780**

FILED FOR RECORD

FEE **3.00**

REG. BY *Moulton Law Offices*

2002 MAR -6 A 10:38

PATTY O. WEEKS

RECORDER, NEZ PERCE CO ID

BY *B. Moulton* DEPUTY

*return to:
Charles Morton*

Warranty Deed(Correction Deed)

THE GRANTOR(S), CHARLES W. MORTON and J. MILDRED MORTON, also known as MILDRED V. MORTON, , in consideration only of the benefits to be derived from conveying the property of the Grantors to a revocable trust for their benefit, convey and warrant to CHARLES W. MORTON and J. MILDRED MORTON, Trustees, or their successors in trust, under the MORTON LIVING TRUST, dated December 6, 2001 and any amendments thereto, whose address is 1415 Wallace Dr., Lewiston, Idaho 83501, the following described real estate, situated in the County of Nez Perce, State of Idaho to:

That part of Lot 5, Block 7, Lewiston Vineyards Tract No. 1, as more fully described on Exhibit A attached hereto.

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Date: 1-30-02

Charles W. Morton
CHARLES W. MORTON

J. Mildred Morton
J. MILDRED MORTON

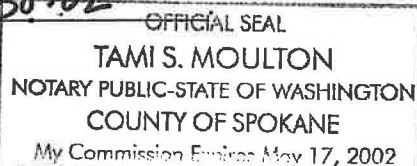
STATE OF WASHINGTON)

SS

COUNTY OF WHITMAN)

On this day personally appeared before me CHARLES W. MORTON and J. MILDRED MORTON, to me known to be the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED: 1-30-02



Tami S. Moulton
Tami S. Moulton

Notary Public in and for the State
Of Washington, residing at Spokane
My commission expires: 05/17/2002

This

LIVING TRUST

prepared for

CHARLES W. MORTON

and

J. MILDRED MORTON

MORTON LIVING TRUST

Article One

Trust Creation

Section 1. Parties to Our Trust

Our Trust Agreement, dated _____, is made between CHARLES W. MORTON, the Husband Trustor, also known as CHARLES WILLIAM MORTON, and J. MILDRED MORTON, the Wife Trustor, (collectively referred to as "Trustors"), and the following Initial Trustees:

CHARLES W. MORTON

J. MILDRED MORTON

Section 2. Name of Our Trust

Our Trust may be referred to as the:

MORTON LIVING TRUST, dated Dec 6, 2001.

The formal name of our Trust and the designation to be used for the transfer of title to the name of our Trust is:

CHARLES W. MORTON and J. MILDRED MORTON, Trustees, or their successors in trust, under the MORTON LIVING TRUST, dated Dec 6, 2001 and any amendments thereto.

Section 3. Revocable Living Trust

Our Trust is a revocable trust.

Section 4. Trustors as Trustees

Unless provided otherwise in our Trust Agreement, when either one or both of us are serving as Trustee under our Trust, that one or either of us may conduct business and act on behalf of our Trust without the consent of any other Trustee. Any Trustor acting under this Section 4 may only deal with the other Trustor's Contributive Share in a fiduciary capacity.

Section 5. Our Family

Unless specifically provided otherwise in subsequent provisions of our Trust Agreement, and in expansion of the provisions of Section 15.b of Article Fifteen, all references to "our children", subject to the exclusion of any child under any subsequent provision of this Section 5, are to all of the children so identified in this Section 5, but only to those children and any children born to or adopted by us subsequent to the execution of our Trust Agreement.

a. Our Children

The names and birth dates of our children are as follows:

<u>Name</u>	<u>Birth Date</u>
ROBERT ALAN MORTON	July 05, 1946
SANDRA KAY TIPPERY	May 16, 1952

b. Husband's Children

Husband Trustor, CHARLES W. MORTON, has no living separate children.

c. Wife's Children

Wife Trustor, J. MILDRED MORTON, has no living separate children.

Subject to the other provisions of this Section, our Trustee may pay for the expenses of the beneficiary's last illness and funeral.

We have executed our Trust Agreement on the date set forth on the first page of our Trust Agreement.

We certify that we understand our Trust Agreement and that it correctly states the terms and conditions under which our Trust Estate is to be held, managed and disposed of by our Trustee. We approve this revocable living trust in all particulars and request our Trustee to execute it.

Trustors:

Charles W. Morton
CHARLES W. MORTON

J. Mildred Morton
J. MILDRED MORTON

Trustees:

Charles W. Morton
CHARLES W. MORTON

J. Mildred Morton
J. MILDRED MORTON

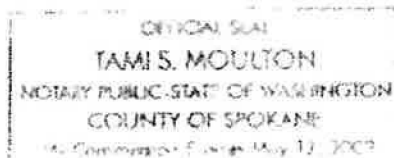
STATE OF WASHINGTON)

SS

COUNTY OF WHITMAN)

On this day personally appeared before me CHARLES W. MORTON and J. MILDRED MORTON, Trustors and Trustees, to me known to be the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED: DEC 06 2001



Tami S. Moulton
Tami S. Moulton
Notary Public in and for the State
Of Washington, residing at Spokane
My commission expires: 6/10/2004

robertalanmorton@gmail.com

From: Jason Pickel <jpickel@elevatedestate.com>
Sent: Thursday, February 19, 2026 9:48 AM
To: robertalanmorton@gmail.com
Subject: Elevated Estate Planning, PS
Attachments: MORTON RLT.pdf

Hello Mr. Morton,

I apologize for the delay in retrieving the documents from our archive. It is attached.

If you have any questions, please contact me anytime.



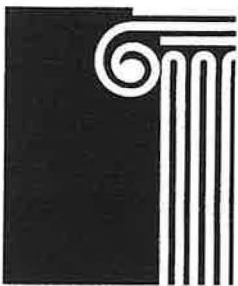
Jason Pickel
Senior Paralegal

Phone: (509) 328-2150 Ext. 9006
Email: jpickel@elevatedestate.com
Web: www.elevatedestateplanning.law
1220 N Mullan Rd | Spokane Valley, WA 99206

Please note: Moulton Law Offices, P.S. is now Elevated Estate Planning, P.S. While our name is new, our team and commitment to serving our clients remains the same. *What Matters to You Matters to Us.*

This email may contain information that is legally privileged. If you have received this message in error, please notify me immediately and delete this message. Any disclosure, copying, distribution or other use of the contents of this information is prohibited.

Inc.
5000



**MOULTON
LAW
OFFICES, P.S.**

January 29, 2002

Rial R. Moulton

Attorney at Law

Certified Public Accountant

Masters - Taxation

Registered Financial Consultant

Licensed in Washington

& Idaho

Bruce W. Hondle

Attorney at Law

Certified Public Accountant

Licensed in Washington

Rock Pointe III

Suite 3450

1330 N. Washington

Spokane, WA 99201

Phone (509) 328-2150

Fax (509) 324-9098

(800) 949-4556

Charles W. Morton

J. Mildred Morton

1415 Wallace Dr

Lewiston, ID 83501

Re: Correction Deed

Dear Mr. and Mrs. Morton:

Pursuant to our telephone conversation, enclosed is a new Deed for recording for your real property to show that Mildred V. Morton, is also known as J. Mildred Morton. Please sign where indicated and return to me in the enclosed, postage-paid envelope and we will see that it is recorded.

Thank you.

Sincerely,

By appointment only:

Colfax Office:

110 East Canyon

Colfax, WA 99111-0068

Tami S. Moulton

Estate Planning Paralegal

Tri-Cities Office:

Technology &

Enterprise Center

2000 Logston Blvd.

Richland, WA 99352

Yakima Office:

Tower Building

Suite 710

402 E. Yakima Avenue

Yakima, WA 98901

Wenatchee Office:

1 S. Chelan, Suite A

Wenatchee, WA 98801

1415 WALLACE DRIVE
LEWISTON, ID 83501
October 19, 2001

Rial R. Moulton, CPA, Attorney at Law
1330 N. Washington
Rock Point III Suite 3450
Spokane, WA 99201

Dear Sir:

After my spouse and I pass away all the liquid assets in banks, insurance policies, real estate and personal property is to be divided among the surviving children (2). The mutual funds that pays monthly and the two bonds which pay interest only twice a year, are to be paid as received and divided equally.

If one child passes away the child surviving gets it all. If they are both alive when the bonds mature they can split the remainder and cash in the mutual funds.

If both should die before the bonds mature, the monthly and bi-annual payments go to the Shriners Hospital for Children in Spokane, WA. When the bonds then mature the cash is to be distributed as follows: \$10,000 to the First United Methodist Church, 1906 Broadway Drive, Lewiston, ID 83501; \$10,000 to the Lewis-Clark Animal Shelter, 1820 Shelter Road, Lewiston, ID 83501; \$10,000 to the Salvation Army, 1835 G Street, Lewiston, ID 83501; and the remainder plus any mutual funds to the Shriners Hospital for Children, P.O. Box 2472, Spokane, WA 99210-2472.

Sincerely,

Charles Wm. Morton

MICROFILM NO.

597313

INDEXED
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DELIVERED
MAILED

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A ()

38801

WARRANTY DEED

For Value Received, CHARLES W. MORTON and JOSEPHINE M. MORTON, husband and wife, as Grantors, do hereby grant, bargain, sell and convey unto ROBERT A. MORTON, an unmarried person, the Grantee, whose current address is 408 Lapwai Road, Lewiston, Idaho 83501, all of their interest in the following described premises situate in the County of Nez Perce, State of Idaho, to-wit:

That part of Lots 20 and 22, Block "A" Durham's Second Addition to the City of Lewiston, Nez Perce County, described as follows:

Commencing at the Northeast corner of Lot 22, according to the recorded plat thereof; thence North 51°10' West a distance of 42 feet to the True Point of Beginning; thence South 38°50' West a distance of 80 feet; thence South 51°10' East a distance of 4 feet; thence South 38°50' West a distance of 145 feet; thence South 51°10' East a distance of 38 feet; thence South 38°50' West a distance of 75.0 feet; thence North 51°10' West a distance of 137.0 feet; thence North 38°50' East a distance of 300 feet; thence South 51°10' East a distance of 95 feet to the True Point of Beginning.

SUBJECT TO Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

TOGETHER WITH ALL WATER RIGHTS THAT THE GRANTORS PRESENTLY HAVE BY VIRTURE OF THE OWNERSHIP AND USE OF THE ABOVE DESCRIBED REAL PROPERTY.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee that they are the owners in fee simple of said premises; that they are free from all encumbrances except those set forth above, and taxes, levies and assessments for 1995 and thereafter; and that they will warrant and defend the same from all lawful claims whatsoever.

Charles W. Morton
CHARLES W. MORTON

-2-



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 • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

March 19, 2026

ROBERT A MORTON
408 LAPWAI RD
LEWISTON ID 83501-9409

Re: Change in Ownership for Water Right No(s): 85-4378

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.

Please note, the Department received more documentation than was required for this process. That unnecessary documentation is being returned to you and is also enclosed with this letter along with your receipt.

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 208-287-4921.

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

3/18/2026

Water Right 85-4378

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	ROBERT A MORTON 408 LAPWAI RD LEWISTON, ID 83501-9409 (206) 419-0516
Original Owner	MILDRED J MORTON 408 LAPWAI RD LEWISTON, ID 83501 (208) 743-4865
Original Owner	CHARLES W MORTON 408 LAPWAI RD LEWISTON, ID 83501 (208) 743-4865

Priority Date: 1/1/1930

Basis: Decreed

Status: Active

Source
LINDSAY CREEK

Tributary
CLEARWATER RIVER

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	02/15	11/30	0.020 CFS	
	<u>Total Diversion</u>		0.020 CFS	

Source and Point(s) of Diversion:

LINDSAY CREEK SWSE Sec. 32, Twp 36N, Rge 05W, NEZ PERCE County

Place Of Use:

IRRIGATION within NEZ PERCE County

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
36N	05W	32															0.7	0.1	0.8

POU Total Acres: 0.8

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

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

3/18/2026

entry of a final unified decree. Section 42-1412(6), Idaho Code.

Dates and Other Information:

Decreed Date: 2/10/2006
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: AND
Water District Number: NWD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

SubCaseNumber: 85-4378
Class: 1
SF5 Filed Date:
Special Master Recom Signed Date:
Attorney Assigned:
Adjudication Agent:
Basis of Claim: Beneficial Use
Date Filed: 5/27/2005
Objection Status: Active

Water Supply Bank:

N/A

Idaho Dept. of Water Resources
322 E. Front Street
P.O. Box 648
Boise, ID 83702

3-2-2026

RECEIVED

MAR 09 2026

DEPARTMENT OF
WATER RESOURCES

Re: Change of Ownership for Water Right 85-4378

My deceased parents are still listed as Owners of Water Right 85-4378. I purchased their home via a VA Loan & Idaho Water Right 85-4378 listed in the Warranty Deed on the Mortgage Contract May 1, 1995 & moved them into a smaller home. I paid off the Mortgage on 4.26.2016. In 2001 my parents established a Living Trust via the Moulton Law Offices in Spokane, and no Will was written. When the State Civil Court decree was issued 2.10.2006 if my parents were notified no evidence was found in their files. My parents were ill, my mother died 10/5/2009 from Cancer & my father had a 10-year case of Alzheimers disease, dying 12.22.2011. Neither my sister nor I were aware of the Living Trust until this December (2025) nor were my parents capable of cognitively responding to the Court Decree in February, 2006. The Living Trust was over 50 pages, but I provided a few pages showing my sister & I inherit everything. When our mother passed 10/5/2009 Dad needed to be placed in a nursing home. We both had durable Powers of Attorney to take care of their estate. Your letter of December 3, 2025, indicates only supporting documentation dated after 2.10.2006, will be accepted to complete a Change of Ownership for Water Right 85-4378. The Living Trust, however, was not executed until both my parents passed away. Their dates of death were both after 2.10.2006, and I have provided their death certificates proving when they died. Neither parent's condition made them aware of the 2006 Court decree or that further action was necessary with the State of Idaho to place my name as the current owner of Water Right 85-4378.



Robert A. Morton

Sorry, my Microsoft WORD
got corrupted when I upgraded
to a newer Microsoft Program- and
I didn't notice how badly until
I wanted to send this letter.
Regrets!

3-4-26 Noon

Just talked to Sister Sandy, she
said she'd mail the Quit Card
directly to you.

RAME
C

Mansfield, Debra

From: Mansfield, Debra
Sent: Thursday, January 29, 2026 10:07 AM
To: robertalanmorton@gmail.com
Subject: RE: Regarding your Received Change in Ownership for Water Right 85-4378

Hello Bob,

I am reaching out regarding your received Change in Water Right Ownership for Water Right 85-4378.

The Department has not received any additional information or required documentation since our previous discussion on December 01, 2025. I was wondering if you had made any progress with your attorney on getting the proper documentation ready for this process.

If the documentation is not ready yet, the Department can return this change in Ownership and issue a refund. You may file a new Change in Water Right Ownership when the documentation is ready to be submitted.

Please let me know how it is going. **If I do not receive a response to this message by February 06, 2026 the Department will return your Change in Ownership, issue a refund, and you can resubmit at a later time.**

Feel free to respond to this email or reach me at my direct line, (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



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 • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

December 03, 2025

ROBERT ALAN MORTON
408 LAPWAI RD
LEWISTON ID 83501-9409

RE: Change in Ownership for Water Right No: 85-4378

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice). Please note, this letter includes information discussed during our phone conversation on December 01, 2025.

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

Water Right 85-4378 was Decreed to MILDRED J MORTON and CHARLES W MORTON by the Snake River Basin Adjudication (SRBA) on February 10, 2006. **This means that any and all supporting documentation used to complete a Change in Ownership for Water Right 85-4378 must be dated after the Decree date of 02/10/2006.** All of the supporting documentation that was received with your Notice predates the SRBA Decree and therefore cannot be accepted for this Change in Ownership.

To complete this Change in Ownership you will need to provide the Letters of Testamentary or other legal documents showing that you and your sister were named the beneficiaries Charles W Morton and Mildred J Morton estates after their passing. We will need evidence that you inherited both estates since both names are on Water right 85-4378. **You will then need to provide a Quitclaim deed showing the conveyance of Water Right 85-4378 from you and your sister, acting as beneficiaries of Mildred J Morton and Charles W Morton, to you as the new owner.**

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(s)

Mansfield, Debra

From: Mansfield, Debra
Sent: Tuesday, December 2, 2025 11:51 AM
To: 'robertalanmorton@gmail.com'
Subject: Regarding your Received Change in Ownership for Water Right 85-4378
Attachments: Regarding your Received Change in Ownership for Water Right 85-4378, Robert Alan Morton.pdf

Hello Bob,

Thank you for speaking with me yesterday regarding your received Change in Ownership for Water Right 85-4378. Attached to this email is a letter explaining what documentation you will need to provide to complete your Change in Ownership. Please note, this letter has also been mailed to you via USPS.

If you and/or your attorney have any questions, feel free to contact me at (208)287-4921 or reply to this email.

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

robertalanmorton@gmail.com

From: Beck, Catalina <Catalina.Beck@idwr.idaho.gov>
Sent: Monday, August 25, 2025 6:54 AM
To: robertalanmorton@gmail.com
Subject: RE: Water Rights # 85-4378

RECEIVED

NOV 03 2025

DEPT. OF WATER RESOURCES

Good Morning Robert Morton

You will need to submit an ownership form [Notice of Change in Water Right Ownership | Form 42-248/42-1409\(6\) | July 2021](#)

along with the form :

you will need 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.



Catalina Beck
Water Resource Agent
208-287-4920
Catalina.beck@idwr.idaho.gov

Idaho Department of Water Resources State Office
322 E Front Street Boise, ID 83702

no suite!

From: Narsavage, Dan <Dan.Narsavage@idwr.idaho.gov>
Sent: Monday, August 25, 2025 7:32 AM
To: Beck, Catalina <Catalina.Beck@idwr.idaho.gov>
Cc: GISInfo <GISInfo@idwr.idaho.gov>
Subject: FW: Water Rights # 85-4378

Happy Office Day, Catalina!

From: robertalanmorton@gmail.com <robertalanmorton@gmail.com>
Sent: Sunday, August 24, 2025 3:15 PM
To: GISInfo <GISInfo@idwr.idaho.gov>
Cc: robertalanmorton@gmail.com; nowlin.home@gmail.com
Subject: Water Rights # 85-4378

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

I purchased the house at 408 Lapwai Road in May, 1995, from my parents: Charles W. Morton & Mildred J. Morton. My father being a real estate agent placed the Idaho Water Rights into the Warranty Deed. I paid off the mortgage April 26, 2010. But I never questioned anything until my attorney helping with my will told me the Idaho Water Rights 85-4378 was still registered with my parents. How do I get my name as the Current Owner: Robert Alan Morton?

Sincerely,

Robert A. Morton

RECEIVED

NOV 03 2025

DEPT. OF WATER RESOURCES

ROBERT ALAN MORTON
408 LAPWAI ROAD
LEWISTON ID 83501

CELL PHONE 1-206-419-0516

ROBERTALANMORTON@GMAIL.COM

IDAHO DEPARTMENT OF WATER RESOURCES STATE OFFICE
322 EAST FRONT STREET *STE 648*
BOISE, IDAHO 83702
FRD

WHAT RECORDS I HAVE MY PARENTS, CHARLES WILLIAM MORTON AND MILDRED J. MORTON, OBTAINED IDAHO WATER RIGHTS FROM YOUR AGENCY IN 2006 AT 408 LAPWAI ROAD IN LEWISTON, IDAHO. WHAT EVIDENCE I HAVE INDICATES THEY INITIALLY RECEIVED WATER RIGHTS FROM A FEDERAL AGENCY IN 1976. EVIDENTLY THEY DISCOVERED THE CONTROL OF WATER RIGHTS MOVED FROM FEDERAL TO STATE GOVERNANCE SOMETIME AFTER 1976. MY FATHER SOLD REAL ESTATE AND WAS AWARE PLACING IDAHO WATER RIGHTS IN TO THE WARRANTY DEED WAS CALLED FOR WHEN SELLING THE PROPERTY TO ME, ROBERT ALAN MORTON. I PURCHASED SAID PROPERTY EFFECTIVE 5/1/1995 AND MOVED MY PARENTS INTO A SMALLER HOME.

INITIALLY THE PROPERTY WAS "L" SHAPED, WITH BOTTOM OF THE "L" ON THE WEST SIDE OF LINSEY CREEK, THE HOUSE AND REMAINING PROPERTY EAST OF THE CREEK. IN 1997 I PURCHASED A SMALL PIECE OF PROPERTY ACROSS THE CREEK CHANGING THE SHAPE TO "T", WITH THE TOP OF THE "T" ON THE WEST SIDE OF LINSEY CREEK. IT TOOK YEARS TO GET THE LEWISTON CITY ASSESSOR'S OFFICE TO COMBINE THE LEGAL DESCRIPTIONS. I HAVE INCLUDED PROOF OF PURCHASE, AN AERIAL PHOTOGRAPH AND A CITY PLOT SHOWING THE NEW "T" SHAPE. THE TOP OF THE "T" SHOWS 200 FEET OF LINSEY CREEK FLOWING THROUGH THE MIDDLE OF MY PROPERTY. ENCLOSED IS A CHECK FOR YOUR \$25.00 FEE.

ENCLOSED ALSO: 1) 1995 CONTRACT OF SALE, 2) PLOT MAP, 3) AERIAL PHOTOGRAPH, 4) CONVEYANCE DOCUMENT WHEN MORTGAGE WAS PAID OFF APRIL, 2010, AND PROOF OF WARRANTY DEED FOR ADDITIONAL PROPERTY PURCHASED IN 1997. I HOPE ALL YOU REQUIRE IS IN ORDER. IF ADDITIONAL DOCUMENTATION IS NEEDED PLEASE SEND AN EMAIL TO ROBERTALANMORTON@GMAIL.COM.

ROBERT A. MORTON