

RECEIVED

MAR 26 2026

IDWR//NORTH

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?
95-16818	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: ROCKS BRUNA, SHELLEY
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): THE CHARLES AND EMILY DEAN REVOCABLE TRUST
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 2616 HARRIS BLVD. AUSTIN TX 78703
Mailing address City State Zip
- 415-385-8010 CHARLEYANDEM@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: NOVEMBER 17, 2020
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: Ch H Dean CO-TRUSTEE 3/20/2026
Signature of new owner/claimant Title, if applicable Date
CHARLES H. DEAN
Print name

Signature: Emily M Dean CO-TRUSTEE 3/20/2026
Signature of new owner/claimant Title, if applicable Date
EMILY M. DEAN
Print name

Received by AKH Date 3-26-26 For IDWR Office Use Only: Receipt No. N045910 Receipt Amt. \$25.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by _____ Processed by NS Date 3-26-26

Statement of Successive Conveyance: Water Right 95-16818

To: Idaho Department of Water Resources – Northern Regional Office

From: Charles H. Dean & Emily M. Dean, Co-Trustees

Date: March 20, 2026

Subject: Documentation of Ownership Chain for Parcel No. 02480001002A

To assist in processing the attached **Form 42-248**, please find the enclosed documentation establishing the chain of successive conveyance for **Water Right 95-16818**:

1. **Current IDWR Record:** The right is currently decreed to **Rocks Bruna, Shelley**.
2. **First Conveyance (June 2020):** Per the attached Warranty Deed (Instrument #2757172000), Shelley Rocks Bruna conveyed the appurtenant real property (Lot 2, Block 1, Falls River Homes 1st Addition) to **Michael and Alyson Lynch** on June 11, 2020.
3. **Second Conveyance (November 2020):** Per the attached Warranty Deed (Instrument #2792313000), Michael and Alyson Lynch conveyed the same property to **The Charles and Emily Dean Revocable Trust, dated May 13, 2020**.
4. **Authority of Signatories:** Attached is a **Certification of Trust** (pursuant to Idaho Code § 68-114) confirming that Charles Hamilton Dean and Emily Marie Dean are the currently acting Co-Trustees with full authority to manage and convey the assets of the Trust, including appurtenant water rights.

Legal Consistency: All attached deeds and the Water Right Report consistently reference **Kootenai County Parcel No. 02480001002A**. As the water right is appurtenant to this land and was not specifically reserved in either conveyance, the ownership has passed to the current Grantee.

Regards,



Charles Dean

Co-Trustee, The Charles and Emily Dean Revocable Trust

charleyandem@gmail.com

M: 415.385.8010



File No. 410553TGW

WARRANTY DEED

For Value Received

Shelley Rocks Bruna, an unmarried person

The Grantor, does hereby grant, bargain, sell and convey unto

Michael Lynch and Alyson Lynch, husband and wife, as community property with right of survivorship

Address: 1113 5th Ave. S #204, Edmonds, WA 98020

The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: June 9, 2020


Shelley Rocks Bruna

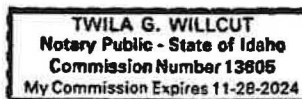
STATE OF Idaho

COUNTY OF Kootenai

On this 11 of June, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Shelley Rocks Bruna, 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 they executed the same.

Notary Public for
Residing at Hayden

My Commission Expires: 11-28-24



(SEAL)

EXHIBIT A

Lot 2, Block 1, FIRST ADDITION TO FALLS RIVER HOMES ADDITION, according to the plat recorded in Book E of Plats at Page 82, records of Kootenai County, State of Idaho, EXCEPTING therefrom that portion described as follows:

That portion of Lot 2, Block 1, FIRST ADDITION TO FALLS RIVER HOMES, Kootenai County, State of Idaho, according to the plat recorded in Book E of Plats at Page 82 and herein described as a triangular portion of Lot 2 beginning at the Northeast corner of Lot 2, hereafter known as Point A, and proceeding in a straight line Southwesterly from Point A 19° a distance of 87.5 feet to a point hereafter known as Point B; thence

From Point B Southeasterly 80° for a distance of 31.25 feet; thence

To return to Point A by that portion of the dividing line between Lots 1 and 2 which lies due North and South and which distance is 93.75 feet being the TRUE POINT OF BEGINNING;

ALSO EXCEPTING a portion of Lot 2, Block 1, FIRST ADDITION TO FALLS RIVER HOMES, according to the plat recorded in the office of the County Recorder in Book E of Plats at Page 82, records of Kootenai County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Lot 2, said corner being the TRUE POINT OF BEGINNING for this description; thence

Along the boundary line of said Lot 2, North 44°01'01" West, 55.24 feet; thence

Leaving the said boundary line of Lot 2 along the Southwesterly projection of Quitclaim Deed No. 1103579, North 19°21'32" East, 27.49 feet to the Southwesterly corner of said Quitclaim Deed; thence

Along the boundary line of said Quitclaim Deed, South 69°00'14" East, 31.25 feet to the Southeasterly corner of said Quitclaim Deed and the platted common lot line of said Lots 1 and 2; thence

Along the said common lot line, South 0°06'15" East, 54.46 feet to the TRUE POINT OF BEGINNING;

TOGETHER WITH an undivided 1/12 interest in the following described parcel:

That portion of the Northeast Quarter of Section 10, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, shown as a 200 foot by 200 foot parcel on the plat of FIRST ADDITION TO FALLS RIVER HOMES, according to the plat recorded in the office of the County Recorder in Book E of Plats at Page 82, records of Kootenai County, Idaho, described as follows:

COMMENCING at the Southeast corner of Lot 3, Block 2, FALLS RIVER HOMES, as recorded in the office of the County Recorder in Book D of Plats at Page 140, records of Kootenai County, Idaho; thence

North 67°39' East, 222 feet to the POINT OF BEGINNING of this description; thence

East 200 feet; thence

South 200 feet; thence

West 200 feet; thence

North 200 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion which has been set aside and used as a county road.

ALSO EXCEPTING THEREFROM that portion, if any, lying within the parcel described in the deed to James S. Warren, et ux, recorded April 6, 1970 in Book 236 of Deeds at Page 377, records of Kootenai County, Idaho.

INITIAL *SNB*



File No. 412743TGW

WARRANTY DEED

For Value Received

Michael Lynch and Alyson Lynch, husband and wife

The Grantor, does hereby grant, bargain, sell and convey unto

Charles Hamilton Dean and Emily Marie Dean, Co-Trustees of The Charles and Emily Dean
Revocable Trust, dated May 13, 2020

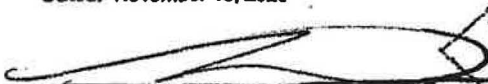
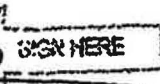
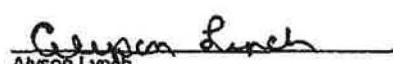
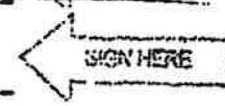
Address: 2616 Harris Blvd., Austin, TX 78703

The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: November 15, 2020


Michael Lynch 

Alyson Lynch 

STATE OF

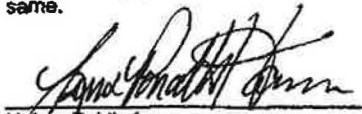
WASHINGTON

COUNTY OF

SNOHOMISH



On this 16 of November, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Lynch and Alyson Lynch, 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 they executed the same.


Notary Public for
Residing at SHORELINE

My Commission Expires: 3-15-2023

(SEAL)

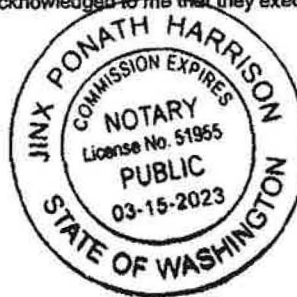


EXHIBIT A

Lot 2, Block 1, FIRST ADDITION TO FALLS RIVER HOMES ADDITION, according to the plat recorded in Book E of Plats at Page 82, records of Kootenai County, State of Idaho, EXCEPTING therefrom that portion described as follows:

That portion of Lot 2, Block 1, FIRST ADDITION TO FALLS RIVER HOMES, Kootenai County, State of Idaho, according to the plat recorded in Book E of Plats at Page 82 and herein described as a triangular portion of Lot 2 beginning at the Northeast corner of Lot 2, hereafter known as Point A, and proceeding in a straight line Southwesterly from Point A 19° a distance of 87.5 feet to a point hereafter known as Point B; thence

From Point B Southeasterly 80° for a distance of 31.25 feet; thence

To return to Point A by that portion of the dividing line between Lots 1 and 2 which lies due North and South and which distance is 93.75 feet being the TRUE POINT OF BEGINNING;

ALSO EXCEPTING a portion of Lot 2, Block 1, FIRST ADDITION TO FALLS RIVER HOMES, according to the plat recorded in the office of the County Recorder in Book E of Plats at Page 82, records of Kootenai County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Lot 2, said corner being the TRUE POINT OF BEGINNING for this description; thence

Along the boundary line of said Lot 2, North 44°01'01" West, 55.24 feet; thence

Leaving the said boundary line of Lot 2 along the Southwesterly projection of Quitclaim Deed No. 1103579, North 19°21'32" East, 27.49 feet to the Southwesterly corner of said Quitclaim Deed; thence

Along the boundary line of said Quitclaim Deed, South 69°00'14" East, 31.25 feet to the Southeasterly corner of said Quitclaim Deed and the platted common lot line of said Lots 1 and 2; thence

Along the said common lot line, South 0°06'15" East, 54.46 feet to the TRUE POINT OF BEGINNING;

TOGETHER WITH an undivided 1/12 interest in the following described parcel:

That portion of the Northeast Quarter of Section 10, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, shown as a 200 foot by 200 foot parcel on the plat of FIRST ADDITION TO FALLS RIVER HOMES, according to the plat recorded in the office of the County Recorder in Book E of Plats at Page 82, records of Kootenai County, Idaho, described as follows:

COMMENCING at the Southeast corner of Lot 3, Block 2, FALLS RIVER HOMES, as recorded in the office of the County Recorder in Book D of Plats at Page 140, records of Kootenai County, Idaho; thence

North 67°39' East, 222 feet to the POINT OF BEGINNING of this description; thence

East 200 feet; thence

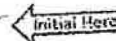
South 200 feet; thence

West 200 feet; thence

North 200 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion which has been set aside and used as a county road.

ALSO EXCEPTING THEREFROM that portion, if any, lying within the parcel described in the deed to James S. Warren, et ux, recorded April 6, 1970 in Book 236 of Deeds at Page 377, records of Kootenai County, Idaho.

INITIAL    

CERTIFICATION OF TRUST

I. Trust Name and Date of Execution. The following trust (referred to herein as the "Trust") is the subject of this Certification of Trust:

The CHARLES AND EMILY DEAN REVOCABLE TRUST, dated
May 13, 2020 (referred to herein as the "Trust Agreement")

The Trust currently exists.

II. Grantors and Trustee. The grantors (referred to herein as the "Grantors") of the Trust are:

CHARLES HAMILTON DEAN and EMILY MARIE DEAN

The Trust is currently being managed by the following co-trustees (referred to herein as the "Trustee"):

CHARLES HAMILTON DEAN, 2616 Harris Boulevard, Austin, Texas 78703

EMILY MARIE DEAN, 2616 Harris Boulevard, Austin, Texas 78703

The following is a summary of the successor trustee provisions found in the Trust Agreement:

If CHARLES HAMILTON DEAN and EMILY MARIE DEAN both die, resign, become incapacitated, or otherwise cease to serve as Trustee of the Trust, then the Husband's sister, JANE MCWHORTER, shall become Trustee of such trust. If JANE MCWHORTER fails to qualify, dies, resigns, becomes incapacitated, or otherwise ceases to serve as Trustee of the Trust, then the Wife's brother, ANDREW BOYD, shall become Trustee of such trust.

III. Powers of Trustee. The Trustee of the Trust is authorized to acquire, sell, convey, encumber, lease, borrow, manage, and otherwise deal with interests in real and personal property in the name of the Trust. All powers of the Trustee are fully set forth in the Trust Agreement.

IV. **Revocability.** While both of the Grantors are living, the Grantors acting jointly may by acknowledged instrument alter, amend, revoke or terminate the Trust on thirty days' notice to the Trustee (unless waived).

V. **Right To Use Principal Residence.** The Grantors or other primary beneficiary have the right to use and occupy real or personal property owned by any trust created by the Trust as the Grantors' or such primary beneficiary's principal residence rent free and without charge for life or until the Trust is revoked or terminated, whichever occurs first. The Grantors intend that all eligible real or personal property which is owned by a trust created by the Trust qualify for the homestead exemption and that such trust is a "qualifying trust" as defined and described in Section 11.13(j) of the Texas Tax Code and, if applicable, Section 41.0021 of the Texas Property Code.

VI. **Authority of Co-Trustees.** When the Grantors are serving as co-trustees of the Trust (and no other co-trustee is serving), each such co-trustee shall have the authority to act alone and independently of the other co-trustee then serving, without the necessity of consultation with or approval of the other co-trustee. When a person other than one of the Grantors is serving as a co-trustee of the Trust, the decision of a majority of the trustees then serving shall control. Any writing signed or otherwise authenticated by a person with the authority to act alone and independently, or by the persons whose decision shall control, shall be valid and effective for all purposes as if signed or otherwise authenticated by both all such trustees.

VII. **Manner in Which Title Should Be Taken.** The full legal name of the Trust for purposes of transferring assets into the Trust, holding title of assets, and conducting business for and on behalf of the Trust, is:

"CHARLES HAMILTON DEAN and EMILY MARIE DEAN, Co-Trustees of the CHARLES AND EMILY DEAN REVOCABLE TRUST"

VIII. **No Revocation, Modification or Amendment.** The Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect. In addition, there have been no amendments limiting the powers of the Trustee over the property of the Trust.

IX. **Validity of Copies of This Certification of Trust.** A copy of this Certification of Trust shall be just as valid as the original.

IN WITNESS WHEREOF, the Grantors and the Co-Trustees have hereunto set their hands as of the date of the notary's acknowledgment below.

Charles Hamilton Dean

CHARLES HAMILTON DEAN, Grantor

Emily Marie Dean

EMILY MARIE DEAN, Grantor

Charles Hamilton Dean

CHARLES HAMILTON DEAN, Co-Trustee

Emily Marie Dean

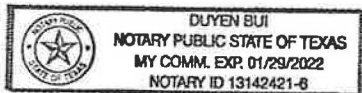
EMILY MARIE DEAN, Co-Trustee

STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on May 13, 2020, by CHARLES HAMILTON DEAN as Grantor and as Co-Trustee of the Charles and Emily Dean Revocable Trust.



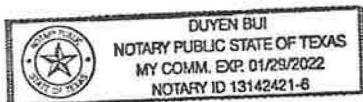
[Signature]
Notary Public, State of Texas

STATE OF TEXAS

§
§
§

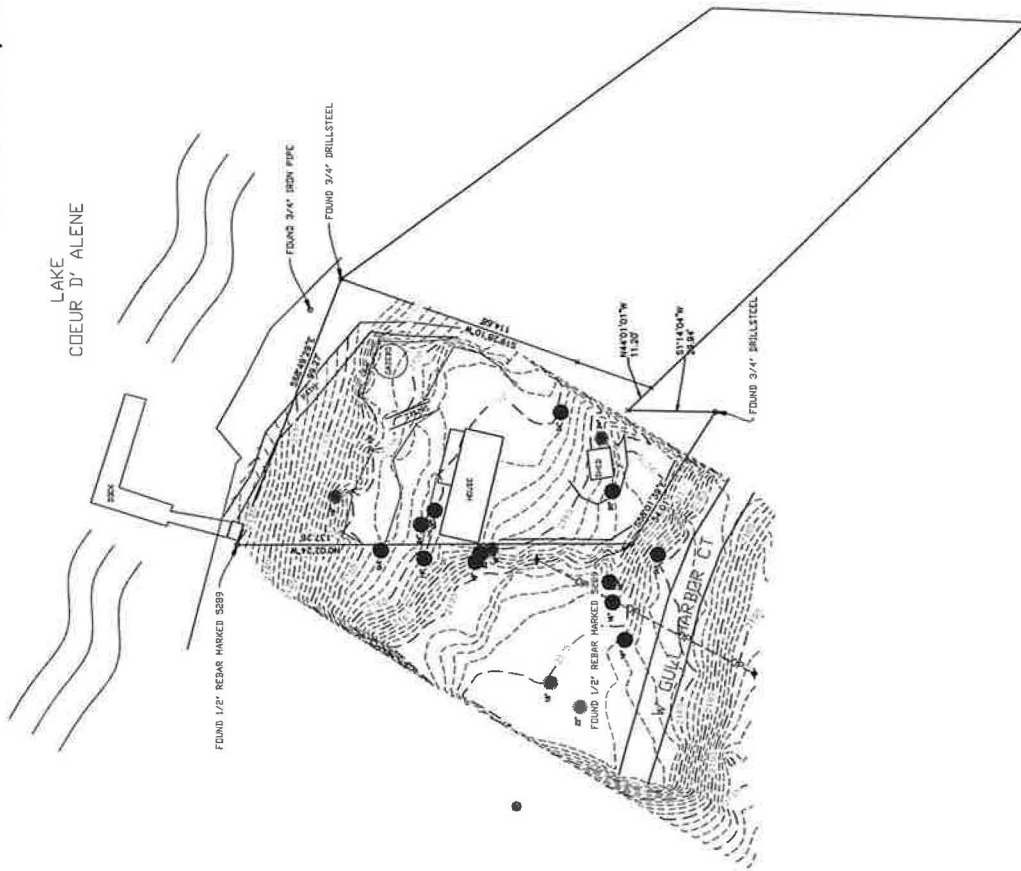
COUNTY OF TRAVIS

This instrument was acknowledged before me on May 13, 2020, by EMILY MARIE DEAN as Grantor and as Co-Trustee of the Charles and Emily Dean Revocable Trust.



[Signature]
Notary Public, State of Texas

LOT 2, BLOCK ONE, FALLS RIVER HOMES 1ST ADDITION
SECTION 10, TOWNSHIP 50 NORTH, RANGE 5 WEST,
KOOTENAI COUNTY, IDAHO



NOTE

- THIS IS NOT A BOUNDARY SURVEY
- ELEVATION DATUM NAVD83
- PER GPS SOLUTION

- ☒ CALCULATED RIGHT NOTHING FOUND OR SET
- ☐ FOUND SURVEY PINS AS NOTES
- ☒ PIN TREE AND DIMETER
- ☒ PIN TREE AND QUANTITY
- ☒ PIN VARIOUS MEASUREMENT
- ☒ UTILITY POLE
- ☐ UTILITY

(in feet)
1 inch = 20 ft



LOT 1 BLOCK 1

DATE _____

LOCATION:

3 01
 3000-10000-0000
 310-1000-0000
 PROJECT NO.
 1217
 CAR FILE
 1217-0001
 DRAWING NO.
 C1

50

10



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

March 26, 2026

THE CHARLES & EMILY DEAN REVOCABLE TRUST
2616 HARRIS BLVD
AUSTIN TX 78703-2446

Re: Change in Ownership for Water Right No(s): 95-16818

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)