



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 31, 2026

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

RE: Change in Ownership Water Right No(s): 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 February 2, 2026 for the above referenced water rights. The Notice> could not be processed because a document conveying the water right was not provided.

On February 23, 2026 the Department requested a document conveying the water from Cynthia De Saint to Jon M Montgomery & Lori K Coker. As of the date of this letter, the Department has not received the requested 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 you 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 208-287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

FEB 02 2026

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES DE ✓

RETURNED

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 ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

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 Horik 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-refunded Receipt Amt. \$25.00
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing 1-27-26 W-9 received? Yes ☐ No ☐
 Name on W-9 _____ Approved by _____ Processed by _____ Date _____

RETURNED

JIM BRANNON 2 P 2778355000
KOOTENAI COUNTY RECORDER
MMS 9/18/2020 2:34 PM
REQ OF KOOTENAI COUNTY TITLE
COMPANY

RECORDING FEE: \$15.00
Electronically Recorded

DD



File No. 411599AM

WARRANTY DEED

For Value Received

Cynthia M. de Saint Victor, Trustee of the Cynthia M. de Saint Victor Trust, dated October 12, 1985

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

Jon M Montgomery and Lori K Coker, ~~husband and wife~~ husband and wife, as community property with right of survivorship

Address: 5826 72nd St. NW, Gig Harbor WA 98335

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: September 15, 2020

Cynthia M. de Saint Victor Trust, dated October 12, 1985

BY:

Cynthia M. de Saint Victor, Trustee

STATE OF

COUNTY OF

On this 16th of September, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Cynthia M. de Saint Victor, Trustee of the Cynthia M. de Saint Victor Trust, dated October 12, 1985, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee, and acknowledged to me that she executed the same as such Trustee.

Notary Public for

Residing at

My Commission Expires



676 Perry St., Ste # 308

RETURNED

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. 875381), from which the Northwest corner Section 15 (per CP&F Instrument No. 2338910000) bears North 89°27'46" West, 2689.54 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 

RETURNED

JIM BRANNON 2 P 2778355000
 KOOTENAI COUNTY RECORDER
 MMS 9/18/2020 2:34 PM
 REQ OF KOOTENAI COUNTY TITLE
 COMPANY

RECORDING FEE: \$15.00
 Electronically Recorded

DD

**WARRANTY DEED**

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BY:

Cynthia M. de Saint Victor, Trustee

STATE OF

COUNTY OF

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Notary Public for

Residing at

My Commission Expires



RETURNED

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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 _____



KT KOOTENAI TITLE
MAKE A REQUEST FOR THE BEST

1460 Northwest Blvd Ste 200 Coeur d'Alene, ID 83814
Phone: (208)667-9431 Fax: (208)208-866-0410

ParcelID: 49N03W152400
10274 S Caribou Ridge Rd
Harrison, ID 83833

S15-49N-3W

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.

Idaho Department of Water Resources Receipt

Receipt ID: C125022

Payment Amount	\$25.00	Date Received	2/20/2026	Region	STATE
Payment Type	Check	Check Number	1034		
Payer	COKER, LORI KAYE / MONTGOMERY, JON MICHAEL				
Comments	CHANGE OF OWNERSHIP FOR WR # 95-13211 FOR: JON M MONTGOMERY AND LORI K COKER DOCUMENT NUMBER: CR # 102161				

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$25.00	OWNERSHIP CHANGES/SECURITY INTERESTS	56140	0229	21		1155

Signature Line (Department Representative)

Please refund \$25 to:

Lori Kaye Coker
Jon Michael Montgomery
10274 S Caribou Ridge Rd
Harrison ID 83833

Notice of Change in Water Right Ownership was returned unprocessed.

Thank you.

Jean

Hersley, Jean

From: Hersley, Jean
Sent: Tuesday, March 31, 2026 1:39 PM
To: IdwrPayable
Subject: refund
Attachments: Montgomery-Coker C125022.docx

Please process the attached refund. Notice was returned unprocessed.



Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942



IDAHO DEPARTMENT OF
WATER RESOURCES

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Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

February 23, 2026

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

COPY

RE: Change in Ownership Water Right No(s): 95-13211

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your filing fee for the Notice of Change in Water Right Ownership you submitted on February 2, 2026.

After further review of your Notice, additional information is required before the Department can process the change. The information required is indicated below:

- The Department will need a document conveying water right 95-13211 from Cynthia De Saint Victor to Jon M Montgomery and Lori K Coker. On December 1, 2020 the Coeur d 'Alene-Spokane River Basin Adjudication (CSRBA) court issued what is called a decree for water right 95-13211. The decree is a judicial order that determines the elements of the water right, such as the diversion rate and volume, the priority date, ownership, etc. The CSRBA court decreed water right 95-13211 in the name of Cynthia De Saint Victor. Because Cynthia De Saint Victor didn't own the land where the water is used in December 2020, you purchased the land in September, 2020, the decree separated the water right ownership from the land ownership. In other words, as it stands today, Cynthia De Saint Victor technically still owns the water right because the court decreed the water right in her name and not your names.

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. You can provide the requested information by mailing to the address above or email to my attention to file@idwr.idaho.gov.

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 208-287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2



IDAHO DEPARTMENT OF
WATER RESOURCES

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Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

February 04, 2026

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

RE: Change in Ownership Water Right No(s): 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:

- Filing Fee of \$25 per water right

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. We have determined that the filing fee for your notice will be \$25. The previous filing fee was refunded to you on January 27, 2026.

Because the Department cannot process the Notice without proper fees, we will hold any action on your notice pending receipt of the necessary fees. If we do not receive the necessary fees within 30 days we will return your notice and all attachments and your notice will not be processed. You can mail your filing fee to the address above or pay in person at our Northern Region office in Coeur d'Alene.

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 208-287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)