

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

MAR 30 2023

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

IDWR / NORTH

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, of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
94-8989	Yes ☐	Yes ☐		Yes ☐	Yes ☐
94-9050	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: James & June Daugherty
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Marc or Peggy Daugherty
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

P.O. Box 65
Mailing address
208 682 3402
Telephone

CATARS IR 83810
City State Zip
pdaugherty767@yahoo.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:

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.

SUPPORT DATA
IN FILE # 94-8989

8. Signature: Marc Daugherty owner 3-23-2026
Signature of new owner/claimant Title, if applicable Date

MARC DAUGHERTY
Print name

Signature: Peggy Daugherty owner 3-23-2026
Signature of new owner/claimant Title, if applicable Date

PEGGY DAUGHERTY
Print name

Received by: KH Date: 3-30-26 For IDWR Office Use Only: Receipt No. N045923 Receipt Amt. 50.00

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: 5-12-26

CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2019-000094

LOCAL FILE NUMBER: 0012

DATE ISSUED: 03/12/2019

FEE NUMBER:

FIRST AND MIDDLE NAME(S): JAMES HUGH
LAST NAME(S): DAUGHERTY IIICOUNTY OF DEATH: SPOKANE
DATE OF DEATH: JANUARY 01, 2019
HOUR OF DEATH: 11:21 PMSEX: MALE AGE: 94 YEARS
SOCIAL SECURITY NUMBER: [REDACTED]HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO
RACE: WHITEBIRTH DATE: NOVEMBER 18, 1924
BIRTHPLACE: ALLIANCE, NEMARITAL STATUS: WIDOWED
SPOUSE: NOT APPLICABLEOCCUPATION: LOGGER
INDUSTRY: TIMBER INDUSTRY
EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
US ARMED FORCES: YESINFORMANT: JULIE SPURWAY
RELATIONSHIP: DAUGHTER
ADDRESS: P.O. BOX 149 CATALDO, IDAHO 83810

CAUSE OF DEATH:

A: PNEUMONIA

INTERVAL: DAYS

B:

INTERVAL:

C:

INTERVAL:

D:

INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH:

DATE OF INJURY:
HOUR OF INJURY:
INJURY AT WORK:
PLACE OF INJURY:

LOCATION OF INJURY:

CITY, STATE, ZIP:
COUNTY:
DESCRIBE HOW INJURY OCCURRED:

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

PLACE OF DEATH: HOSPITAL
FACILITY OR ADDRESS: PROVIDENCE SACRED HEART MEDICAL CENTER
CITY, STATE, ZIP: SPOKANE, WASHINGTON 99204RESIDENCE STREET: 375 A CATALDO GULCH ROAD
CITY, STATE, ZIP: CATALDO, ID 83810
INSIDE CITY LIMITS: NO COUNTY: SHOSHONE
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 70 YEARSFATHER/PARENT: JAMES HUGH DAUGHERTY II
MOTHER/PARENT: CLARA GARRETTMETHOD OF DISPOSITION: BURIAL
PLACE OF DISPOSITION: HUNT CEMETERYCITY, STATE: KINGSTON, IDAHO
DISPOSITION DATE: JANUARY 10, 2019

FUNERAL FACILITY: SHOSHONE FUNERAL SERVICE

ADDRESS: 106 S MAIN ST
CITY, STATE, ZIP: KELLOGG, IDAHO 83837
FUNERAL DIRECTOR: DEBBIE C. MIKESELLMANNER OF DEATH: NATURAL
AUTOPSY: NO
WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE
CAUSE OF DEATH: NOT APPLICABLE
DID TOBACCO USE CONTRIBUTE TO DEATH: NO
PREGNANCY STATUS IF FEMALE: NO RESPONSECERTIFIER NAME: DEXTER A. PREUGSCHAT, MD
TITLE: PHYSICIAN
CERTIFIER ADDRESS: 101 W. 8TH AVE ATTN: ON HOSPITALISTS
CITY, STATE, ZIP: SPOKANE, WA 99204
DATE SIGNED: JANUARY 04, 2019CASE REFERRED TO ME/CORONER: NO
FILE NUMBER: NOT APPLICABLE
ATTENDING PHYSICIAN: NOT APPLICABLELOCAL DEPUTY REGISTRAR: HEIDI LIVINGSTON
DATE RECEIVED: JANUARY 04, 2019

MICHAEL F. PEACOCK

Attorney at Law
123 McKinley Avenue
Kellogg, Idaho 83837
Phone: 208-783-1231
Facsimile: 208-783-1232
Idaho State Bar No. 2291
peacocklaw1@gmail.com

IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT OF
THE STATE OF IDAHO, IN AND FOR THE COUNTY OF SHOSHONE

IN THE MATTER OF THE ESTATE OF

JAMES DAUGHERTY and JUNE
DAUGHERTY,

Deceased.

CASE NO. CV40-19-22

LETTERS TESTAMENTARY

1. MARC DAUGHERTY was duly appointed and qualified as General Personal Representative of the estate of the above-named decedent by the Court with all authority pertaining thereto.
2. Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of the said personal representative or special administrator.

WITNESS, my signature and the Seal of this Court.

DATE: Signed: 2/12/2019 02:22 PM


MAGISTRATE

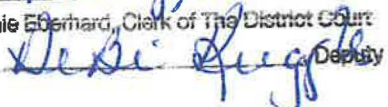
LETTERS TESTAMENTARY

STATE OF IDAHO
COUNTY OF SHOSHONE

This is to certify that the foregoing is a
true copy of the original now on record
in this office. Sealed on this ^{12th} day of

February, 2019.

Tamie Eberhard, Clerk of The District Court

By  Deputy



Subject Property

150 Reed Rd, Cataldo ID 83810

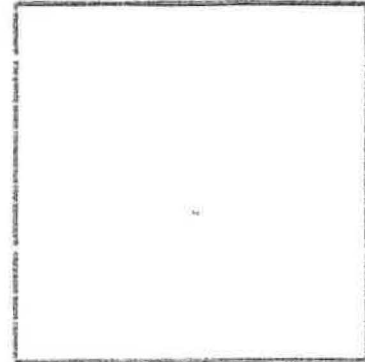
APN:

RP49N01E341325A

County Name: Shoshone
APN / Parcel Number: RP49N01E341325A
Current Ownership: Marc Daugherty

Site Address: 150 Reed Rd, Cataldo ID 83810
Mail Address: PO Box 65, Cataldo ID 83810
*Absentee Owner

Tract / Subdivision:
Census Tract / Block: 960200 / 1024
Lot / Block:
Twn / Rng / Sec / Qtr: 49N / 01E / 34
Brief Legal Description: PTN SWNE. E1/2 SW, N OF I-90 SE1/4 R/W 34-49-1 MH-00488



Sale Information

Sale Recording Date: Title Company:
Sale Price: Document #:
Cost/SqFt: Vesting:
Purchase Loan: Buyer Name(s):

Property Characteristics

Property Type:	Agricultural / Rural		
Land Use:	Rural commercial tracts		
Building Type:	Improvements	Zoning:	R2-County - Multi-Family Residential District
Total SqFt:	3,335	Lot Size:	1,307,366 SqFt / 30.01 AC
Beds:	6	Basement:	Units: 1
Baths:	6	Pool:	Buildings:
Rooms:		Ext / Roof: / Enamel steel	Heat/AC: Y
Stories:	1	Condition: F	Fireplace:
Garage:	Attached	Foundation:	View:
School District:	Kellogg		
Watershed:	Latour Creek-Coeur d'Alene River		

Assessment & Tax Info

Total Assessed Value: \$419,986	Market Value:	Tax Year: 2023
Land Value:	Market Land Value:	Tax Exemption:
Improvement Value:	Market Improvement:	Tax Rate Area:
Improvement %:	Tax Amount: \$3,578.06	

PERSONAL REPRESENTATIVE'S DEED

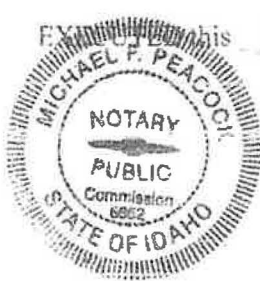
THIS DEED, made by Marc Daugherty, as Personal Representative of the ESTATE OF JAMES DAUGHERTY and JUNE DAUGHERTY, deceased, Grantor, to Marc Daugherty, a married man, Grantee, whose current address is PO Box 65, Cataldo, ID 83810

WHEREAS, Grantor is the qualified Personal Representative of said Estate, filed as Case No. CV40-19-0022, in Shoshone County, Idaho;

THEREFORE, for valuable consideration received, Grantor Quit Claims, transfers, and conveys to Grantees the following described real property in Shoshone County, Idaho described in Exhibit "A" attached hereto and by reference made a part hereof.

TOGETHER with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining thereto.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises together with the appurtenances unto the Grantees, and to their heirs and assigns forever.



Executed on this 2nd day of March, 2023.

Marc Daugherty
Marc Daugherty
Personal Representative of the
ESTATE OF JAMES DAUGHERTY and JUNE
DAUGHERTY, Deceased.

STATE OF IDAHO)
: ss
COUNTY OF SHOSHONE)

On this 2nd day of March, 2023, before me, the undersigned, a notary public in and for the State of Idaho, personally appeared, Marc Daugherty, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the ESTATE OF JAMES DAUGHERTY and JUNE DAUGHERTY deceased, filed as Case No. CV40-19-0022, in Shoshone County, Idaho and acknowledged to me that he executed the same as such Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Michael F. Peacock
NOTARY PUBLIC
Residing at: Pinehurst
My Commission Expires: 01/10/2023

EXHIBIT A

PARCEL 1:

That portion of the Southwest Quarter and the Southeast Quarter of Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho lying South of I-90 Interstate

EXCEPT: A parcel of land referred to as Daugherty Tracts Short Plat, recorded as Instrument No. 419312 and location in the South $\frac{1}{4}$ of Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho described as follows:

Beginning at a point from which the South $\frac{1}{4}$ corner of said Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho bears South $21^{\circ}04'24''$ West, a distance of 1,279.71 feet, being the Southwest corner of Tract 1 and the Northwest corner of Tract 2; thence

North $02^{\circ}43'42''$ West, 243.82 feet to a point, being the Northwest corner of Tract 1; thence

North $87^{\circ}16'18''$ East, a distance of 438.83 feet to a point, being the Northeast corner of Tract 1; thence

South $02^{\circ}43'42''$ East, a distance of 243.82 feet to a point being the Southeast corner of Tract 1 and the Northeast corner of Tract 2; thence

Continuing South $02^{\circ}43'42''$ East, a distance of 243.82 feet to the Southeast corner of Tract 2; thence

South $87^{\circ}16'18''$ West, a distance of 438.83 feet to the Southwest corner of Tract 2; thence

North $02^{\circ}43'42''$ West, a distance of 243.82 feet to a point being the Northwest corner of Tract 2 and the Southwest corner of Tract 1, the point of beginning.

ALSO EXCEPT: A tract of ground situated in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 34, Township 49 North, Range 1 East, B. M., Shoshone County, State of Idaho more particularly described as follows:

Beginning at the Northwest Corner whence the Southwest Corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 34, Township 49 North, Range 1 East, B.M. bears North $01^{\circ}10'$ West, 2,268.2 feet (calculate) distant, and also a concrete highway R/W marker No. 943+64.70 bears North $00^{\circ}14'33''$ East, 977.70 feet distant; running thence

Due East 209 feet to the Northeast Corner; thence

Due South 209 feet to the Southeast Corner; thence

South 23°12'40" East a distance of 157.66 feet to the Point of Beginning.

ALSO EXCEPT: Any portion lying within Kootenai County, State of Idaho

PARCEL 2:

That portion of the East ½ of the Southwest Quarter, the Southeast Quarter and the Southwest Quarter of the Northeast Quarter lying North of I-90 Interstate.

EXCEPT: A tract of land lying in Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho, described as follows:

Beginning at Corner No. 1, a 6" pipe fence corner on the North Right-of-Way line of May Court (as Shown on the official plat of Daugherty's Addition to Cataldo) from which the Northeast Corner of said Section 34 bears North 34°39'16" East, 3,792.61 feet distant; thence

North 19°06'03" West a distance of 208.79 feet to Corner No. 2; thence

North 69°53'22" East along the South Right of Way line of Old US 10 a distance of 207.66 feet to Corner No 3 which is identical to the Northwest Corner of Lot 1, Block 1 of Daugherty's Addition to Cataldo; thence

South 19°22'51" East along the West line of said Lot 1, Block 1 a distance of 211.86 feet to Corner No. 4 which is identical to the Northeast corner of Lot 2, Block 1. of Daugherty's Addition to Cataldo; thence

South 71°05'43" West along the North line of said Lot 2, Block 1 a distance of 100.77 feet to Corner No. 5 which is identical to the Northwest corner of said Lot 2, Block 1; thence

South 70°22'05" West along the North right-of-way line of May Court (as shown on the official plat of Daugherty's Addition to Cataldo) a distance of 107.90 feet to Corner No. 1 the point of beginning.

ALSO EXCEPT: Daugherty's Addition to Cataldo as shown on record of survey recorded as Instrument No. 348068

ALSO EXCEPT: A tract of land lying in the West ½ of Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho, more particularly described as follows:

Beginning at the Southeast corner and using the Modified Idaho State Coordinates (combined adjustment factor 1.0001524, delta alpha 00°25'06") and from whence the Northwest corner of

Southeast bearings and subtracted from all Northeast and Southwest bearings.

ALSO EXCEPT: A parcel of land located in the Southwest 1/4 of Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho and being more particularly described as follows:

Beginning at the Northwest Corner of Section 34, thence

South $29^{\circ}10'48''$ East, a distance of 3,435.53 feet to the True point of Beginning; thence

North $68^{\circ}43'30''$ East, a distance of 300.00 feet; thence

South $21^{\circ}16'30''$ East, a distance of 200.00 feet; thence

South $68^{\circ}43'30''$ West, a distance of 300.00 feet; thence

North $21^{\circ}16'30''$ West, a distance of 200.00 feet to the true point of beginning.

ALSO EXCEPT: A tract of land situated in Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho more particularly described as follows:

Beginning at the Northeast corner of the tract from whence the Northwest corner of Section 34, Township 49 North, Range 1 East, B.M., bears North $25^{\circ}11'18''$ West, 3,643.21 feet distant; thence

South $20^{\circ}34'46''$ East, 75.00 feet distant to a point; thence

South $69^{\circ}25'14''$ West, 100.00 feet distant to a point; thence

North $20^{\circ}34'46''$ West, 75.00 feet distant to a point; thence

North $69^{\circ}25'14''$ East, 100.00 feet distant to the place of beginning.

The bearings as shown above are from the Idaho plane Coordinate System, West Zone. To convert to the geodetic bearings, a correction of $00^{\circ}24'40''$ must be added to all Northwest and Southeast bearings and subtracted from all Northeast and Southwest bearings.

ALSO EXCEPT: A tract of land lying in the Southwest Quarter of the Northeast Quarter and in the Southeast Quarter of the Northwest Quarter and the Northwest Quarter of the Southeast Quarter, (shown of record as lying in the Northeast Quarter of the Southeast Quarter) all in Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho, more particularly described by reference to modified Idaho State coordinates (combined adjustment factor 1.0001524, delta alpha angle $0^{\circ}25'06''$) described as follows:

Beginning at Corner No. 1, a drill steel monument, from whence U.S. Coast and Geodetic Survey Control Monument No. Idaho 90-84 bears South $89^{\circ}53'54''$ East, a distance of 253.25

Section 34, Township 49 North, Range 1 East, B.M., bears North 45°13'42" West, 3,842.56 feet distant and the USC and GS monument 90-84 bears South 79°12'38" East, 418.48 feet distant; thence

North 19°04' West, 100.00 feet distant to the Northeast corner; thence

South 70°56' West 200.00 feet distant to the Northwest corner; thence

South 19°04' East, 100.00 feet distant to the Southwest corner; thence

North 70°56' East, 200.00 feet distant to the point of beginning.

ALSO EXCEPT: A tract of land lying in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho, and more particularly described as follows:

Beginning at the Northeast corner and using the Modified Idaho State Coordinates (combined adjustment factor 1,0001524; delta alpha 00°25'06") from whence the Northwest corner of Section 34, Township 49 North, Range 1 East, B.M., bears North 45°31'42" West, 3,842.56 feet distant and the USC and GS monument 90-84 bears South 79°12'38" East, 418.48 feet distant; thence

South 19°04' East, 100.00 feet distant to the Southeast Corner; thence

South 70°56' West, 200.00 feet distant to the Southwest corner; thence

North 19°04' West, 100.00 feet distant to the Northwest corner; thence

North 70°56' East, 200.00 feet distant to the point of beginning.

ALSO EXCEPT: A tract of land situated in Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho more particularly described as follows:

Beginning at the Northwest corner of the tract from whence the Northwest corner of Section 34, Township 49 North, Range 1 E.B.M., bears North 26°45'07" West, 3,652.61 feet distant; thence

North 69°25'14" East, 100.00 feet distant to a point; thence

South 20°34'46" East, 75.00 feet distant to a point; thence

South 69°25'14" West, 100.00 feet distant to a point; thence

North 20°34'46" West, 75.00 feet distant to the POINT OF BEGINNING.

The bearings as shown above are from the Idaho Plane Coordinate System, West Zone. To convert to the geodetic bearings, a correction of 00°24'40" must be added to all Northwest and

Due West 209 feet to the Southwest Corner; thence

Due North 209 feet along the East boundary of the County Road to the Northwest Corner and place of beginning.

ALSO EXCEPT A tract of land situated in the Southeast 1/4 of the Southwest 1/4 (SE1/4SW1/4) of Section 34, Township 49 North, Range 1 East B.M., Shoshone County, Idaho and being more particularly described as follows:

Beginning at a point located on the South line of Section 34, Township 49 North, Range 1 East, B.M. from which the Southwest Corner of said Section 34 bears North 89°44'06" West, a distance of 1,376.68 feet and the South 1/4 corner of said Section 34 bears South 88°44'06" East a distance of 1,342.71 feet; thence

North a distance of 242.34 feet to the Southwest Corner of a one-acre tract of land described in the Warranty deed recorded in book 126 at page 69 of Shoshone County, State of Idaho records; thence

East along the South line of said one-acre tract a distance of 209.00 feet to the Southeast Corner of said one-acre tract; thence

North along the East line of said one-acre tract a distance of 209.00 feet to the Northeast corner of said one-acre tract; thence

East a distance of 353.24 feet to a point; thence

South a distance of 474.80 feet to a point on the South line of said Section 34; thence

North 88°44'06" West along the South line of said Section 34 a distance of 1,062.50 feet to the Point of Beginning.

ALSO EXCEPT: A parcel of land in the East Half of the Southwest Quarter of Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho, being more particularly described as follows:

Beginning at a point from which the South Quarter corner of said Section 34 bears South 31°26'36" East a distance of 527.03 feet; thence

East a distance of 160 feet to a point; thence

North 13°00'00" West a distance of 375.00 feet to a point; thence

South 32°00'00" West a distance of 260.00 feet to a point; thence

feet and from whence also, the Northwest corner of said Section 34 bears North 46°33'10" West a distance of 3,995.65 feet; thence

South 70°56' West, a distance of 100 feet to Corner No. 2; thence

North 19°04' West, a distance of 208.71 feet to Corner No. 3; thence

North 70°56' East, a distance of 100 feet to Corner No. 4, a drill steel monument; thence

South 19°04' East, a distance of 208.71 feet to Corner No. 1 (North 2,146,182.47 East 359,822.65) the place of beginning.

ALSO EXCEPT: That portion of the East ½ of the Southwest Quarter of Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho lying North of Highway 10, now referred to as Riverview Drive.

PARCEL 3:

Lots 1, 5 and 9, Block 1, Daugherty's Addition to Cataldo, Shoshone County, State of Idaho according to the official and recorded plat thereof.

PARCEL 4:

Tract 1, Daugherty Tracts Short Plat as shown on record of survey recorded as Instrument No. 419312 and more particularly described as follows:

Beginning at a point from which the South ¼ corner of Section 34, Township 49 North, Range 1 East, B.M., bears South 21°04'24" West a distance of 1,279.71 feet; thence

North 87°16'18" East a distance of 438.83 feet to a point; thence

North 02°43'42" West a distance of 243.82 feet to a point; thence

South 87°16'18" West a distance of 438.83 feet to a point; thence

South 02°43'42" East a distance of 243.82 feet to the true point of beginning.

ALL PROPERTIES SUBJECT TO: All roadways (Abbey Road, May Court Road and Reed Road) within Daugherty's Addition to Cataldo, Shoshone County, State of Idaho according to the official and recorded plat thereof, Plat Instrument No. 348068.

517437

EXCEPT FROM ALL PARCELS: Any portion of the I-90 Right-of-Way as described in Declaration of Easement, Instrument NO. 199796, Book 113, Deeds, Page 69 and in 199892, Book 116, Deeds, Page 589.

Any portion of Old US Hwy 10, also known as Riverview Drive.



Subject Property

375 Cataldo Gulch Rd, Cataldo ID 83810

APN:

RP49N01E341300A

County Name: Shoshone
APN / Parcel Number: RP49N01E341300A
Current Ownership: Marc Daugherty

Site Address: 375 Cataldo Gulch Rd, Cataldo ID 83810
Mail Address: PO Box 65, Cataldo ID 83810
*Absentee Owner

Tract / Subdivision:
Census Tract / Block: 960200 / 2028

Lot / Block:

Twn / Rng / Sec / Qtr: 49N / 01E / 34

Brief Legal Description: PTN SW1/4, SE1/4, S OF I-90 R/W, LFSS S P 137-04 34-49-1



Sale Information

Sale Recording Date: 03/07/2023

Title Company:

Sale Price:

Document #: 517437

Cost/SqFt:

Vesting: Married Man

Purchase Loan:

Buyer Name(s): Marc Daugherty

Property Characteristics

Property Type: Range land (grazing)

Land Use: Productivity forest land

Building Type: Improvements; Improvements Zoning: R2-County - Multi-Family Residential District

Total SqFt: 1,773 Lot Size: 8,041,960 SqFt / 184.62 AC Year Built: 1945

Beds: 2 Basement: Units: 1

Baths: 1 Pool: Buildings:

Rooms: Ext / Roof: / Comp sh to 235# Heat/AC: Y

Stories: 2 Condition: F Fireplace:

Garage: Attached Foundation: View:

School District: Kellogg

Watershed: Latour Creek-Coeur d'Alene River

Assessment & Tax Info

Total Assessed Value: \$490,410

Market Value:

Tax Year: 2023

Land Value:

Market Land Value:

Tax Exemption:

Improvement Value:

Market Improvement:

Tax Rate Area:

Improvement %:

Tax Amount:

\$3,740.58

Instrument # 517437
WALLACE, SHOSHONE COUNTY, IDAHO
3-7-2023 11:12:22 AM No. of Pages: 14
Recorded for : MICHAEL PEACOCK
TAMIE EBERHARD Fee: 15.00
Ex-Officio Recorder Deputy
Index to: PERSONAL REPRESENTATIVE DEED

PERSONAL REPRESENTATIVE'S DEED

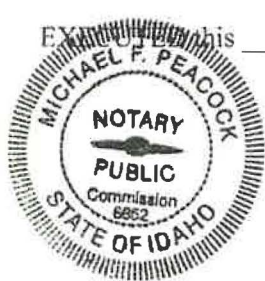
THIS DEED, made by Marc Daugherty, as Personal Representative of the ESTATE OF JAMES DAUGHERTY and JUNE DAUGHERTY, deceased, Grantor, to Marc Daugherty, a married man, Grantee, whose current address is PO Box 65, Cataldo, ID 83810

WHEREAS, Grantor is the qualified Personal Representative of said Estate, filed as Case No. CV40-19-0022, in Shoshone County, Idaho;

THEREFORE, for valuable consideration received, Grantor Quit Claims, transfers, and conveys to Grantees the following described real property in Shoshone County, Idaho described in Exhibit "A" attached hereto and by reference made a part hereof.

TOGETHER with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining thereto.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises together with the appurtenances unto the Grantees, and to their heirs and assigns forever.



EXECUTED on this 2nd day of March, 2023.

Marc Daugherty
Marc Daugherty
Personal Representative of the
ESTATE OF JAMES DAUGHERTY and JUNE
DAUGHERTY, Deceased.

STATE OF IDAHO)

: ss

COUNTY OF SHOSHONE)

On this 2nd day of March, 2023, before me, the undersigned, a notary public in and for the State of Idaho, personally appeared, Marc Daugherty, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the ESTATE OF JAMES DAUGHERTY and JUNE DAUGHERTY deceased, filed as Case No. CV40-19-0022, in Shoshone County, Idaho and acknowledged to me that he executed the same as such Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and date first above written.



Michael F. Peacock
NOTARY PUBLIC

Residing at: Pinehurst

My Commission Expires: 01/10/2023

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EXHIBIT A

PARCEL 1:

That portion of the Southwest Quarter and the Southeast Quarter of Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho lying South of I-90 Interstate

EXCEPT: A parcel of land referred to as Daugherty Tracts Short Plat, recorded as Instrument No. 419312 and location in the South $\frac{1}{4}$ of Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho described as follows:

Beginning at a point from which the South $\frac{1}{4}$ corner of said Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho bears south $21^{\circ}04'24''$ West, a distance of 1,279.71 feet, being the Southwest corner of Tract 1 and the Northwest corner of Tract 2; thence

North $02^{\circ}43'42''$ West, 243.82 feet to a point, being the Northwest corner of Tract 1; thence

North $87^{\circ}16'18''$ East, a distance of 438.83 feet to a point, being the Northeast corner of Tract 1; thence

South $02^{\circ}43'42''$ East, a distance of 243.82 feet to a point being the Southeast corner of Tract 1 and the Northeast corner of Tract 2; thence

Continuing South $02^{\circ}43'42''$ East, a distance of 243.82 feet to the Southeast corner of Tract 2; thence

South $87^{\circ}16'18''$ West, a distance of 438.83 feet to the Southwest corner of Tract 2; thence

North $02^{\circ}43'42''$ West, a distance of 243.82 feet to a point being the Northwest corner of Tract 2 and the Southwest corner of Tract 1, the point of beginning.

ALSO EXCEPT: A tract of ground situated in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 34, Township 49 North, Range 1 East, B. M., Shoshone County, State of Idaho more particularly described as follows:

Beginning at the Northwest Corner whence the Southwest Corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 34, Township 49 North, Range 1 East, B.M. bears North $01^{\circ}10'$ West, 2,268.2 feet (calculated) distant, and also a concrete highway R/W marker No. 943+64.70 bears North $00^{\circ}14'33''$ East, 977.70 feet distant; running thence

Due East 209 feet to the Northeast Corner; thence

Due South 209 feet to the Southeast Corner; thence

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Due West 209 feet to the Southwest Corner; thence

Due North 209 feet along the East boundary of the County Road to the Northwest Corner and place of beginning.

ALSO EXCEPT A tract of land situated in the Southeast 1/4 of the Southwest 1/4 (SE1/4SW1/4) of Section 34, Township 49 North, Range 1 East B.M., Shoshone County, Idaho and being more particularly described as follows:

Beginning at a point located on the South line of Section 34, Township 49 North, Range 1 East, B.M. from which the Southwest Corner of said Section 34 bears North 89°44'06" West, a distance of 1,576.68 feet and the South 1/4 corner of said Section 34 bears South 88°44'06" East a distance of 1,342.71 feet; thence

North a distance of 242.34 feet to the Southwest Corner of a one-acre tract of land described in the Warranty deed recorded in book 126 at page 69 of Shoshone County, State of Idaho records; thence

East along the South line of said one-acre tract a distance of 209.00 feet to the Southeast Corner of said one-acre tract; thence

North along the East line of said one-acre tract a distance of 209.00 feet to the Northeast corner of said one-acre tract; thence

East a distance of 633.24 feet to a point; thence

South a distance of 474.80 feet to a point on the South line of said Section 34; thence

North 88°44'06" West along the South line of said Section 34 a distance of 1,062.50 feet to the Point of Beginning.

ALSO EXCEPT: A parcel of land in the East Half of the Southwest Quarter of Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho, being more particularly described as follows:

Beginning at a point from which the South Quarter corner of said Section 34 bears South 31°26'36" East a distance of 527.03 feet; thence

East a distance of 160 feet to a point; thence

North 13°00'00" West a distance of 375.00 feet to a point; thence

South 32°00'00" West a distance of 260.00 feet to a point; thence

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South 23°12'40" East a distance of 157.66 feet to the Point of Beginning.

ALSO EXCEPT: Any portion lying within Kootenai County, State of Idaho

PARCEL 2:

That portion of the East ½ of the Southwest Quarter, the Southeast Quarter and the Southwest Quarter of the northeast Quarter lying North of I-90 Interstate.

EXCEPT: A tract of land lying in Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho, described as follows:

Beginning at Corner No. 1, a 6" pipe fence corner on the North Right-of-Way line of May Court (as shown on the official plat of Daugherty's Addition to Cataldo) from which the Northeast Corner of said Section 34 bears North 34°39'16" East, 3,792.61 feet distant; thence

North 19°06'03" West a distance of 208.79 feet to Corner No. 2; thence

North 69°53'22" East along the South Right of Way line of Old US 10 a distance of 207.66 feet to Corner No 3 which is identical to the Northwest Corner of Lot 1, Block 1 of Daugherty's Addition to Cataldo; thence

South 19°22'51" East along the West line of said Lot 1, Block 1 a distance of 211.86 feet to Corner No. 4 which is identical to the Northeast corner of Lot 2, Block 1, of Daugherty's Addition to Cataldo; thence

South 71°05'43" West along the North line of said Lot 2, Block 1 a distance of 100.77 feet to Corner No. 5 which is identical to the Northwest corner of said Lot 2, Block 1; thence

South 70°22'05" West along the North right-of-way line of May Court (as shown on the official plat of Daugherty's Addition to Cataldo) a distance of 107.90 feet to Corner No. 1 the point of beginning.

ALSO EXCEPT: Daugherty's Addition to Cataldo as shown on record of survey recorded as Instrument No. 348068

ALSO EXCEPT: A tract of land lying in the West ½ of Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho, more particularly described as follows:

Beginning at the Southeast corner and using the Modified Idaho State Coordinates (combined adjustment factor 1.0001524, delta alpha 00°25'06") and from whence the Northwest corner of

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Section 34, Township 49 North, Range 1 East, B.M., bears North $45^{\circ}13'42''$ West, 3,842.56 feet distant and the USC &GS monument 90-84 bears South $79^{\circ}12'38''$ East, 418.48 feet distant; thence

North $19^{\circ}04'$ West, 100.00 feet distant to the Northeast corner; thence

South $70^{\circ}56'$ West 200.00 feet distant to the Northwest corner; thence

South $19^{\circ}04'$ East, 100.00 feet distant to the Southwest corner; thence

North $70^{\circ}56'$ East, 200.00 feet distant to the point of beginning.

ALSO EXCEPT: A tract of land lying in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 34, Township 49 North, Range 1 East, R.M., Shoshone County, State of Idaho, and more particularly described as follows:

Beginning at the Northeast corner and using the Modified Idaho State Coordinates (combined adjustment factor 1,0001524, delta alpha $00^{\circ}25'06''$) from whence the Northwest corner of Section 34, Township 49 North, Range 1 East, B.M., bears North $45^{\circ}31'42''$ West, 3,842.56 feet distant and the USC and GS monument 90-84 bears South $79^{\circ}12'38''$ East, 418.48 feet distant; thence

South $19^{\circ}04'$ East, 100.00 feet distant to the Southeast Corner; thence

South $70^{\circ}56'$ West, 200.00 feet distant to the Southwest corner; thence

North $19^{\circ}04'$ West, 100.00 feet distant to the Northwest corner; thence

North $70^{\circ}56'$ East, 200.00 feet distant to the point of beginning.

ALSO EXCEPT: A tract of land situated in Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho more particularly described as follows:

Beginning at the Northwest corner of the tract from whence the Northwest corner of Section 34, Township 49 North, Range 1 E.B.M., bears North $26^{\circ}45'07''$ West, 3,652.61 feet distant; thence

North $69^{\circ}25'14''$ East, 100.00 feet distant to a point; thence

South $20^{\circ}34'46''$ East, 75.00 feet distant to a point; thence

South $69^{\circ}25'14''$ West, 100.00 feet distant to a point; thence

North $20^{\circ}34'46''$ West, 75.00 feet distant to the POINT OF BEGINNING.

The bearings as shown above are from the Idaho Plane Coordinate System, West Zone. To convert to the geodetic bearings, a correction of $00^{\circ}24'40''$ must be added to all Northwest and

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Southeast bearings and subtracted from all Northeast and Southwest bearings.

ALSO EXCEPT: A parcel of land located in the Southwest 1/4 of Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho and being more particularly described as follows:

Beginning at the Northwest Corner of Section 34, thence

South 29°10'48" East, a distance of 3,435.53 feet to the True point of Beginning; thence

North 68°43'30" East, a distance of 300.00 feet; thence

South 21°16'30" East, a distance of 200.00 feet; thence

South 68°43'30" West, a distance of 300.00 feet; thence

North 21°16'30" West, a distance of 200.00 feet to the true point of beginning.

ALSO EXCEPT: A tract of land situated in Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho more particularly described as follows:

Beginning at the Northeast corner of the tract from whence the Northwest corner of Section 34, Township 49 North, Range 1 East, B.M., bears North 25°11'18" West, 5,643.21 feet distant; thence

South 20°34'46" East, 75.00 feet distant to a point; thence

South 69°25'14" West, 100.00 feet distant to a point; thence

North 20°34'46" West, 75.00 feet distant to a point; thence

North 69°25'14" East, 100.00 feet distant to the place of beginning.

The bearings as shown above are from the Idaho plane Coordinate System, West Zone. To convert to the geodetic bearings, a correction of 00°24'40" must be added to all Northwest and Southeast bearings and subtracted from all Northeast and Southwest bearings.

ALSO EXCEPT: A tract of land lying in the Southwest Quarter of the Northeast Quarter and in the Southeast Quarter of the Northwest Quarter and the Northwest Quarter of the Southeast Quarter, (shown of record as lying in the Northeast Quarter of the Southeast Quarter) all in Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho, more particularly described by reference to modified Idaho State coordinates (combined adjustment factor 1.0001524, delta alpha angle 0°25'06") described as follows:

Beginning at Corner No. 1, a drill steel monument, from whence U.S. Coast and Geodetic Survey Control Monument No. Idaho 90-84 bears South 89°53'54" East, a distance of 253.25

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feet and from whence also, the Northwest corner of said Section 34 bears North $46^{\circ}33'10''$ West a distance of 3,995.65 feet; thence

South $70^{\circ}56'$ West, a distance of 100 feet to Corner No. 2; thence

North $19^{\circ}04'$ West, a distance of 208.71 feet to Corner No. 3; thence

North $70^{\circ}56'$ East, a distance of 100 feet to Corner No. 4, a drill steel monument, thence

South $19^{\circ}04'$ East, a distance of 208.71 feet to Corner No. 1 (North 2,146,182.47 East 359.822.65) the place of beginning.

ALSO EXCEPT: That portion of the East $\frac{1}{4}$ of the Southwest Quarter of Section 34, Township 49 North, Range 1 East, B.M., Shoshone County, State of Idaho lying North of Highway 10, now referred to as Riverview Drive.

PARCEL 3:

Lots 1, 5 and 9, Block 1, Daugherty's Addition to Cataldo, Shoshone County, State of Idaho according to the official and recorded plat thereof.

PARCEL 4:

Tract 1, Daugherty Tracts Short Plat as shown on record of survey recorded as Instrument No. 419312 and more particularly described as follows:

Beginning at a point from which the South $\frac{1}{4}$ corner of Section 34, Township 49 North, Range 1 East, B.M., bears South $21^{\circ}04'24''$ West a distance of 1,279.71 feet; thence

North $87^{\circ}16'18''$ East a distance of 438.83 feet to a point; thence

North $02^{\circ}43'42''$ West a distance of 243.82 feet to a point; thence

South $87^{\circ}16'18''$ West a distance of 438.83 feet to a point; thence

South $02^{\circ}43'42''$ East a distance of 243.82 feet to the true point of beginning.

ALL PROPERTIES SUBJECT TO: All roadways (Abbey Road, May Court Road and Reed Road) within Daugherty's Addition to Cataldo, Shoshone County, State of Idaho according to the official and recorded plat thereof, Plat Instrument No. 348068.

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EXCEPT FROM ALL PARCELS: Any portion of the I-90 Right-of-Way as described in Declaration of Taking, Instrument No. 194796, Book 113, Deeds, Page 69 and in 199892, Book 116, Deeds, Page 589.

Any portion of Old US Hwy 10, also known as Riverview Drive.

Date: March 12, 2026 at 2:07 PM
To: pdaugherty767@yahoo.com

Hello,

Here is the ownership change paperwork. The water right number for the properties are 94-8989 & 94-9050, and we will need copies of the deeds from when they were transferred to you as well as the filing fee of \$50 (\$25 per water right).

Let me know if you have any questions!

Natalie Steading
Idaho Dept. of Water Resources, Northern
7600 N Mineral Drive, Ste 100
Coeur d'Alene ID 83815
Ph: (208) 762-2800
Fax: (208)762-2819

notice-of-change-of-water-right-
ownership-1-1.pdf





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

May 12, 2026

MARC DAUGHERTY
PO BOX 65
CATALDO ID 83810

Re: Change in Ownership for Water Right No(s): 94-8989 & 94-9050

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)