

JUN 01 2026

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR/NORTH 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 15106	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: Grace Mairi Porter/Caitlin Joy Porter

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Susan Carol Porter/Robert Dick Porter

New owner(s) as listed on the conveyance document

Name connector

☒ and ☐ or

PO Box 319

Bayview

ID

83803

Mailing address

City

State

Zip

9712952688

porterrob693@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: April 3, 2026
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]

Signature of new owner/claimant

Robert Dick Porter

Print name

Title, if applicable

Date

5/26/2026

- Signature: [Signature]

Signature of new owner/claimant

Susan Porter

Print name

Title, if applicable

Date

5/26/2026

For IDWR Office Use Only:

Received by [Signature] Date 6.01.26Receipt No. N0460616Receipt Amt. \$25.00Active 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 NSDate 6.22.26



Instrument # 1060857
Bonner County, Sandpoint, Idaho
04/23/2025 10:30:35 AM No. of Pages: 2
Recorded for: GRACE PORTER
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

BC



The space above this line for Recorder's Use

Quitclaim Deed

On September 18, 2025, THE GRANTORS,

- Grace Mairi Porter, a single person, residing at 8940 SW 67th Pl, Portland, Washington County, Oregon 97223
- Caitlin Joy Porter, a single person, residing at 8940 SW 67th Pl, Portland, Washington County, Oregon 97223

as joint tenant, and for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEES:

- Susan Carol Porter, a married person, residing at 73 Sleepy Doe Lane, Athol, Bonner County, Idaho, 83801
- Robert Dick Porter, a married person, residing at 73 Sleepy Doe Lane, Athol, Bonner County, Idaho, 83801

Legal Description

28-54N-2W, S2SWNW

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title and interest in and to the above described property and premises to the Grantees, and the Grantees heir and assigns forever, so that neither Grantor's nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises or appurtenances, or any part thereof.

Tax Parcel Number RP54N02W283900A

Mail Tax Statements to:

Susan Porter

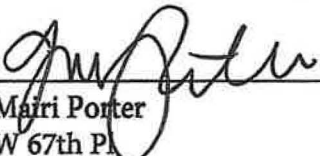
PO Box 319

Bayview, ID 83803

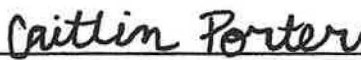
Signature Page Follows

Grantor Signatures:

Dated: 4/3/2020

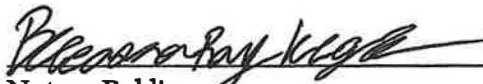

Grace Mairi Porter
8940 SW 67th Pl
Portland, OR 97223

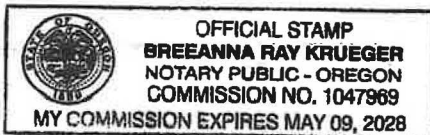
Dated: 4/3/2020


Caitlin Joy Porter
8940 SW 67th Pl
Portland, OR 97223

STATE OF OREGON, COUNTY OF WASHINGTON, is:

This instrument was acknowledged before me on the 3rd day of April, 2020 by
Grace Mairi Porter and Caitlin Joy Porter.


Notary Public



Title (and Rank)

My commission expires May 09, 2028

BONNER COUNTY ASSESSOR
1500 HIGHWAY 2 STE 205
SANDPOINT, ID 83864

PORTER, GRACE MAIRI
& PORTER, CAITLIN JOY
8940 SW 67TH PL
PORTLAND OR 97223

28-54N-2W
S2SWNW

Dear Property Owner:

Each year our office gathers information regarding transfers of property on new home/lot sales. We do this to establish a data bank so that we can more accurately value property. The more information we gather, the more realistic everyone's assessments will be.

The details of each transaction need to be verified by getting information from the buyer and/or seller in each transaction. You will find a Sales Verification form included with this letter for your ease in reporting. This form is a State Tax Commission generated form. Please note the information asked for in #2 is not required but you can provide it if you would like.

This information is not mandatory or required by law but will help us achieve equity, fairness and accuracy in our assessments. We will appreciate your cooperation.

A self addressed envelope is provided for your convenience. We have also included a new Homeowner's Exemption form since that exemption must be completed each time you move. There is certain proof that may be required for that exemption and you may have to bring that into our office along with the form before April 15th of any year. We will contact you if we need further documentation. We check all of these with the State Tax Commission to verify residency. For people new to Idaho or for people who are not required to file Idaho tax returns, we will work with you to obtain other proof of residency.

Thank you, and if there are any questions please contact our office at 208-265-1440.

Sincerely,

Bonner County Assessor
Enc

RP54N02W283900A
9/14/2018

INSTRUMENT# 926402 QC
SALES VERIFICATION

Type PV Location 2210
Cama Area# 1

Seller: BRATCHER, MARGARET CAROL
Buyer: PORTER, GRACE MAIRI
Address: & PORTER, CAITLIN JOY
8940 SW 67TH PL
PORTLAND OR 97223

Legal Description

28-54N-2W
S2SWNW

Property Address: 73 SLEEPY DOE LN 83801

1. Total sale price \$ 1.00 Date of sale: Month 2 Year 2018

2. Down payment \$ / Loan amount \$ / Interest rate / % Years /

Financing (X): / Conventional / VA / FHA / Cash / Private / IHA / Other: /

3. If furniture, fixtures, etc. were included in total price, please estimate the value and list the items included:

Value \$ / Items: /

4. This sale was: / an ordinary transaction / a trade / an estate sale / a foreclosure
/ between family / an easement / a condemnation / other: /

5. The type of property was: / Commercial / Residential / Agricultural / Other: /

Was this bare land? / Yes / No

6. Was a manufactured home included as part of the sale? / Yes / No

7. If the property was rented at the time of sale, what was the rental amount? Monthly \$ / Annually \$ /

Remarks and conditions of the sale: /

SIGNATURE: / DATE: /

WORK PHONE: / HOME PHONE: /

RP54N02W283900A



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

August 26, 2016

**MARGARET BRATCHER
616 SE 175TH PL
PORTLAND OR 97223-4620**

RE: CSRBA CLAIM 95-15106

Dear Claimant,

According to records with the County of BONNER, you now own the parcel number RP54N02W283900A. If this is correct and you are the new owner, it is necessary for you to complete the enclosed Change of Ownership form. This will allow me to list you as owner of the water right claim previously filed by Rolf Cervin.

Please complete and return the Change of Ownership form to update ownership of this right.

Secondly, enclosed is a map for your use. Would you please mark the location of the well as claimed and mark the location of the house as listed in your water right claim. Without this information I cannot recommend your water right to the court. **Please return the map with your edits in the envelope I have provided.** Please respond within 30 days of this letter

Feel free to contact me on these issues via phone, email or mail.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Clelland', written over a horizontal line.

STEVE CLELLAND

Sr. Water Resource Agent

Phone: 208-287-4913

Email: steve.clelland@idwr.idaho.gov

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

8/26/2016

Adjudication Claim 95-15106

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	ROLF B CERVIN 1110 SHING LEMILL RD SANDPOINT, ID 83864 (208) 265-8282

Priority Date: 4/4/2005
Basis: Beneficial Use
Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	1 /1	12/31	0.040 CFS	
	<u>Total Diversion</u>		0.040 CFS	0.0 AF

Source and Point(s) of Diversion

GROUND WATER	SWNW	Sec. 28, Twp 54N, Rge 02W, BONNER County
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Place Of Use

DOMESTIC within BONNER County

T54N R02W S28	SWNW
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Conditions of Approval:

Combined Use Limits

N/A

SubCase:

N/A

Water Supply Bank:

N/A

CATHERINE L. DULLEA, CHTD.
Attorney at Law
101 N. Fourth Avenue, Suite 204
Sandpoint, Idaho 83864
PHONE: (208) 265-2276
FAX: (208) 265-1556

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN that on September 26, 2011, at 11:00 a.m. the office of Catherine L. Dullea, Attorney at Law, as Successor Trustee, 101 N. Fourth Avenue Suite 204, Sandpoint, ID, will sell at public auction to the highest bidder, for cash in lawful money of the United States of America, all payable at the time of sale, the following real property situated in the County of Bonner, State of Idaho, described as follows:

The South Half of the Southwest Quarter of the Northwest Quarter in Section 28, Township 54 North, Range 2 West, Boise Meridian, Bonner County, Idaho. (Lot 4 of Bayview Woods)

The physical address is 73 Sleepy Doe Lane, Athol, Idaho.

The Trustee has no knowledge of a more particular description of the above-described real property, but for purposes of compliance with Idaho Code §60-113, information may be obtained from Catherine L. Dullea, Attorney at Law, Telephone (208)265-2276.

Said sale will be made, without covenant or warranty regarding title, possession or encumbrances, to satisfy the obligations secured by and pursuant to the power of sale conferred in the Deed of Trust executed by ROLF BRIAN CERVIN, an unmarried man, as Grantor to Sandpoint Title Insurance, as Trustee, and said Trustee having resigned and the Beneficiary having appointed Catherine L. Dullea, Attorney at Law, as Successor Trustee, for the benefit and security of 2002 REYNOLDS FAMILY LIMITED PARTNERSHIP, a Washington limited partnership, as Beneficiary, said Deed of Trust having been recorded on December 14, 2009, as Instrument No. 784701, official records of Bonner County, Idaho.

THE ABOVE GRANTOR IS NAMED TO COMPLY WITH §45-1506(4)(a) IDAHO CODE. NO REPRESENTATION IS MADE THAT HE IS, OR IS NOT, PRESENTLY RESPONSIBLE FOR THIS OBLIGATION.

The default for which the sale is to be made is the failure of the Grantors and/or assumptive Grantor(s) to make monthly payments in the sum of \$515.44,

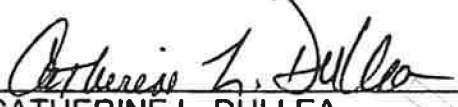
each, for the months of January, February, March and April, 2011; failure to pay late fees in the sum of \$51.54, each, for the same months; failure to pay default fee in the sum of \$100.00; failure to pay non-sufficient funds fee of \$60.00; failure to pay annual escrow fee of \$88.00; and failure to pay the first half of the 2010 real property taxes.

The balance owing as of the date hereof on the obligation secured by said Deed of Trust is the amount of \$44,932.95, plus accrued interest at the rate of 13.50% per annum from December 17, 2010, plus any other costs or expenses associated with this obligation or foreclosure as provided by the Deed of Trust or Deed of Trust Note or by Idaho law.

All portion of this claim shall be assumed valid unless disputed within Thirty (30) days of receiving this Notice. If disputed in writing, verification of the debt will be provided to you. If the original creditor is different from the above-named creditor, the name and address of the original creditor will also be provided.

This is an attempt to collect a debt, and any information obtained will be used for that purposes.

DATED this 24th day of May, 2011.



CATHERINE L. DULLEA
Attorney at Law
Successor Trustee

AFTER RECORDING MAIL TO
 CATHERINE L. DULLEA, CHTD.
 Attorney at Law
 101 N. Fourth Avenue, Suite 204
 Sandpoint, Idaho 83864
 PHONE: (208) 265-2276
 FAX: (208) 265-1556

56630

784701

FILED BY

2009 DEC 14 A 11:54

12.00
 MARIE SCOTT
 BONNER COUNTY RECORDER

DEPUTY

DEED OF TRUST

THIS DEED OF TRUST, made this 14th day of December, 2009, **BETWEEN** ROLF BRIAN CERVIN, an unmarried man, herein called **GRANTOR**, whose address is 1110 Shingle Mill Road, Sandpoint ID 83864, and Sandpoint Title Insurance, herein called **TRUSTEE**, and 2002 REYNOLDS FAMILY LIMITED PARTNERSHIP, a Washington limited partnership, herein called **BENEFICIARY**, whose address is 8105 Deschutes Ct. SE, Olympia WA 98501.

WITNESSETH: That Grantor does hereby irrevocably **GRANT, BARGAIN, SELL AND CONVEY TO TRUSTEE, IN TRUST, WITH POWER OF SALE**, that property in the County of Bonner, State of Idaho, described as follows, either located within an incorporated city or village at the date hereof, or containing not more than eighty acres:

The South Half of the Southwest Quarter of the Northwest Quarter in Section 28, Township 54 North, Range 2 West, Boise Meridian, Bonner County, Idaho. (Lot 4 of Bayview Woods)

DUE ON SALE: Upon the sale or transfer of the herein described real property, upon the Beneficiary's option, the outstanding principal balance, plus accrued interest thereon, shall be due in full.

TOGETHER WITH the rents, issues and profits thereof, **SUBJECT, HOWEVER**, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits,

For the purpose of Securing payment of the indebtedness evidenced by a promissory note, of even date herewith, executed by the Grantor in the sum of FORTY FIVE THOUSAND AND NO/100 DOLLARS, (\$45,000.00), final payment due **December 14, 2016**, and to secure payment of all such further sums as may hereafter be loaned or advanced by the Beneficiary herein to the Grantor herein, or any or either of them, while record owner of present interest, for any purpose, and of any notes, drafts or other instruments representing such further loans, advances or expenditures together with interest on all such sums at the rate therein provided. Provided however, that the making of such further loans, advances or expenditures shall be optional with the Beneficiary, and provided, further, that it is the express intention of the parties to this Deed of Trust that it shall stand as continuing security until paid for all such advances together with interest thereon.

A. To protect the security of this Deed of Trust, Grantor agrees:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon;

not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of the Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any action or proceeding in which Beneficiary or Trustee may appear.
4. To pay, at least ten days before delinquency all taxes and assessments affecting said property, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust. In addition to the payments due in accordance with the terms of the note hereby secured the Grantor shall at the option, and on demand of the Beneficiary, pay each month 1/12 of the estimated annual taxes, assessments, insurance premiums, maintenance and other charges upon the property; nevertheless in trust for Grantor's use and benefit and for the payment by Beneficiary of any such items when due. Grantor's failure so to pay shall constitute a default under this trust.
5. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, with interest from date of expenditure at the highest lawful rate permissible under Idaho law.
6. Should Grantor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Grantor and without releasing Grantor from any obligation hereof, may: make or do the same in such a manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, or in enforcing this Deed of Trust by judicial foreclosure, pay necessary expenses, employ counsel and pay his reasonable fees.

B. It is mutually agreed that:

1. Any award of damages in connection with any condemnation for public use or of injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for the disposition of proceeds of fire or other insurance.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
3. At any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
4. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held

hereunder. The recitals in any reconveyance executed under this deed of trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5. As additional security, Grantor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
6. Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default, Beneficiary shall execute or cause the Trustee to execute a written notice of such default and his election to cause to be sold the herein described property to satisfy the obligations hereof, and shall cause such notice to be recorded in the office of the recorder of each county wherein said real property or some part thereof is situated.

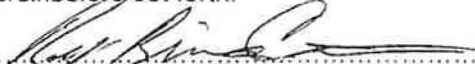
Notice of sale having been given as then required by law, and not less than the time then required by law having elapsed, Trustee, without demand on Grantor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at the time of sale. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Grantor, Trustee, or Beneficiary, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the highest lawful rate permissible under Idaho law; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

Notwithstanding any other provisions hereof or of any agreement between the parties hereto, under no circumstances shall the amount paid or agreed to be paid to such beneficiary for the use, forbearance or detention of money exceed the highest lawful rate permissible, and if a court of competent jurisdiction shall determine that the performance of any provision hereof or thereof shall result in payment of amount in excess thereof, then such provision shall be deemed appropriately modified to the extent necessary to reduce such amount to that not in excess of such rate, and any excess amount theretofore received shall be deemed applied to the principal amount of the debt.

7. This deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

8. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Beneficiary or Trustee shall be a party unless brought by Trustee.
9. In the event of dissolution or resignation of the Trustee, the Beneficiary may substitute a trustee or trustees to execute the trust hereby created, and when any such substitution has been filed for record in the office of the Recorder of the county in which the property herein described is situated, it shall be conclusive evidence of the appointment of such trustee or trustees, and such new trustee or trustees shall succeed to all of the powers and duties of the trustee or trustees named herein. Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to the Grantor at his address hereinbefore set forth.


ROLF BRIAN CERVIN

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this day, before me, a Notary Public, personally appeared ROLF BRIAN CERVIN known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14 day of December, 2009.


Notary Public
Residing at Sandpoint, Idaho
My Commission expires 10/6/14



581669
return to
CATHERINE L. DULLEA, CHTD.
Attorney at Law
101 N. Fourth Avenue Suite 204
Sandpoint, Idaho 83864
PHONE: (208) 265-2276
FAX: (208) 265-1556

Instrument # 813573
BONNER COUNTY, SANDPOINT, IDAHO
8-4-2011 04:07:43 No. of Pages: 3
Recorded for : STI
MARIE SCOTT Fee: 16.00
Ex-Officio Recorder Deputy *CB*
Index to: MISC

AFFIDAVIT OF SERVICE BY MAIL

STATE OF IDAHO)
) ss.
County of Bonner)

I, BRIDGITTE BROEHL, being duly sworn say: That I am a citizen of the United States, over 18 years of age, a resident of Bonner County, Idaho, and not a party to the proceedings referred to in the attached Notice of Trustee's Sale; that my business address is 101 N. Fourth Avenue Suite 204, Sandpoint, Idaho 83864.

That I served a copy of the Notice of Trustee's Sale and the Notice of Default and Election to Sell, along with the "Important Notice" required by Idaho law, by placing a copy in an envelope addressed to the following named persons,

ROLF BRIAN CERVIN
P O BOX 386
BAYVIEW ID 83803

ROLF BRIAN CERVIN
1110 SHINGLE MILL ROAD
SANDPOINT ID 83864

2002 REYNOLDS FAMILY LTD PARTN.
8105 SE DESCHUTES CT
OLYMPIA WA 98501

ROLF BRIAN CERVIN
73 SLEEPY DOE LANE
ATHOL ID 83801

which envelopes were then sealed and postage fully prepaid thereon and were on the 26th day of May, 2011, certified and deposited in the United States Post Office at Sandpoint, Idaho.

Dated: July 7, 2011

Bridgitte Broehl
BRIDGITTE BROEHL

SUBSCRIBED AND SWORN to before me, this 7th day of July, 2011.

Michelle D. Carter
Notary Public
Residing at Sandpoint
Comm. Exp.: 10/6/14



59931
return to.
CATHERINE L. DULLEA, CHTD.
Attorney at Law
101 North Fourth Avenue Suite 204
Sandpoint, ID 83864
PHONE: (208) 265-2276
FAX: (208) 265-1556

Instrument # 826802

BONNER COUNTY, SANDPOINT, IDAHO
5-25-2012 12:40:17 No. of Pages: 2
Recorded for: STI
MARIE SCOTT Fee: 13.00
Ex-Officio Recorder Deputy
Index to: WARRANTY DEED

WARRANTY DEED

FOR VALUE RECEIVED STONEBRIDGE HOMES, LLC, an Idaho limited liability company, the Grantor, does hereby GRANT, BARGAIN, SELL and CONVEY unto MARGARET CAROL BRATCHER, an unmarried woman, the Grantee, of 616 SE 175th Place, Portland, OR 97223, the following described real property situate in the County of Bonner, State of Idaho, to wit:

The South Half of the Southwest Quarter of the Northwest Quarter in Section 28, Township 54 North, Range 2 West, Boise Meridian, Bonner County, Idaho. (Lot 4 of Bayview Woods)

SUBJECT TO the 2012 real property taxes, not yet due.

SUBJECT TO one half of oil, gas, coal, ore mineral and fossil interest, together with rights pertinent to mining of same, reserved in Grantor under that Deed executed by Arnold Ristau and Mabel Ristau, husband and wife, Grantor, recorded in Book 158 of Deeds, Page 136, records of Bonner County, Idaho.

SUBJECT TO covenants, conditions, restrictions, reservations and/or exceptions contained in instrument:

Disclosed by: Declaration of Restrictions
Recorded: April 25, 1975
Instrument No.: 165073
Book/Page: 57 of Miscellaneous/Page 29

Provisions 2 through 11, inclusive thereof, were terminated under that partial termination of Declaration, Deed and Restrictions and Covenants recorded March 2, 1979, as Instrument No. 211340, in Book 78 of Miscellaneous, Page 61, records of Bonner County, Idaho.

SUBJECT TO an easement and conditions contained therein:

Recorded: May 15, 1979
Instrument No.: 214070
Book/Page: 79 of Miscellaneous/Page 262
In Favor Of: Owners of Record
For: Right of Way

SUBJECT TO an easement and conditions contained therein:

Recorded: October 7, 1988

Instrument No.: 354078
In Favor Of: National Associated Properties, Inc.
For: Right of way road and utility purposes, 60 foot wide
easement

SUBJECT TO reservations and/or exceptions contained in instrument:

Recorded: August 28, 1995
Disclosed by: Corporation Deed
Instrument No.: 471166

As Follows: "Further division of the above described land into smaller parcels may not be in compliance with the Bonner County Subdivision Ordinance as amended for building permit purposes".

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, and after acquired title thereto belonging or in anywise appertaining.

AND the above named Grantor does hereby covenant that the above described premises are free from all encumbrances and that it will warrant and defend the above premises against all lawful claims and demands whatsoever, EXCEPT such liens, rights, easements, covenants, and restrictions as stated above, and health or zoning regulations.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand.

DATED this 25th day of May, 2012.

STONEBRIDGE HOMES, LLC


BY: DON M. GIANNINI, Manager

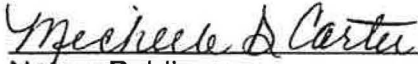
STATE OF IDAHO

County of Bonner) ss.

On this day personally appeared before me, the undersigned Notary Public, DON M. GIANNINI known to me or proven to me to be the Manager of STONEBRIDGE HOMES, LLC, a Idaho limited liability company, the limited liability company that executed the within instrument, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of May, 2012.




Notary Public
Residing at: Sandpoint
Comm. Exps.: 10/16/14

493978

57944

WARRANTY DEED

For Value Received

GARY L. SPADE, a single man

The grantor does hereby grant, bargain, sell and convey unto Rolf B. Cervin and Cynthia L. Cervin, husband and wife

the grantees, whose current address is 6550 shingle Mill Rd.
Sandpoint, ID 83864

the following described premises, in Bonner

County Idaho, to-wit:

The South Half of the Southwest Quarter of the Northwest Quarter in SECTION 28, TOWNSHIP 54 NORTH, RANGE 2 WEST, Boise Meridian, Bonner County, Idaho. (Lot 4 of Bayview Woods)

ALLIANCE TITLE
FILED BY

'96 OCT 23 PM 3 27

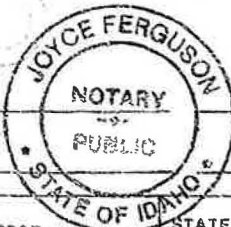
WAGIE SCOTT
RECORDER, BONNER
COUNTY, IDAHO
DEP.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees that he is the owner in fee simple of said premises; that they are free from all incumbrances EXCEPT: current year taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record

and that he will warrant and defend the same from all lawful claims whatsoever.

Dated: 10-21-96

Gary L. Spade
Gary L. Spade



STATE OF IDAHO, COUNTY OF Bonner
On this 21st day of October, 1996,
before me, a notary public in and for the said State, personally
appeared
Gary L. Spade

known or identified to me to be the person whose name
subscribed to the within instrument, and acknowledged to me
that he executed the same

Joyce Ferguson
Notary Public
Residing at Sandpoint, Idaho
Comm Expires 03/01/99

STATE OF IDAHO, COUNTY OF
I hereby certify that this instrument was filed for record at the
request of

at _____ minutes past _____ o'clock M.,
this _____ day of _____
19____, in my office, and duly recorded in Book _____
of Deeds at Page _____

Ex-Officio Recorder
By _____ Deputy.

Fees \$ _____
Mail to: *C. M. Lee*

INSTRUMENT NO.

return to
CATHERINE L. DULLEA, CHTD.
Attorney at Law
101 N. Fourth Avenue, Suite 204
Sandpoint, Idaho 83864
PHONE (208) 265-2276
FAX (208) 265-1556

Instrument # 815797

BONNER COUNTY, SANDPOINT, IDAHO
9-26-2011 03:26:08 No. of Pages: 3
Recorded for : STI
MARIE SCOTT Fee: 16.00
Ex-Officio Recorder Deputy *RB*
Index to: TRUSTEE'S DEED

TRUSTEE'S DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Catherine L. Dullea, Attorney at Law, Successor Trustee under that certain Deed of Trust hereinafter described, does hereby BARGAIN, SELL and CONVEY, but without any covenant or warranty, express or implied, all of the estate or interest, including all interest which the Grantor had at the time of the execution of the said Trust Deed together with any interest the Grantor or his successors in interest acquired after the execution of said Trust Deed, held by the undersigned in and to the real property described herein by virtue of this said Trust Deed unto STONEBRIDGE HOMES, LLC, an Idaho limited liability company, whose address is 2745 N. Sand Trap Way, Post Falls, ID 83854.

REAL PROPERTY:

The South Half of the Southwest Quarter of the Northwest Quarter in Section 28, Township 54 North, Range 2 West, Boise Meridian, Bonner County, Idaho. (Lot 4 of Bayview Woods)

This conveyance is made pursuant to the powers conferred upon the Successor Trustee by the deed of trust (Trust Deed) dated December 14, 2009, executed by ROLF BRIAN CERVIN, an unmarried man, as Grantor, to Sandpoint Title Insurance Co., as Trustee, for the benefit of 2002 REYNOLDS FAMILY LIMITED PARTNERSHIP, a Washington limited partnership, as Beneficiary, recorded December 14, 2009, as Instrument No. 784701, official records of Bonner County, Idaho. By document recorded as Instrument No. 806914, Catherine L. Dullea, Attorney at Law, was appointed Successor Trustee.

In said Trust Deed the real property therein and described above was conveyed by said Grantor to said Trustee to secure among other things the performance of certain obligations of the Grantor to the said Beneficiary. The said Grantor thereafter defaulted in his performance of the obligation secured by said Trust Deed as stated in the Notice of Default hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

By reason of said default the owner and holder of the obligations secured by said Trust Deed being the Beneficiary therein named, or its successor-in-interest, declared all sums so secured immediately due and owing; a Notice of Default, containing the election to sell the real property and to foreclose said Trust Deed by advertisement and sale to satisfy Grantor's said obligations was recorded in the records of said county on May 12, 2011, as Instrument No. 809615. The Trustee mailed a copy of said Notice of Default and Election to Sell along with the "Notice Required by Idaho Law" by registered or certified mail, return receipt requested, to any person requesting such notice of record as provided in Section 45-1511, Idaho Code.

After the recording of said Notice of Default and Election to Sell as aforesaid, the undersigned Successor Trustee gave notice of the time and place for said sale of real property as fixed by the Successor Trustee and as required by law; copies of the Notice of Default and Election to Sell, Notice Required by Idaho Law and Successor Trustee's Notice of Sale were mailed by registered or certified mail with return receipt requested, to the last known address of the person, entity or its legal representatives, if any, named in subsection (2) §45-1506 Idaho Code, at least 120 days before the date the property was sold. Copies of said Notice of Sale were posted or served in accordance with the provisions of subsection (5) of §45-1506 Idaho Code. Further, the Successor Trustee published a copy of said Notice of Sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four (4) consecutive weeks; the last publication of said Notice occurred more than thirty (30) days prior to the date of such sale. The mailing, service, and publication of said Notice of Sale are shown by one or more affidavits and proofs of service duly recorded at least twenty (20) days prior to the date of sale in the official records of said county; said affidavits and proofs together with the said Notice of Default and Election to Sell and the Successor Trustee's Notice of Sale, being now referred to and incorporated in and made a part of this Trustee's Deed as fully as if set out herein verbatim. The undersigned Successor Trustee has no actual knowledge of any person other than the person named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice of said sale. All requirements of law regarding mailing, posting, service, and publication of the Notices of Default and Election to Sell and Notice of Sale, and any other notices have been complied with.

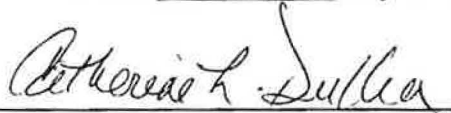
Pursuant to said Notice of Sale, the undersigned Successor Trustee in full accordance with the laws of the State of Idaho and pursuant to the power conferred upon the Successor Trustee by said Trust Deed, sold said real property in one parcel (no person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances, and costs) at public auction as set forth below to the following named bidder, it being the highest and best bidder at such sale, and said sum shown below was received by the Successor Trustee from said bidder, and was the highest and best sum bid for said property:

Trustee's Sale

Time and Date of Sale: 11:00 on September 26, 2011
Place of Sale: 101 N. Fourth Avenue Suite 204
Sandpoint ID 83864
Bidder: Herein Grantee
Highest Bid at Sale: \$69,253.17

IN WITNESS WHEREOF, the undersigned Successor Trustee has hereunto executed this instrument.

DATED this 22nd day of September, 2011.



Catherine L. Dullea
Attorney at Law/Successor Trustee

STATE OF IDAHO)
) ss.
County of Bonner)

On this day personally appeared before me, the undersigned Notary Public, CATHERINE L. DULLEA, known to me to be the person whose signature is subscribed to the within instrument as Successor trustee, and acknowledged to me that she executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of September, 2011.


Notary Public
Residing at: Sandpoint
Comm. Exps.: 10/6/14





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

June 22, 2026

ROBERT DICK PORTER
SUSAN CAROL PORTER
PO BOX 319
BAYVIEW ID 83803

Re: Change in Ownership for Water Right No(s): 95-15106

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)