

RECEIVED

SEP 29 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

IDWR/NORTH

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?
87-11644	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:

Jeanette Fleener Talbott
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

513 Taylor LLC
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

1313 S Deskin Ext
Mailing address

Moscow ID 83843
City State Zip

208 882 2130
Telephone

scTalbot@gmail.com
Email

4. If the water rights and/or adjudication claims were split, how did the division occur?

- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: _____

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:

Steven D Talbott
Signature of new owner/claimant
Steven D Talbott
Print name

Member, 513 Taylor LLC
Title, if applicable

Sept. 26, 2023
Date

Signature:

Signature of new owner/claimant

Print name

Title, if applicable

Date

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For IDWR Office Use Only:

Received by NS Date 9/29/23 Receipt No. N044088 Receipt Amt. \$ 25.00
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by _____ Processed by NS Date 9/29/23

N



NO. _____
AT THE REQUEST OF
Steven Talbott
DATE & HOUR
5/20/22 2:35 pm
TONYA DODGE
LATAH COUNTY RECORDER
FEE: 15.00 BY: [Signature]

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Moscow Title, Inc.
127 S. Washington Street, Ste 1
Moscow, ID 83843

(Space Above For Recorder's Use)

DEED BY PERSONAL REPRESENTATIVE

THIS DEED is made and executed by **STEVEN TALBOTT** and **LINDA TALBOTT STEIGERS**, Co-Personal Representatives of **THE ESTATE OF JEANETTE FLEENER TALBOTT**, also known as **MYRTLE JEANETTE TALBOTT**, who took title as **JEANETTE F. TALBOTT**, deceased, hereinafter referred to as the "Grantors", to **513 TAYLOR LLC**, an Idaho limited liability company, hereinafter referred to as the "Grantee", whose address is 1313 S. Deakin Ext., Moscow, ID 83843.

WHEREAS, Grantors are the qualified Personal Representatives of the Estate of **JEANETTE FLEENER TALBOTT**, also known as **MYRTLE JEANETTE TALBOTT**, Probate Case Number CV29-21-0524 in Latah County, Idaho;

THEREFORE, in accordance with the provisions of the Uniform Probate Code as set forth in Title 15 of the Idaho Code, Grantors hereby grant, transfer, and convey to Grantee all of the Grantors' interest in the real property situated in the County of Latah, State of Idaho, and described on the attached Exhibit A.

SUBJECT TO taxes and assessments for the year 2021 and all subsequent years together with all easements as per the recorded plat; to any and all existing easements, rights-of-way, reservations, restrictions, covenants, conditions, declarations and encumbrances of record; to any existing tenancies; and to all zoning laws and ordinances.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

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SEP 19 2023

IN WITNESS WHEREOF, Grantors have executed this instrument on this 18th day of May, 2022.

GRANTORS:

Steven Talbott
STEVEN TALBOTT, Co-Personal Representative

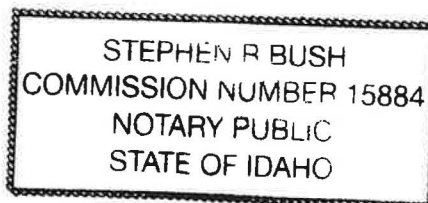
Linda Talbott Steigers
LINDA TALBOTT STEIGERS, Co-Personal Representative

STATE OF IDAHO)
) ss.
County of Latah)

On this 18th day of May, 2022, before me Stephen R. Bush, a Notary Public in and for said State, personally appeared **STEVEN TALBOTT**, 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 as the Co-Personal Representative of the Estate of JEANETTE FLEENER TALBOTT, also known as MYRTLE JEANETTE TALBOTT, pursuant to Letters Testamentary filed under Latah County Case No. CV29-21-0524 in the Second Judicial District of the State of Idaho.

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

Stephen R. Bush
NOTARY PUBLIC for the State of Idaho
My Commission Expires: 8/9/2027



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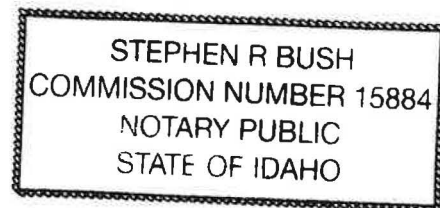
SEP 19 2023

STATE OF IDAHO)
) ss.
 County of Latah)

On this 18th day of May, 2022, before me Stephen R. Bush, a Notary Public in and for said State, personally appeared **LINDA TALBOTT STEIGERS**, known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same as the Co-Personal Representative of the Estate of JEANETTE FLEENER TALBOTT, also known as MYRTLE JEANETTE TALBOTT, pursuant to Letters Testamentary filed under Latah County Case No. CV29-21-0524 in the Second Judicial District of the State of Idaho.

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SEP 19 2023

EXHIBIT "A"

Situate in the County of Latah, State of Idaho to wit:

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 18, Township 39 North, Range 5 West BM, more particularly described as follows:

Beginning at a point which is 937.5 feet N 87°00' E and 265.0 feet S 00°02' W of the northwest corner of the Southeast Quarter of said Section 18 and running thence N 87°00' E a distance of 184.5 feet; thence N 00°02' E a distance of 110.0 feet; thence N 87°00' E a distance of 6 feet to the south line of Taylor Street in the City of Moscow; thence N 87°00' E along the south side of said Taylor Street a distance of 10.0 feet; thence S 00°02' W a distance of 235.0 feet; thence N 87°00' E a distance of 178.93 feet; thence S 00°02' W a distance of 227.6 feet; thence N 79°52' W a distance of 384.87 feet; thence N 00°02' E a distance of 140.0 feet to the Place of Beginning

ALSO INCLUDING; Commencing at the northwest corner of Section 18, Township 39 North, Range 5 West B.M.; thence running N 87°00' E 1316.93 feet along the East-West centerline of Section 18; thence S 00°02' W 492.60 feet; thence N 79°52' W 80.97 feet to the True Point of Beginning; thence S 14°51' W 190.70 feet to a point; thence N 58°16' W 89.50 feet to a point; thence N 04°29' W 159.10 feet to a point; thence S 79°52' E 115.0 feet to the True Point of Beginning.

ALSO INCLUDING; Commencing at the northwest corner of Section 18, Township 39 North, Range 5 West B.M.; thence running N 87°00' E 1316.93 feet along the East-West centerline Section 18; thence S 00°02' W 492.60 feet to the True Point of Beginning; thence S 79°52' E 3.00 feet to a point; thence S 00°14' W 161.35 feet to a point; thence S 87°09' W 47.00 feet to a point; thence S 00°21' W 54.20 feet to a point; thence N 58°28' W 97.80 feet to a point; thence N 14°51' E 190.70 feet a point; thence S 79°52' E 80.97 feet to the True Point of Beginning.

ALSO INCLUDING; a parcel of land in the Northeast Quarter of the Southeast Quarter of Section 18, Township 39 North, Range 5 West B.M. and being more particularly described as follows: Beginning at the northwest corner of Lot 13, Block 3, of the Alma B Pope Addition to the City of Moscow; thence N 87°09' E 47.0 feet; thence S 00°14' W 62.2 feet; thence N 83°08' W 47.4 feet; thence N 00°22' E 54.2 feet to the Point of Beginning.

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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

September 29, 2023

513 TAYLOR LLC
1313 S DEAKIN EXT
MOSCOW ID 83843-2507

Re: Change in Ownership for Water Right No(s): 87-11644

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

Natalie Steading
Tech Records Specialist 1

Enclosure(s)

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SEP 29 2023