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DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JUL 27 2026

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DEC 08 2025

DEPARTMENT OF
WATER RESOURCES

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-13211	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Cynthia M. deSaint Victor
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Jon M. Montgomery and Lori K. Coker
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or

10274 S. Caribou Ridge RD Harrison ID 83833
Mailing address City State ZIP
253-229-5922 CleCabin@gmail.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: _____
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:

- ☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- ☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- ☐ Filing fee (see instructions for further explanation):
- 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

Title, if applicable

Date 12/1/2025

Signature: [Signature]
Signature of new owner/claimant

Title, if applicable

Date 12/1/2025

For IDWR Office Use Only:

Received by KW Date 12/08/2025 Receipt No. 7-27-26 C127439, 25. 2/20/C125022-refund requested Receipt Amt. \$25.00 refunded 1-27-26

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing 1-27-26 W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by _____ Processed by [Signature] Date 7-28-26

RECORDING REQUESTED BY:

WHEN RECORDED RETURN TO:

Jon M. Montgomery and Lori K. Coker
10274 S. Caribou Ridge Rd.
Harrison, ID 83833-8748

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION PREVIOUSLY RECEIVED, CYNTHIA DE SAINT VICTOR ("Grantor"), does hereby convey, release, remise and forever quitclaim unto **JON M. MONTGOMERY and LORI K. COKER** ("Grantees"), all of her right, title and interest in and to the following Idaho Department of Water Resources water right:

Water Right No. 95-13211

TO HAVE AND TO HOLD, all and singular, the tenements, hereditaments, and appurtenances belonging to said water right, unto the said Jon M. Montgomery and Lori K. Coker, their heirs and assigns forever.

DATED: 7-8-26
Cynthia de Saint Victor
Cynthia De Saint Victor

STATE OF OH

County of Lucas

On this 8th day of July, 2026, before me, personally appeared Cynthia De Saint Victor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same.

Jill L. Collins
Notary Public

My Commission Expires: 2-18-2031



Jill L. Collins
Notary Public, State of Ohio
My Commission Expires:
February 18, 2031



File No. 411599AM

WARRANTY DEED

For Value Received

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

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

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

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

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

See Exhibit A attached hereto and made a part hereof.

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

Dated: September 15, 2020

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

BY:

Cynthia M. de Saint Victor, Trustee

STATE OF

COUNTY OF

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

Notary Public for
Residence at
My Commission Expires



Henry St. Ste #308

EXHIBIT A

A parcel of land located in a portion of the Southeast Quarter of the Southwest Quarter of Section 10 and the Northeast Quarter of the Northwest Quarter of Section 15, Township 49 North, Range 3 West of the Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the common quarter corner of said Sections 10 and 15 (per CP&F Instrument No. 875361), from which the Northwest corner Section 15 (per CP&F Instrument No. 2338910000) bears North 89°27'46" West, 2689.54 feet; thence

South 00°06'08" West, 200.00 feet to a 5/8" rebar and cap "ATS PLS 8962" and being the TRUE POINT OF BEGINNING for this described parcel of land; thence

South 00°06'08" West, 459.40 feet to a 5/8" rebar and cap "PLS 4182" marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 15; thence

North 89°36'17" West, 666.44 feet to a 5/8" rebar and cap "PLS 4182" marking the Southwest corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 15; thence

North 00°01'18" West, 661.06 feet to a 5/8" rebar and cap "PLS 4182" marking the Northwest corner of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 15; thence

North 00°03'33" East, 200.00 feet to a 5/8" rebar and cap "ATS PLS 8962"; thence

South 58°39'10" East; 390.46 feet to a 5/8" rebar and cap "ATS PLS 8962"; thence

South 58°38'29" East, 390.34 feet, returning to the POINT OF BEGINNING for this described parcel of land.

INITIAL 



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

July 28, 2026

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

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

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 208-287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)