

STATE OF IDAHO
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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-9215	Yes ☒	Yes ☐		Yes ☐	Yes ☐
95-9215	Yes ☐	Yes ☐		Yes ☐	Yes ☐
95-187910	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Vincent Patrick Hughes & Joan Catherine Hughes Living Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Strizhak's Haven Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 105609 E Weiser Pkwy Kennewick WA 99338
Mailing address City State Zip
- 509-392-7080 Paul@promadehomes.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: June 26, 2024
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 # 95-9215

8. Signature: Petr Strizhak Governor 2/12/25
Signature of new owner/claimant Title, if applicable Date
Petr Strizhak
Print name
- Signature: Yelena Strizhak Governor 2/12/25
Signature of new owner/claimant Title, if applicable Date
Yelena Strizhak
Print name

For IDWR Office Use Only:

Received by MB Date 2/18/25 Receipt No. N045231 Receipt Amt. \$100.00
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 8.12.26



Order No. KT-502562 CG

Space Above This Line for Recorder's Use

WARRANTY DEED

For Value Received,

Marie T. Hughes, Trustee of the Special Needs Trust for Monica M. Hughes, established on the 3rd day of June, 2014, as to an undivided 25% interest; and Marie T. Hughes, Successor Trustee of the Living Trust of Vincent Patrick Hughes and Joan Catherine Hughes, dated March 2, 1999, as amended and restated, also shown of record as the Hughes Trust U/A dated March 2, 1999, and further shown of record as the Amended and Restated Living Trust of Vincent Patrick Hughes and Joan Catherine Hughes, dated June 3, 2014, as to an undivided 75%,

hereinafter known as the "Grantor(s)" hereby grants, bargains, sells and conveys to

Strizhak's

~~Strizhak~~ Haven Ranch, LLC, a Washington Limited Liability Company

Address: 105609 E WISER PARKWAY KENNAWICK WA 99339

hereinafter known as the "Grantee(s)" all the rights, title, interest, and claim in or to the following described premises, situated in Kootenai County, Idaho to-wit:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A" ATTACHED HERE TO 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: June 13, 2024

Grantor:

The Living Trust of Vincent Patrick Hughes and Joan Catherine Hughes,

By: Marie T. Hughes
Marie T. Hughes, Successor Trustee

The Special Needs Trust for Monica M. Hughes, established on the 3rd day of June, 2014

By: Marie T. Hughes
Marie T. Hughes, Trustee

STATE OF IDAHO

COUNTY OF KOOTENAI

On this 26 day of June, 2024, before me, Chali Gregory a notary public, personally appeared Marie T. Hughes, Successor Trustee of The Living Trust of Vincent Patrick Hughes and Joan Catherine Hughes, and Marie T. Hughes, Trustee of The Special Needs Trust for Monica M. Hughes, established on the 3rd day of June, 2014, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Chali Gregory
Notary Public

My Commission Expires on 7-2-2026

GHALI GREGORY
Notary Public - State of Idaho
Commission Number 22560
My Commission Expires 07-02-2026

EXHIBIT A

Parcel 1:

A portion of the Northeast Quarter of Section 30, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows;

Commencing at the North Quarter corner of said Section 30;

Thence along the North-South centerline of said Section, S 1°01'04" W, 617.73 feet to the Point of Beginning;

Thence S 88°58'56" E, 292.28 feet;

Thence N 1°01'04" E, 269.36 feet;

Thence S 89°18'13" E, 670.70 feet;

Thence S 2°02'27" W, 952.36 feet;

Thence S 16°12'26" W, 81.99 feet;

Thence N 73°41'37" W, 122.17 feet;

Thence N 87°07'15" W, 107.59 feet;

Thence N 88°58'56" W, 699.11 feet;

Thence N 1°01'04" E, 722.50 feet to the Point of Beginning.

EXCEPTING THEREFROM a parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 30, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, Being more particularly described as follows:

Commencing at the North Quarter corner of said Section 30, Township 51 North, Range 4 West, Boise Meridian;

Thence along the West line of the East half of said Section 30, South 1°01'04" West, a distance of 503.96 feet;

Thence leaving said West line of the East half of Section 30, South 88°58'56" East, a distance of 292.28 feet, to the True Point of Beginning of the following described parcel;

Thence North 1°01'04" East, on a line parallel with and 292.28 feet East of said West line of the East half of Section 30, a distance of 155.59 feet;

Thence South 89°18'13" East, a distance of 212.91 feet;

Thence on a line parallel with and 505.19 feet East of said West line of the East half of Section 30, South 1°01'04" West, a distance of 156.78 feet;

Thence North 88°58'56" West, a distance of 212.91 feet, to the True Point of Beginning, and the terminus of this described parcel.

TOGETHER WITH a parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 30, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, being more particularly described as follows:

Commencing at the North Quarter corner of said Section 30, Township 51 North, Range 4 West, Boise Meridian;

Thence along the West line of the East half of said Section 30, South 1°01'04" West, a distance of 503.96 feet, to the True Point of beginning of the following described parcel;

Thence leaving said West line of the East half, South 88°58'56" East, a distance of 292.28 feet;

Thence parallel with and 292.28 feet East of said West line of the East half of Section 30, South 1°01'04" West, a distance of 113.77 feet;

Thence North 88°58'56" West, a distance of 292.28 feet, to a point on said West line of the East half of Section 30;

Thence along said West line, North 1°01'04" East, a distance of 113.77 feet, to the True Point of Beginning, and the terminus of this described parcel.

Parcel 2:

A portion of the Northeast Quarter of Section 30, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Commencing at the North Quarter corner of said Section 30;

Thence along the North-South centerline of said Section, S 1°01'04" W, 1340.23 feet to the Point of Beginning;

Thence S 88°58'56" E, 699.11 feet;

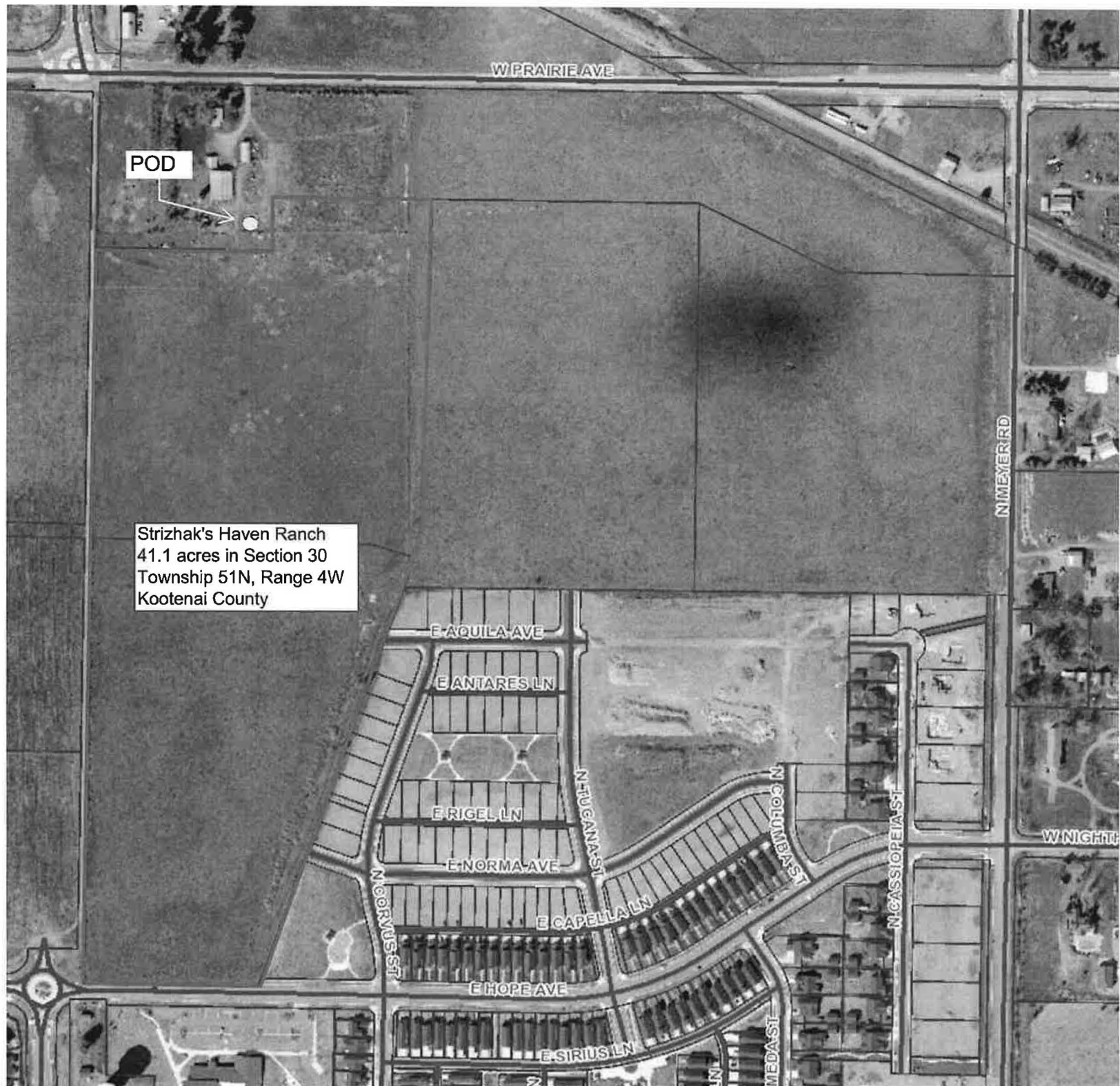
Thence S 87°07'15" E, 107.59 feet;

Thence S 73°41'37" E, 122.17 feet;

Thence S 19°44'49" W, 1,317.57 feet to the East-West centerline of said Section;

Thence along said centerline, N 88°59'32" W, 501.42 feet to the Center Quarter corner of said Section;

Thence along the North-South centerline of said Section, N 1°01'04" E, 1,283.60 feet to the Point of Beginning.





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

August 12, 2026

STRIZHAKS HAVEN RANCH LLC
105609 E WISER PKWY
KENNEWICK WA 99338

Re: Change in Water Right Ownership: 95-9215 (Split into 95-9215 and **95-18796**)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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)