

RECEIVED**FEB 11 2025**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**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, 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 ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	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): Hughes Farm Water District
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 3337 Post Falls ID 83877
Mailing address City State Zip
208-292-4884 mark.hughes.mt@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: Feb. 10, 2025
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] Director 2-10-25
Signature of new owner/claimant Title, if applicable Date
Mark Hughes
Print name
- Signature: [Signature] Director 2-10-25
Signature of new owner/claimant Title, if applicable Date
Roger Glessner
Print name

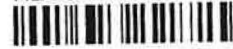
For IDWR Office Use Only:

Received by MB Date 2/11/25 Receipt No. N045208 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 8-12-24

Request Refund \$75



Quitclaim Deed (Water Rights)

For good and valuable consideration received, HUGHES FARM DEVELOPMENT COMPANY, LLC, an Idaho limited liability company (the "Grantor"), does hereby grant, assign, release, convey and quitclaim to HUGHES FARM WATER DISTRICT, a political subdivision of the State of Idaho and body corporate with a mailing address of PO Box 3337, Post Falls, ID 83877 (the "Grantee"), and to the Grantee's successors and assigns forever, all of the Grantor's right, title and interest in Idaho **Water Right License No. 95-9215**, the existing well located on the real property conveyed to the Grantor under Kootenai County Instrument No. 2974988000, and all pipes, pumps, valves, fittings, fixtures and other components of the existing water distribution system currently serving the Grantor's real property.

Dated this 10 day of FEBRUARY, 2025.

Grantor:

Mark Patrick Hughes, Manager
Hughes Farm Development Company, LLC

STATE OF IDAHO
County of Kootenai

This record was acknowledged before me on February 10, 2025, by **Mark Patrick Hughes** as Manager of Hughes Farm Development Company, LLC.




Signature of notary public
My commission expires: 7-3-2029



P 1/4

Warranty Deed

For good and valuable consideration received, MARIE T. HUGHES as successor Trustee of the Amended and Restated Living Trust of Vincent Patrick Hughes and Joan Catherine Hughes, dated June 3, 2014, as to an undivided 75% interest, and MARIE T. HUGHES as Trustee of the Special Needs Trust for Monica M. Hughes, established on June 3, 2014, as to an undivided 25% interest (hereafter the "Grantor"), does hereby grant, bargain, sell and convey unto HUGHES FARM DEVELOPMENT COMPANY, LLC, an Idaho limited liability company with a mailing address of PO Box 3337, Post Falls, ID 83877 (hereafter the "Grantee"), all right, title and interest in the three (3) parcels of real property legally described in **Exhibit A** attached and incorporated herein.

TO HAVE AND TO HOLD the said real property with all appurtenances unto the said Grantee and to the Grantee's successors and assigns forever. The Grantor does hereby covenant to and with the Grantee that the Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances EXCEPT current taxes, levies and assessments (if any); easements, reservations and rights-of-way of record or in view; and any covenants, conditions, restrictions, easements, reservations, dedications, right-of-way and agreements of record, and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated this 21st day of January ²⁰²⁵ 2024.

Marie T. Hughes, trustee

Marie T. Hughes, Successor Trustee of the Amended and Restated Living Trust of Vincent Patrick Hughes and Joan Catherine Hughes, and as Trustee of the Special Needs Trust for Monica M. Hughes.

STATE OF WASHINGTON
County of Spokane

I, TIMOTHY A. DRAHMAN a Notary Public in and for the State of Washington, do hereby certify that on this 21 day of JANUARY 2025, 2024, personally appeared before me **Marie T. Hughes** to me known to be the individual described in and who executed the within instrument and acknowledged that she signed the same as her free and voluntary act and deed as the Successor Trustee of the Amended and Restated Living Trust of Vincent Patrick Hughes and Joan Catherine Hughes, and as Trustee of the Special Needs Trust for Monica M. Hughes.

Notary Public
State of Washington
Timothy Alan Drahrman
Commission No. 64643
Commission Expires 07-31-28

Timothy A. Drahrman
Signature of notary public of Washington
My appointment expires: 07/31/2028

EXHIBIT A

Parcel 1:

A portion of the Northeast Quarter of Section 30, T51N, R4W, B.M., Kootenai County, Idaho described as follows:

Beginning at the North Quarter corner of said Section 30;

Thence along the North line of said Section, S 89°18'13" E, 1,697.29 feet to the southerly line of Parcel 2 (Railroad Right of Way Vacation) as described in Instrument Number 2810710000, Kootenai, County records;

Thence, coincident with said southerly line, S 63°34'16" E, 1,052.92 feet to the East line of said Section;

Thence along said East line, S 1°01'03" W, 89.36 feet; Thence N 88°58'57" W, 511.01 feet;

Thence N 63°34'16" W, 446.01 feet;

Thence N 89°18'13" W, 1,442.18;

Thence S 1°01'04" W, 269.36 feet;

Thence N 88°58'56" W, 292.28 feet to the north-south centerline of said section;

Thence along said centerline, N 1°01'04" E, 617.73 feet to the Point of Beginning;

Excepting therefrom any prescriptive rights of way and/or easements for Prairie Avenue.

Subject to an easement by Washington Water Power; A strip of land, ten (10) feet wide being the south ten (10) feet of the North forty (40) feet.

ALSO EXCEPTING

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;

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;

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 **Point of Beginning**, and the terminus of this described parcel.

Parcel 2:

A portion of the Northeast Quarter of Section 30, T51N, R4W, B.M., 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

Thence S 88°58'56" E, 292.28 feet

Thence N 1°01'04" E, 269.36 feet;

Thence S 89°18'13" E, 1,442.18 to the **Point of Beginning**;

Thence S 63°34'16" E, 446.01 feet;

Thence S 88°58'57" E, 511.01 feet to the East line of said section;

Thence along said East line S 1°01'03" W, 914.30 feet;

Thence N 89°36'07" W, 907.96 feet;

Thence N 0°42'41" E, 1,115.52 feet to the **Point of Beginning**;

Containing 875,294 square feet, 20.094 acres more or less.

Together with an easement for ingress, egress, and utilities, across the southerly 60 feet of Parcel 2.

Excepting therefrom any prescriptive rights of way and/or easements for Meyer Road.

Parcel 3:

A portion of the Northeast Quarter of Section 30, T51N, R4W, B.M., 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

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 to the **Point of Beginning**;

Thence S 89°18'13" E, 771.48 feet;

Thence S 0°42'41" W, 1,115.52 feet;

Thence N 89°36'07" W, 846.14 feet;

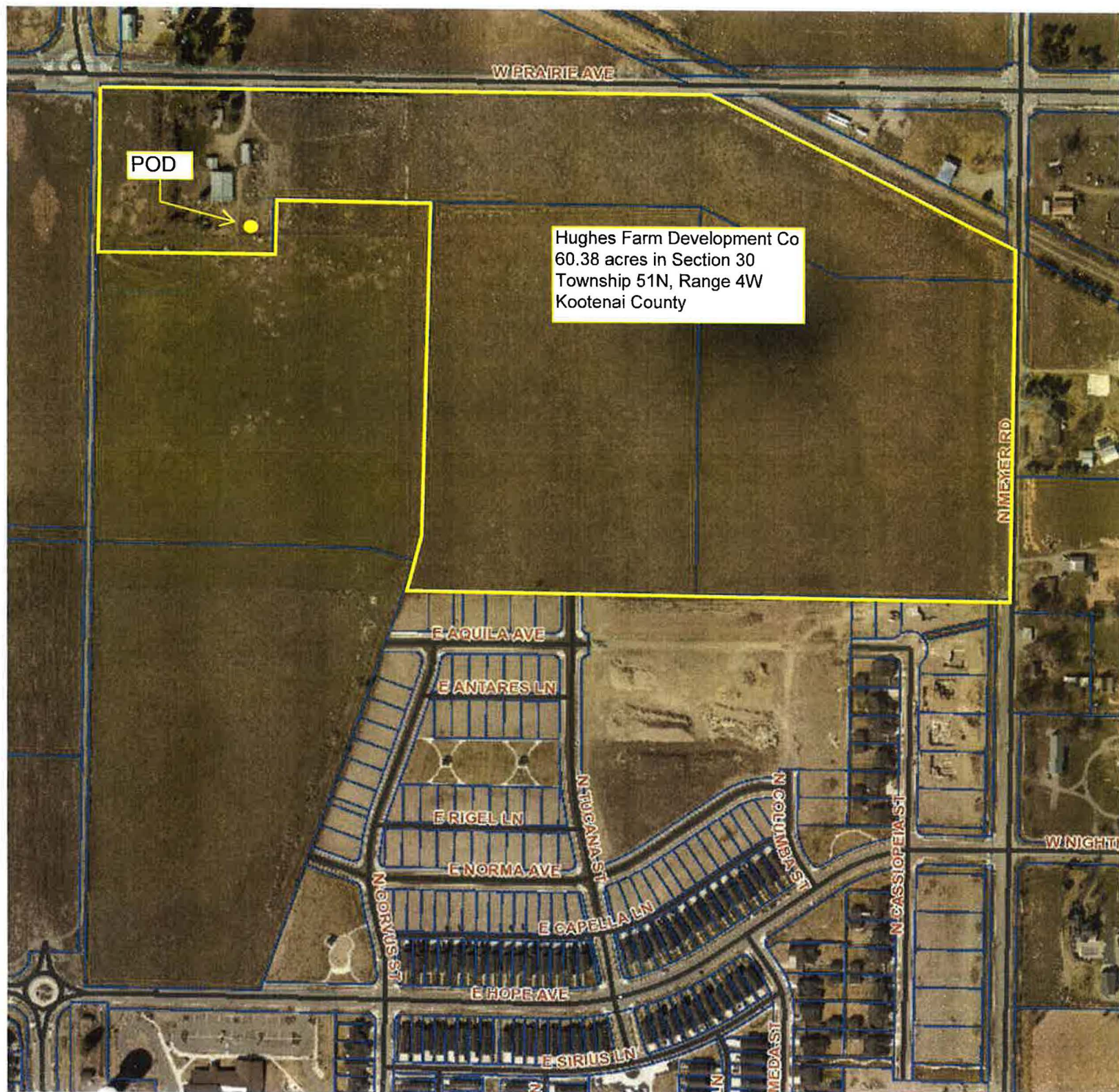
Thence N 19°44'49" E, 93.97 feet;

Thence N 16°12'26" E, 81.99 feet;

Thence N 2°02'27" E, 952.36 feet to the **Point of Beginning**;

Containing 880,534 square feet, 20.214 acres more or less.

Together with an easement for ingress, egress, and utilities, across the southerly 60 feet and the westerly 60 feet of the southerly 167.56 feet of Parcel 3.



W PRAIRIE AVE

POD

Hughes Farm Development Co
60.38 acres in Section 30
Township 51N, Range 4W
Kootenai County

N MEYER RD

E AQUILA AVE

E ANTARES LN

E RIGEL LN

E NORMA AVE

E CAPELLA LN

E HOPE AVE

E SIRIUS LN

W NIGHTINGALE ST

N CASSIOPEIA ST

N EQUINOX ST

N CANAAN ST

N NORWICH ST

MEADOW ST

TRANSMITTAL

JOB#23-064



761 N Thornton Street, Suite C
Post Falls, Idaho 83854
Office: 208.777.1854
Email: info@acesolutions.pro

DATE: 02/11/2025

TO: Idaho Department of Water Resources
7600 N Mineral Drive, Suite 100
Coeur d'Alene, Idaho 83815

JOB NAME: Hughes Family Water District

QUANTITY	TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:
1	Deed and Notice of Change in Water Rights Ownership
1	Fee check #1038 for \$100.00

THESE ITEMS ARE TRANSMITTED AS CHECKED BELOW:

- | | | |
|---|---|---|
| ☐ Urgent | ☐ For Review | ☐ For Your Information |
| ☐ For Approval | ☐ Per Your Request | ☐ Please Reply |
| ☐ For Your Signature | ☒ For Submittal | ☐ Other: ____ |

REMARKS:

Signed: Katy Landbiedel Received By: _____

Delivered ☒ Pickup ☐ U.S. Mail ☐ FedEx ☐ UPS ☐



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

HUGHES FARM WATER DISTRICT
PO BOX 3337
POST FALLS ID 83854-5902

Re: Change in Ownership for Water Right No(s): 95-9215

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)