

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 17 2026

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?
96-9338	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: NESTWELL LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): John Kevin Lovin and Jennifer Nichols Lovin

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or

540 Ponder Point Drive

Sandpoint

ID

83864

Mailing address

City

State

Zip

253-592-1947

johnklovin@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: 9/10/2026
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

John Lovin

Print name

Title, if applicable

Date

9/16/26

Signature: [Signature]

Signature of new owner/claimant

Jennifer Lovin

Print name

Title, if applicable

Date

9/16/26

Received by N/A Date N/A

For IDWR Office Use Only:

Receipt No. N/A

Receipt Amt. N/A

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 [Signature]

Approved by [Signature]

Processed by [Signature]

Date 9-29-2026



Order No. BT-31204 DW

WARRANTY DEED

For Value Received,

Nestwell, LLC, an Idaho Limited Liability Company

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

John Kevin Lovin and Jennifer Nichols Lovin, husband and wife as community property with right of survivorship

Address: 540 Ponder Point Dr, Sandpoint, ID 83864

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

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND MADE A PART HEREOF.

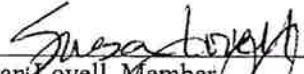
TO HAVE AND TO HOLD the said premises, and their appurtenances, unto the said Grantee, their heirs, successors and assigns forever. The Grantor does hereby covenant to and with the said Grantee that they are the owner in fee simple of said premises; that they are free from all encumbrances except those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

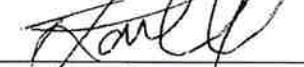
[Intentionally left blank; signature on following page]

Dated: 9-9, 2026

Grantor:

Nestwell, LLC, an Idaho Limited Liability Company

By: 
Susan Lovell, Member

By: 
Timothy Lovell, Member

STATE OF IDAHO
COUNTY OF BONNER

This record was acknowledged before me on 9 day of September, 2026 by Susan Lovell and Timothy Lovell, Members of Nestwell, LLC.

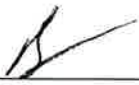

Signature of notary public
My commission expires on



EXHIBIT A

Lot 1, LOVELL SUBDIVISION, according to the plat thereof recorded in Book 23 of Plats at Page 9, records of Bonner County, Idaho.

TOGETHER with the sidelines of said Lot extended to the Ordinary High Water Mark of Lake Pend Oreille.

Unofficial Document



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

July 3, 2025

NESTWELL LLC
4806 S SAINT ANDREWS LN
SPOKANE WA 99223

Re: Change in Water Right Ownership 96-9338

Dear Claimant(s):

We have processed your change of ownership request on the water right number(s) listed above. Enclosed is a computer generated copy of the claim showing such change for your records. Also, this information can be accessed on our website at www.idwr.idaho.gov.

If you have any questions, feel free to call our office during business hours.

Sincerely,

Dawn R. Lenon
Technical Records Specialist 1

Enclosed: Copy of Updated computer-generated Claim # 96-9338

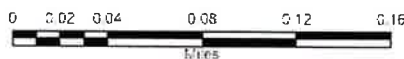
State of Idaho
Department of Water Resources

Water Right

96-9338

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion

N

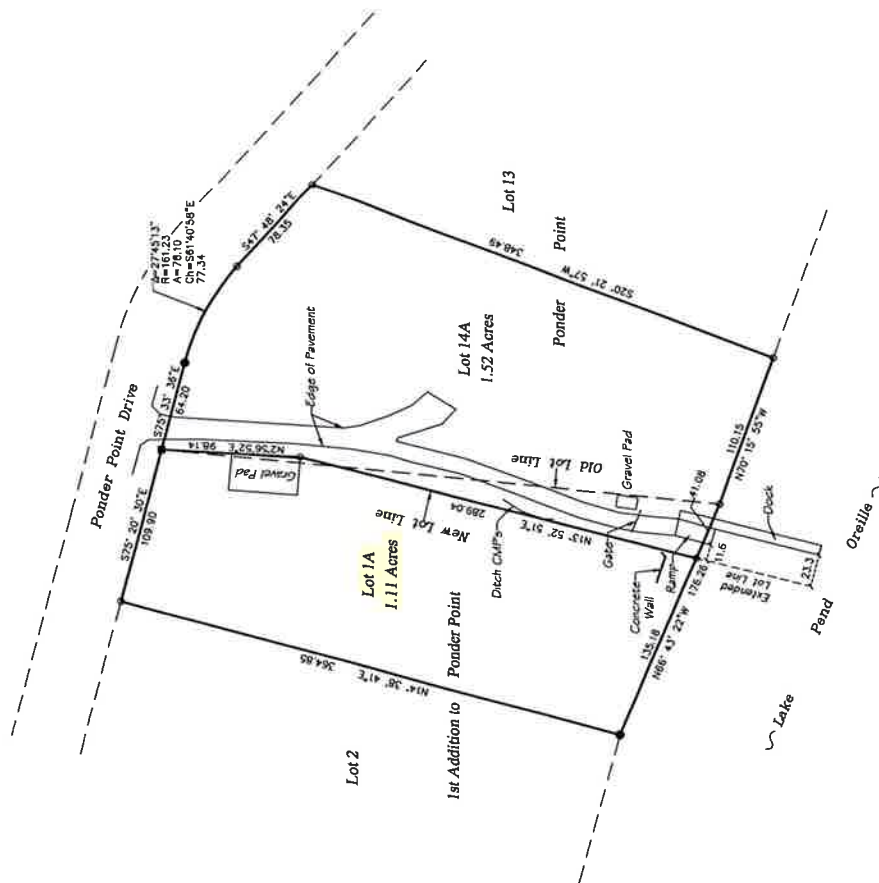


OF

**LOT 1, 1ST ADDITION TO PONDER POINT
& LOT 14, PONDER POINT
IN**

SECTION 12

TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M.
BONNER COUNTY, IDAHO
Sheet 1 of 2



BASIS OF BEARINGS
Bearing are based on roller bearing standards
ISO 28185:1995
All dimensions are in millimeters

LEGEND

- FOUND COMIER EVIDENCE AS NOTED
- SCL 115 1-30 PLEAK AND PLASTIC CAP FLS JG29
- FOUND REDK
- FOUND 21 PIPE
- COMPUTED POINT



J.R.S. SURVEYING, INC.

P0 BOX 3099-6476 MAIN

BOX 3099-6476 MAIN
VIERS FERRY, ID. 83805

PLAT

FROM: TIM & SUSAN LOVELL	REVISION NO. 1
DWN BY: JES/KE	DATE: 08/07/2024
SIG: TRM, NFR, RM	SHEET 1 OF 2
RONNAR COUNTY, ILLINOIS	JOB NO. 24-25



Instrument # 1034279
Bonner County, Sandpoint, Idaho
06/11/2024 12:53:48 PM No. of Pages: 3
Recorded for: TITLEONE - NORTH IDAHO
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy nprouty
Index to: WARRANTY DEED

Order Number: 24503232

Warranty Deed

For value received,

Douglas Paterson, a married man, as his sole and separate property

the grantor, does hereby grant, bargain, sell, and convey unto

Timothy P. Lovell and Susan Lovell, Trustees of the Timothy and Susan Lovell Living Trust, dated October 23, 2018, as amended and restated November 16, 2020

whose current address is 4806 S Saint Andrews Lane Spokane, WA 99223

the grantee, the following described premises, in Bonner County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: 05/24/2024Douglas Paterson

Douglas Paterson

State of Texas, County of Brazoria, ss.

On this 24th day of May in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas Paterson, known or identified 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.

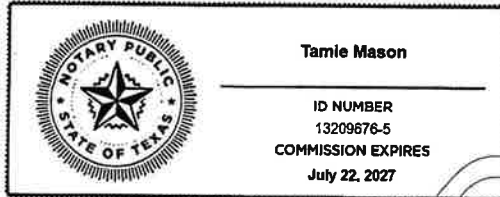
Tamie Mason

Notary Public Texas

Residing In:

My Commission Expires: 07/22/2027

(seal)



Electronically signed and notarized online using the Proof platform.

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lot 1, Block 2 of First Addition to Ponder Point, according to the plat thereof, recorded in Book 2 of Plats, Page 98, records of Bonner County, Idaho.

Unofficial Document