

Form No. 42-1409-2 (Internet 5/17)

AUG 18 2025

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE  
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

Deputy Clerk

IN RE THE GENERAL ADJUDICATION  
OF RIGHTS TO THE USE OF WATER FROM  
THE COEUR D'ALENE-SPOKANE RIVER  
BASIN WATER SYSTEM

CIVIL CASE NUMBER: 49576

Claim ID: 91-8084

Date Received:

Receipt No:

Claim Fee: 25.00 By:

NOTICE OF CLAIM TO A WATER RIGHT

ACQUIRED UNDER STATE LAW

For Domestic and/or Stockwater Purposes

Where Daily Use is less than 13,000 gallons per day

Please type or print clearly

- Name of claimant(s) Katie L. Cain Phone (208) 582-0589  
Mailing address 19856 B St. Joe River Rd St. Maries ID Zip 83861  
Street or Box City State  
Email address (optional) katiepriddy@gmail.com
- Date of priority: (Only one per claim) ? ? 1967 (Explain priority date selected in Remarks)  
Month/Day/Year (YYYY)
- Source of water supply (Check one) Ground Water ☒ or Other ( ) (a) \_\_\_\_\_  
which is tributary to (b) \_\_\_\_\_
- Location of point of diversion is: Township T46N, Range R1E, Section 36  
SE 1/4 of SE 1/4, or Govt. Lot \_\_\_\_\_ BM, County of Shoshone  
Parcel no. 46N01E369400  
Additional points of diversion, if any: \_\_\_\_\_  
If available, GPS coordinates: \_\_\_\_\_
- Description of diverting works (wells, pumps, spring boxes, pipelines, etc.) including the dates of any changes or enlargements in use, the dimensions of the diversion works as constructed and as enlarged and the depth of each well.  
Well with pump & pipe line, hose spigot
- Water is claimed for the following: (limited to domestic and/or stockwater uses - see page 1 of the instructions)  
For Domestic purposes from 1-1 to 12-31 amount .04 cfs ☒ or AFY ( )  
Month/Day Month/Day  
For \_\_\_\_\_ purposes from \_\_\_\_\_ to \_\_\_\_\_ amount \_\_\_\_\_  
Month/Day Month/Day
- Total quantity claimed .04 cfs ☒ or AFY ( )
- Non-irrigation uses. Describe fully. (Domestic: give number of homes; Stockwater: list number and kind)  
RV Hookup not to exceed 13,000 gpd and not to exceed  
1/2 acre of irrigation

9. Location of place of use is: Township T46N, Range R1E, Section 36,  
SE 1/4 of SE 1/4, Govt. Lot \_\_\_\_\_ BM, Parcel no. \_\_\_\_\_

for (check one) Domestic (☒) Stock ( ) Domestic and Stock ( ) If different than shown in Item 4

Additional places of use, if any \_\_\_\_\_

10. In which county(ies) are lands listed above as place of use located? Shoshone Co.

11. Do you own the property listed above as place of use? Yes (☒) No ( )  
If the answer is No, describe in Remarks below the authority you have to claim this water right.

12. Describe any other water rights used at the same place and for the same purposes as described above.  
\_\_\_\_\_ or None (☒)

13. Remarks (include an explanation of the priority date selected):

On or about the year the original owner S. William Hoag  
Purchased the land and built the R.V. cover and drilled well.

14. Basis of claim (check one) Beneficial Use (☒) Posted Notice ( ) License ( ) Permit ( ) Decree ( )

Court \_\_\_\_\_ Decree Date \_\_\_\_\_ Plaintiff v. Defendant \_\_\_\_\_

If applicable provide IDWR Water Right Number \_\_\_\_\_

15. Signature(s)

- (a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notices in the Coeur d'Alene-Spokane River Basin Water System Adjudication."  
(b.) I/We do ( ) do not (☒) wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: 5

**For Individuals:** I/We do solemnly swear or affirm under penalty of perjury that the statements contained in the foregoing document are true and correct.

Signature of Claimant (s) Kerry Cain Date: 7/20/25  
\_\_\_\_\_  
Date: \_\_\_\_\_

**For Organizations:** I do solemnly swear or affirm under penalty of perjury that I am, and that I have signed the foregoing document in the space below as the

\_\_\_\_\_  
Agent's title (Please print) of \_\_\_\_\_  
Name of organization (Please print)

and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_

Printed Name of Authorized Agent \_\_\_\_\_

16. Notice of Appearance:

Notice is hereby given that I, (please print) \_\_\_\_\_, will be acting as attorney at law of behalf on the claimant signing above, and that all notices required by law to be mailed by the director to the claimant signing above should be mailed to me at the address listed below.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_

Name of claimant(s) \_\_\_\_\_ Claim ID \_\_\_\_\_

My name is Katie Cain

My address is 19856 B St. Joe River Rd  
St. Maries ID 83861

My phone number is: work 208 582 0589 Home 208 245 3349

☐ I am an attorney representing \_\_\_\_\_

My name is \_\_\_\_\_

My address is \_\_\_\_\_

My phone number is \_\_\_\_\_

☒ I did not file a Notice of Claim to the use of water in the CSRBA because:

I did not realize I needed to file a notice of claim.

I tried to transfer water rights after property was purchased  
but no water rights were associated with my parcel. I just  
discovered how to claim them.

☐ I filed a Notice of Claim and elected to defer judicial proceedings on my domestic or stock watering use. I desire to reinstate my Notice of Claim for domestic or stock watering use.

☒ I am providing legal and factual documentation for my claimed use of water. You must describe these documents and attach a readable copy. (You do not need to fill this out if you are reinstating a Notice of Claim for domestic or stock watering use, but you must attach a copy of your Notice of Claim.)

- Exhibit A. Legal description of land
- Purchase and sale agreement with water right description.
- Map of property for late claim
- Attempt at change of water right ownership from water resource due to no claim.

A Motion to File Late Notice of Claim will require a hearing before the Presiding Judge.


Follow these instructions regarding the hearing on the motion.

1. Contact the Clerk of the CSRBA Court at (208) 736-3011 to request a hearing date and time.
2. Fill in the following information:

This motion will be heard on \_\_\_\_\_  
(insert date and time)  
at the CSRBA Courthouse, 253 Third Avenue North, Twin Falls, Idaho.

I have attached:

- ☐ A fully completed Notice of Claim (available from IDWR).
- ☐ A claim filing fee for a domestic and stock watering use. IDWR may charge this fee pursuant to I.C. §42-1414. To determine this amount, contact IDWR at (800) 451-4129. I have enclosed a check payable to: State of Idaho Department of Water Resources in the amount of \$ 25.00.
- ☒ A claim filing fee and a late claim fee for those claims other than domestic or stock watering use for which a notice of claim was not filed. To determine this amount, contact IDWR at (800) 451-4129. I have enclosed a check payable to: State of Idaho Department of Water Resources in the amount of \$ 25.00.

  
(Signature of person filing motion)

\_\_\_\_\_  
(Attorney signing in representative capacity)

### INSTRUCTIONS FOR MAILING

You must mail the Motion, to the Clerk of the court. **FAX filings will not be accepted.**  
You must also send a copy to all the parties listed below in the Certificate of Mailing.

### CERTIFICATE OF MAILING

I certify that on August 3, 2025, I mailed the original and copies of this Motion, including all attachments, to the following persons:

1. Original to:

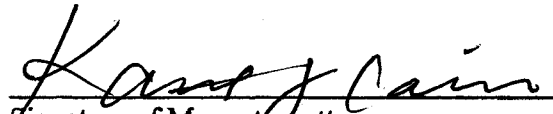
Clerk of the District Court  
Coeur d'Alene-Spokane River Basin Adjudication  
253 Third Avenue North  
PO Box 2707  
Twin Falls, ID 83303-2707

2. Copies to:

IDWR Document Depository  
PO Box 83720  
Boise, ID 83720-0098

United States Department of Justice  
Environment & Nat'l Resources Div  
550 W Fort Street, MSC 033  
Boise, ID 83724

Chief, Natural Resources Division  
Office of Attorney General  
State of Idaho  
PO Box 83720  
Boise, ID 83720-0010

  
\_\_\_\_\_  
Signature of Movant or attorney  
mailing on Movant's behalf



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](mailto:northerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

July 12, 2024

KATIE L PRIDDY  
19856 B ST JOE RIVER RD  
ST MARIES ID 83861

RE: Water Right Change in Ownership

Dear Interested Parties:

The Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on May 31, 2024. However, no water right was found in relation to the property.

Because there is no water right on the property in question, the Department is returning your Notice. A refund of \$25 has been requested and will be mailed to you under a separate cover letter.

If you have any questions regarding this matter, please contact me at (208) 762-2800.

Sincerely,

  
Natalie Steading  
Tech Records Specialist 1

Enclosure(s)

Date: 08/01/2018

Warranty Deed  
- continued

File No.: 691059-SM (ps)

### EXHIBIT A

**The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 36, Township 46 North, Range 1 East, Boise Meridian, Shoshone County, State of Idaho.**

**AND**

**That portion of Lot 8, Section 31, Township 46 North, Range 2 East, Boise Meridian, Shoshone County, State of Idaho that lies West of the St. Joe River highway right of way as shown by survey recorded as Instrument No. 330211.**

**EXCEPT: The South 270 feet of said Lot 8, Section 31, Township 46 North, Range 2 East, B.M., Shoshone County, State of Idaho**

**ALSO EXCEPT: A parcel of land situated in the Southeast 1/4 of the Southeast Quarter of Section 36, Township 46 North, Range 2 East, B.M., Shoshone County, State of Idaho more particularly described as follows:**

**Beginning at the Government brass cap which marks the Southeast corner of Section 36, Township 46 North, Range 1 East, Boise Meridian, thence**

**North along the section line between Sections 36 and 31, a distance of 465 feet, to the True Point of Beginning which is point number 1, marked with a steel rod driven 3 feet into the ground; thence**

**North 45° West a distance of 600 feet to point number 2, marked with a steel rod driven 3 feet into the ground; thence**

**Due South a distance of 889.26 feet to an intersection with the East—west section line between Section 36 and Section 1 to point number 3 which is a steel rod driven three (3) feet into the ground; thence**

**North 45° East, 600 feet the True point of beginning.**

495174 '18 AUG 8 PM 2:53

**Instrument # 495174**

**WALLACE, SHOSHONE COUNTY, IDAHO**

**8-8-2018 02:53:00 PM No. of Pages: 3**

**Recorded for: FIRST AMERICAN TITLE CO.**

**PEGGY DELANGE-WHITE Fee: 15.00**

**Ex-Officio Recorder Deputy**

**Index to: WARRANTY DEED**



# RE-21 REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT. READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.  
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.

NO WARRANTIES, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF HABITABILITY, AGREEMENTS  
OR REPRESENTATIONS NOT EXPRESSLY SET FORTH HEREIN SHALL BE BINDING UPON EITHER PARTY.



Page 1 of 7

1 ID# SMR 8108 DATE July 5, 2018  
2 LISTING AGENCY St Maries Realty Office Phone # (208) 245-4502 Fax # (208) 245-4508  
3 Listing Agent Suzy Epler E-Mail suzyrhe@hotmail.com Phone # (208) 245-4502  
4 SELLING AGENCY St Maries Realty Office Phone # (208) 245-4502 Fax # (208) 245-4508  
5 Selling Agent Suzy Epler E-Mail suzyrhe@hotmail.com Phone # (208) 245-4502

## 1. BUYER: Wade J Priddy & Katie L Priddy

(Hereinafter called "BUYER") agrees to purchase, and the undersigned SELLER agrees to sell the following described real estate hereinafter referred to as  
"PROPERTY" COMMONLY KNOWN AS 18856 B St. Joe River Rd

St. Maries City Shoshone County, ID, Zip 83861 legally described as:  
9200:342213 SESE LESS PRT 36-46-1, 9400:348166 36-46-1, PORTION LOT 8 W OF COUNTY ROAD 31-46-2 :143-42

OR Legal Description Attached as exhibit (Exhibit must accompany original offer and be signed or initialed by BUYER and SELLER.)

2. \$300,000.00 PURCHASE PRICE: Three Hundred Thousand Dollars And Zero Cents  
payable upon the following TERMS AND CONDITIONS (not including closing costs)

This offer is contingent upon the sale, refinance, and/or closing of any other property ☐ Yes ☒ No

## 3. FINANCIAL TERMS: Note: A+C+D+E must add up to total purchase price.

(A). \$1,000.00 EARNEST MONEY: BUYER hereby offers One Thousand Dollars And Zero Cents  
DOLLARS as Earnest Money in the following form ☐ cash ☐ personal check ☒ cashier's check ☐ note (due date):  
☐ other and ☒ receipt is hereby acknowledged OR ☐ BUYER will deliver  
Earnest Money within business days (three (3) if left blank) of acceptance.  
Earnest Money to be deposited in trust account ☐ upon receipt or ☒ upon acceptance by BUYER and SELLER or ☐ other

and shall be held by: ☐ Listing Broker ☒ Selling Broker ☐ Closing Agency ☐ other  
for the benefit of the parties hereto.

## THE RESPONSIBLE BROKER SHALL BE: Charles Epler

(B). ALL CASH OFFER: ☒ NO ☐ YES If this is an all cash offer do not complete Sections 3C and 3D, fill blanks with "0" (ZERO). IF CASH  
OFFER, BUYER'S OBLIGATION TO CLOSE SHALL NOT BE SUBJECT TO ANY FINANCIAL CONTINGENCY. BUYER agrees to provide SELLER  
within 5 business days (five (5) if left blank) from the date of acceptance of this agreement by all parties written confirmation of sufficient funds and/or  
proceeds necessary to close transaction. Acceptable documentation includes, but is not limited to, a copy of a recent bank or financial statement

Cash proceeds from another sale: ☐ Yes ☒ No

(C). \$250,000.00 NEW LOAN PROCEEDS: This Agreement is contingent upon BUYER obtaining the following financing  
FIRST LOAN of \$250,000.00 not including mortgage insurance, through ☐ FHA ☐ VA ☒ CONVENTIONAL ☐ IHFA ☐ RURAL  
DEVELOPMENT, ☐ OTHER with interest not to exceed 5% for a period of 30 year(s) at ☒ Fixed Rate ☐ Other  
In the event BUYER is unable, after exercising good faith efforts, to obtain the indicated financing, BUYER's Earnest Money shall be returned to BUYER.  
SECOND LOAN of \$ through ☐ FHA ☐ VA ☐ CONVENTIONAL ☐ IHFA ☐ RURAL DEVELOPMENT, ☐ OTHER  
with interest not to exceed % for a period of year(s) at ☐ Fixed Rate ☐ Other  
LOAN APPLICATION: BUYER ☐ has applied OR ☐ shall apply for such loan(s). Within business days (ten (10) if left blank) of final acceptance  
of all parties, BUYER agrees to furnish SELLER with a written confirmation showing lender approval of credit report, income verification, debt  
ratios, and evidence of sufficient funds and/or proceeds necessary to close transaction in a manner acceptable to the SELLER(S) and subject  
only to satisfactory appraisal and final lender underwriting. If an appraisal is required by lender, the PROPERTY must appraise at not less  
than purchase price or BUYER'S Earnest Money shall be returned at BUYER'S request unless SELLER, at SELLER'S sole discretion, agrees to  
reduce the purchase price to meet the appraised value. SELLER shall be entitled to a copy of the appraisal and shall have 24 hours from receipt thereof  
to notify BUYER of any price reduction. BUYER may also apply for a loan with different conditions and costs and close transaction provided all other  
terms and conditions of this Agreement are fulfilled, and the new loan does not increase the costs or requirements to the SELLER.  
FHA/VA: If applicable, it is expressly agreed that notwithstanding any other provisions of this contract, BUYER shall not be obligated to complete the purchase of  
the PROPERTY described herein or to incur any penalty or forfeiture of Earnest Money deposits or otherwise unless BUYER has been given in  
accordance with HUD/FHA or VA requirements a written statement by the Federal Housing Commissioner, Veterans Administration or a Direct  
Endorsement lender setting forth the appraised value of the PROPERTY of not less than the sales price as stated in the contract.  
If such written confirmation required in 3(B) or 3(C) is not received by SELLER(S) within the strict time allotted, SELLER(S) may at their option cancel  
this agreement by notifying BUYER(S) in writing of such cancellation within business days (three (3) if left blank) after written confirmation was  
required. If SELLER does not cancel within the strict time period specified as set forth herein, SELLER shall be deemed to have accepted such written  
confirmation of lender approval and shall be deemed to have elected to proceed with the transaction. SELLER'S approval shall not be unreasonably  
withheld.

## (D). \$0.00 ADDITIONAL FINANCIAL TERMS:

☐ Additional financial terms are specified under the heading "OTHER TERMS AND/OR CONDITIONS" (Section 4).  
☐ Additional financial terms are contained in a FINANCING ADDENDUM of same date, attached hereto, signed by both parties.

(E). \$49,000.00 APPROXIMATE FUNDS DUE FROM BUYERS AT CLOSING (Not including closing costs): Cash at  
closing to be paid by BUYER at closing in GOOD FUNDS, includes: cash, electronic transfer funds, certified check or cashier's check.

BUYER'S Initials (WJP, KLP) Date 7/5/2018 11:35 AM PDT

SELLER'S Initials (JH, KPEH) Date 9/4/5/2018

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JULY 2017 EDITION

RE-21 REAL ESTATE PURCHASE AND SALE AGREEMENT

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SocIdr: 040211-000153-0814840

Prepared by Suzanne Epler | St Maries Realty | suzyrhe@hotmail.com | 2082454502



PROPERTY ADDRESS: 19855 B St. Joe River Rd, St. Maries, Idaho 83861

ID# 18108

4. OTHER TERMS AND/OR CONDITIONS: This Agreement is made subject to the following special terms, considerations and/or contingencies which must be satisfied prior to closing 1. Buyer to have First Right of Refusal when Seller sells adjoining house and acreage.  
2. Buyer would have option to rent house at \$900.00 a month, calculated per diem, beginning July 15, 2018.

5. ITEMS INCLUDED & EXCLUDED IN THIS SALE: All existing fixtures and fittings that are attached to the PROPERTY are INCLUDED IN THE PURCHASE PRICE (unless excluded below), and shall be transferred free of liens. These include, but are not limited to, all seller-owned attached floor coverings, television wall mounts, satellite dish, attached plumbing, bathroom and lighting fixtures, window screens, screen doors, storm doors, storm windows, window coverings, garage door opener(s) and transmitter(s), exterior trees, plants or shrubbery, water heating apparatus and fixtures, attached fireplace equipment, awnings, ventilating, cooling and heating systems, all ranges, ovens, built-in dishwashers, fuel tanks and irrigation fixtures and equipment, that are now on or used in connection with the PROPERTY and shall be included in the sale unless otherwise provided herein. BUYER should satisfy himself/herself that the condition of the included items is acceptable. It is agreed that any item included in this section is of nominal value less than \$100.

(A). ADDITIONAL ITEMS SPECIFICALLY INCLUDED IN THIS SALE: None

(B). ITEMS SPECIFICALLY EXCLUDED IN THIS SALE: None

6. MINERAL RIGHTS: Any and all mineral rights appurtenant to the PROPERTY are included in and are part of the sale of this PROPERTY, and are not leased or encumbered, unless otherwise agreed to by the parties in writing.

7. WATER RIGHTS: Any and all water rights including but not limited to water systems, wells, springs, lakes, streams, ponds, rivers, ditches, ditch rights, and the like, if any, appurtenant to the PROPERTY are included in and are a part of the sale of this PROPERTY, and are not leased or encumbered, unless otherwise agreed to by the parties in writing.

8. TITLE CONVEYANCE: Title of SELLER is to be conveyed by warranty deed, unless otherwise provided, and is to be marketable and insurable except for rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinances of any governmental unit, and rights of way and easements established or of record. Liens, encumbrances or defects to be discharged by SELLER may be paid out of purchase money at date of closing. No liens, encumbrances or defects which are to be discharged or assumed by BUYER or to which title is taken subject to, exist unless otherwise specified in this Agreement.

9. TITLE INSURANCE: There may be types of title insurance coverages available other than those listed below and parties to this agreement are advised to talk to a title company about any other coverages available that will give the BUYER additional coverage.

(A). PRELIMINARY TITLE COMMITMENT: Within 6 business days (six [6] if left blank) of final acceptance of all parties ☒ SELLER or ☐ BUYER shall furnish to BUYER a preliminary commitment of a title insurance policy showing the condition of the title to said PROPERTY. BUYER shall have 2 business days (two [2] if left blank) after receipt of the preliminary commitment, within which to object in writing to the condition of the title as set forth in the preliminary commitment. If BUYER does not so object, BUYER shall be deemed to have accepted the conditions of the title. It is agreed that if the title of said PROPERTY is not marketable, and cannot be made so within 2 business days (two [2] if left blank) after SELLER'S receipt of a written objection and statement of defect from BUYER, then BUYER'S Earnest Money deposit shall be returned to BUYER and SELLER shall pay for the cost of title insurance cancellation fee, escrow and legal fees, if any.

(B). TITLE COMPANY: The parties agree that First American Title Company located at 831 Main Ave. St. Maries, ID 83861 shall provide the title policy and preliminary report of commitment. Title Company

(C). STANDARD COVERAGE OWNER'S POLICY: SELLER shall within a reasonable time after closing furnish to BUYER a title insurance policy in the amount of the purchase price of the PROPERTY showing marketable and insurable title subject to the liens, encumbrances and defects elsewhere set out in this Agreement to be discharged or assumed by BUYER unless otherwise provided herein. The risk assumed by the title company in the standard coverage policy is limited to matters of public record. BUYER shall receive a ILTA/ALTA Owner's Policy of Title Insurance. A title company, at BUYER'S request, can provide information about the availability, desirability, coverage and cost of various title insurance coverages and endorsements. If BUYER desires title coverage other than that required by this paragraph, BUYER shall instruct Closing Agency in writing and pay any increase in cost unless otherwise provided herein.

(D). EXTENDED COVERAGE LENDER'S POLICY (Mortgage policy): The lender may require that BUYER (Borrower) furnish an Extended Coverage Lender's Policy. This extended coverage lender's policy considers matters of public record and additionally insures against certain matters not shown in the public record. This extended coverage lender's policy is solely for the benefit of the lender and only protects the lender.

BUYER'S Initials: WDP Date: 7/5/2018 11:36 AM PDT

SELLER'S Initials: SH x PEH Date: July 5, 2018

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JULY 2017 EDITION

RE-21 REAL ESTATE PURCHASE AND SALE AGREEMENT

Serial#: 849211-080153-0814410

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