

MOSCOW, WEDNESDAY, APRIL 8, 2026, AT 10:00 A.M.

IN THE SUPREME COURT OF THE STATE OF IDAHO

RHODA SHAW, by and through her)
Guardian and Conservator CYNTHIA)
BECK,)
)
Plaintiffs-Appellants,)
)
v.)
)
BOBBY SHAW and DEANNA FOX SHAW,)
husband and wife; THOMAS SPADE, an)
individual,)
)
Defendants-Respondents,)
)
and)
)
DOES 1-100,)
)
Defendants.)

Docket No. 52216

Appeal from the District Court of the First Judicial District of the State of Idaho, Bonner County. Lamont C. Berecz, District Judge.

Bristol | George, Coeur d’Alene, for Appellant Rhoda Shaw.

Winston & Cashatt Lawyers, Coeur d’Alene, for Respondents Bobby Shaw and Deanna Fox Shaw.

Elsaesser Anderson, Chtd., Priest River, for Respondent Thomas Spade.

This appeal concerns a dispute about the conveyance of Rhoda Shaw’s interest in a property in Sandpoint, Idaho, to her son, Bobby Shaw. Rhoda and her daughter, Cynthia Beck, are residents of Arizona. In September 2021, Rhoda visited a title company in Idaho with Bobby and quitclaimed all her interest in the property to him. A family friend, Thomas Spade, provided some assistance to Rhoda regarding the meeting at the title company. Cynthia learned of the conveyance in October. In 2020, Cynthia took Rhoda to a series of medical appointments based on Rhoda’s deteriorating health. She observed symptoms potentially associated with geriatric dementia.

Following her discovery of the transaction, Cynthia filed a petition for appointment of a guardian and conservator over Rhoda in Arizona. In March 2022, the Arizona court granted Cynthia’s petition and found Rhoda was an incapacitated person. Cynthia then filed a complaint in Idaho against Bobby and Thomas in July 2022 alleging fraud and seeking quiet title to the property. During the litigation in Idaho, Cynthia filed several motions to stay the proceedings based

on her petition to establish a date of incapacity for Rhoda with the Arizona court, filed in April 2023. The Idaho district court denied those motions. Cynthia also filed several motions in Idaho to amend her complaint with a claim for undue influence against Bobby and Thomas. The court also denied those motions. The Arizona court issued an order in January 2024 ruling that Rhoda lacked testamentary and contractual capacity “as of no later than” August 31, 2021. The Idaho district court proceeded to a bench trial and dismissed all claims in June 2024.

On appeal, Cynthia argues that the Idaho district court erred by failing to recognize Arizona’s continuing jurisdiction over Rhoda under its uniform guardianship act and violated principles of comity by declining to stay the litigation to wait for Arizona’s ruling on Rhoda’s date of incapacity. She also argues that the district court abused its discretion by denying her motions to amend her complaint under Idaho Rule of Civil Procedure 8. Finally, she also argues that the district court erred when it interpreted a 1985 quitclaim deed from Rhoda and her husband to grant Bobby a one-half interest in the property rather than a one-third interest, based on its interpretation of the interest held by the marital community in a tenancy in common.