

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report 95-9717

WATER RIGHT NUMBER: 95-9717

<u>Owner Type</u>	<u>Name and Address</u>
Original Owner	AUSTIN CORBIN II PO BOX 2174 SPOKANE, WA
Current Owner	RIVERSIDE DEVELOPMENT CO. PO BOX 30009 SPOKANE, WA 99223 (509) 448-5045

Priority Date: 04/04/1918
Basis: License
Status: Active

<u>Source</u>	<u>Tributary</u>
UNNAMED STREAM	SINKS

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
IRRIGATION	/ to /	2.000 CFS	
DOMESTIC	/ to /		
	<u>Total Diversion:</u>	2.000 CFS	

Location of Point(s) of Diversion

UNNAMED STREAM SW1/4NW1/4 Sec. 3, Twp 52N, Rge 03W, B.M.
KOOTENAI County

Place of Use

IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
52N	03W	4	12.0	25.0															37.0
			L 1	L 2															
53N	03W	33								40.0	40.0					40.0	40.0		160.0

Total Acres: 197

DOMESTIC same as IRRIGATION

Conditions of Approval:

1. SOURCE KNOWN LOCALLY AS PRICKETT SPRINGS.

Remarks:

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Comments:

1. Renumber 12/20/2008 6:49:14 PM Renumber WR 95-9717
Comment: This has been renumbered from 96-2331

Dates and Other Information:

Licensed Date: 12/21/1918
Decreed Date:
Enlargement Use Priority Date:
Enlargement Statute Priority Date:
State or Federal:
Owner Name Connector:
Water District Number:
Generic Max Rate Per Acre:
Generic Max Volume Per Acre:
Decree Defendant:
Decree Plaintiff:
Civil Case Number:
Judicial District:
Swan Falls Trust or Nontrust:
Swan Falls Dismissed:
DLE Act Number:
Carey Act Number:
Mitigation Plan: False

Combined Use Limits:

Water Supply Bank:

ACCOMMODATION RECORDING
Pioneer Title Company has
not examined this document
and assumed no liability as to
its validity and its effects
upon the title

After Recording Mail To:
Dennis B. Swartout
PO Box 30009
Spokane, WA 99223

DANIEL J. ENGLISH 4P I 2165056000
KOOTENAI CO. RECORDER Page 1 of 4
BBB Date 06/20/2008 Time 11:54:40
REC-REQ OF PIONEER TITLE COMPANY
RECORDING FEE: 12.00
2165056000 DD 2

Quit Claim Deed

The GRANTOR, Riverside Development Company, an Idaho corporation,

for a valuable consideration, does hereby convey, remise, release and forever QUITCLAIM, including water rights and any hereafter acquired title, to

The GRANTEE, Dennis B. Swartout, as Trustee of
Dennis B. Swartout Family Trust, a revocable trust, whose address is
P.O. Box 30009, Spokane, Washington 99223,

all interest in the real estate described in

Exhibit "A" which is attached hereto and made a part hereof.

The officer who signs this deed hereby certifies that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer this June 19th, 2008

RIVERSIDE DEVELOPMENT COMPANY

Benjamin K. Swartout

by Benjamin K. Swartout, President



State of Washington }
County of Spokane } ss.

On this 19th day of June, 20 08, before me personally appeared Benjamin K. Swartout, to me known to be the President of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument in behalf of the corporation and that the seal affixed is the corporate seal of said corporation. In Witness Whereof I have hereunto set my hand and affixed my official seal this day.



J. Wasicek
J. Wasicek, Notary Public
My residence is Spokane, WA
My commission expires 10/29/11

EXHIBIT "A"

Rickel Ranch Legal Description – 11 Parcels

Parcel 1: (53N03W-33-5000)

All of Section 33, Township 53 North, Range 3 W.B.M., Kootenai County, Idaho, lying Easterly of U.S. Highway No. 95;

EXCEPTING therefrom that portion of the South 600 feet of the Southwest quarter of the Southwest quarter of Section 33 lying East of U.S. Highway 95 and that portion of the Southeast quarter of the Southwest quarter of said Section 33 described as follows:

BEGINNING at the Southwest corner of said Southeast quarter of the Southwest quarter; thence

East along the South line of said Section 33, 200 feet; thence

Northwesterly to a point on the West line of said Southeast quarter of the Southwest quarter, 600 feet North of the South line of said Section 33; thence

South along said West line to the POINT OF BEGINNING.

LESS AND EXCEPT any portion in road right of way.

AND EXCEPT:

A parcel of land situated in the Northeast quarter of Section 33, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at a railroad spike in the asphalt of Bunco Road, taken to monument the Northeast corner of said Section 33 (see corner perpetuation and filing Instrument No. 1115426, Kootenai County records), said spike being situated North 89° 35' 29" East, 5282.23 feet, from a 2 inch aluminum cap on 5/8 inch rebar, taken to monument the Northwest corner of said Section 33 (see corner perpetuation and filing Instrument No. 1428953, Kootenai County records): thence

Along the line between the monuments taken for the Northeast and Northwest corners of said Section 33, South 89° 35' 29" West, 897.67 feet; thence

Leaving said line, perpendicularly, South 00° 24' 31" East, 23.02 feet, to the TRUE POINT OF BEGINNING; thence

Along a barbed wire fenceline, more or less, South 00° 59' 34" East, 125.00 feet; thence

Leaving said barbed wire fenceline,- South 89° 11' 42" West, 75.00 feet; thence

North 00° 59' 34" West, 125.00 feet; thence

North 89° 11' 42" East, 75.00 feet to the TRUE POINT OF BEGINNING.

Parcels 2 and 3: (53N03W-34-4000 and 53N03W-34-3175)

The West half of the West half of Section 34, Township 53 North, Range 3 West, B.M., Kootenai County, Idaho, except portion described as follows:

A part of the Southwest quarter of the Southwest quarter of Section 34, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, described as follows:

COMMENCING at a point 600 feet North and 82 feet West of the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 34; thence

In a general Northeasterly direction, a distance of 605.57 feet, more or less, to a point of the East line of said Southwest quarter of the Southwest quarter of Section 34; thence

South 1200 feet, along the East line of the Southwest quarter of the Southwest quarter of said Section 34 to the Southeast corner of the Southwest quarter of the Southwest quarter of said Section; thence

In a generally Northwesterly direction 605.57 feet, more or less, to the POINT OF BEGINNING.

Parcel 4: (52N03W-03-3200)

Government Lot 4 and the Southwest quarter of the Northwest quarter of Section 3, Township 52 North, Range 3 W.B.M., Kootenai County, Idaho, except any portion lying within road right of way.

Parcel 5: (52N03W-04-0200)

Government Lots 1, 2 and 3 and the Southeast quarter of the Northwest quarter of Section 4, Township 52 North, Range 3 W.B.M., EXCEPT that portion described as follows:

All that portion of the East half of the Northwest quarter of Section 4, Township 52 North, Range 3 West, B.M., Kootenai County, Idaho, described as follows:

BEGINNING at the Northwest corner of said East half of the Northwest quarter; thence

East along the North line of said Section 4, 200 feet; thence

Southeasterly to a point on the South line of the Northeast quarter of the Northwest quarter of said Section 4, 660 feet East of the Southwest corner of said Northeast quarter of the Northwest quarter; thence

South parallel with the West line of said East half of the Northwest quarter to a point on the South line of said East half of the Northwest quarter; thence

West along said South line to the Southwest corner of said East half of the Northwest quarter; thence

North along the West line of said East half of the Northwest quarter to the POINT OF BEGINNING.

Parcel 6: (52N03W-04-1800)

The East half of the Southeast quarter of the Northeast quarter of Section 4, Township 52 North, Range 3 West, W.B.M. in Kootenai County, State of Idaho.

Parcel 7: (52N03W-04-2000)

The West half of the Southeast quarter of the Northeast quarter of Section 4, Township 52 North, Range 3 West, W.B.M. in Kootenai County, State of Idaho.

Parcel 8: (52N03W-04-1200)

The East half of the Southwest quarter of the Northeast quarter of Section 4, Township 52 North, Range 3 West, W.B.M. in Kootenai County, State of Idaho.

Parcel 9: (52N03W-04-1350)

The West half of the Southwest quarter of the Northeast quarter of Section 4, Township 52 North, Range 3 West, W.B.M. in Kootenai County, State of Idaho.

Parcel 10: (52N03W-04-7200)

The North half of the Northeast quarter of the Southeast quarter of Section 4, Township 52 North, Range 3 West, W.B.M. in Kootenai County, State of Idaho.

Parcel 11: (53N03W-27-5000)

The Southwest Quarter of Section 27, Township 53 North, Range 3 West Boise Meridian, Kootenai County, State of Idaho.
