

1546271

STATE OF IDAHO }
COUNTY OF KOOTENAI } ss
AT THE REQUEST OF
Scott Pearson

Jul 15 1 49 PM 1998

DANIEL J. ENGLISH

DEPUTY 21.00

WELL USE EASEMENT AND MAINTENANCE AGREEMENT

This Agreement is made and effective on this 10th day of July, 1998, by and between GEORGE L. BERG, JR., and MARIAN B. BERG, husband and wife, (hereafter "BERG"), and KERRY HEINRICH and JUDY HEINRICH, husband and wife, (hereafter "HEINRICH").

RECITALS:

- A. BERG is the owner of certain real property located in Kootenai County, Idaho, (hereafter referred to as the "Berg Parcel"), described in Exhibit "A" attached and incorporated herein.
- B. HEINRICH is the owner of certain real property located in Kootenai County, Idaho, (hereafter referred to as the "Heinrich Parcel"), described in Exhibit "B" attached and incorporated herein.
- C. A water well exists on the Berg Parcel (hereafter the "Well") which is capable of producing approximately seventy six (76) gallons of water per minute according to the original Well Driller's Report.
- D. HEINRICH desires to purchase and BERG desires to sell an easement to withdraw water from the Well to supply water to the Heinrich Parcel for domestic purposes.

NOW THEREFORE, for good and valuable consideration, the parties agree as follows:

1. Water Easement. For value received, BERG hereby grants and conveys to HEINRICH a nonexclusive, perpetual easement to withdraw water from the Well to be used only on the Heinrich Parcel for "domestic purposes," as that term is defined in Idaho Code Section 42-111, or any successor statute or regulation. In the event of any water shortage or other circumstances which require rationing or other limitations on the use of the Well, any necessary restrictions shall be shared equally among all users of the Well.
2. Water Line Easement. BERG hereby grants and conveys to HEINRICH a nonexclusive perpetual easement over and across the Berg Parcel for the operation, maintenance and repair of an existing underground water pipeline to convey water from the Well to the Heinrich Parcel. Said easement is granted for the benefit of and is appurtenant to the Heinrich Parcel, and shall be four (4) feet wide centered over the existing water pipeline.

1 - Well Use Easement and Maintenance Agreement

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Parcel



Parcel Number
1 of 1

Property Info

Parcel

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AIN

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Parcel Number	AIN	Situs Address
51N03W116175120556		8139 E DAL DR, HAYDEN

Owner Information

Owner Name	KELLER KEVIN R
Owner Address	17806 E GALAXY DR GREENACRES WA 99016
Transfer Date	10/22/2012
Document #	
Deed Book/Page	

Location / Description

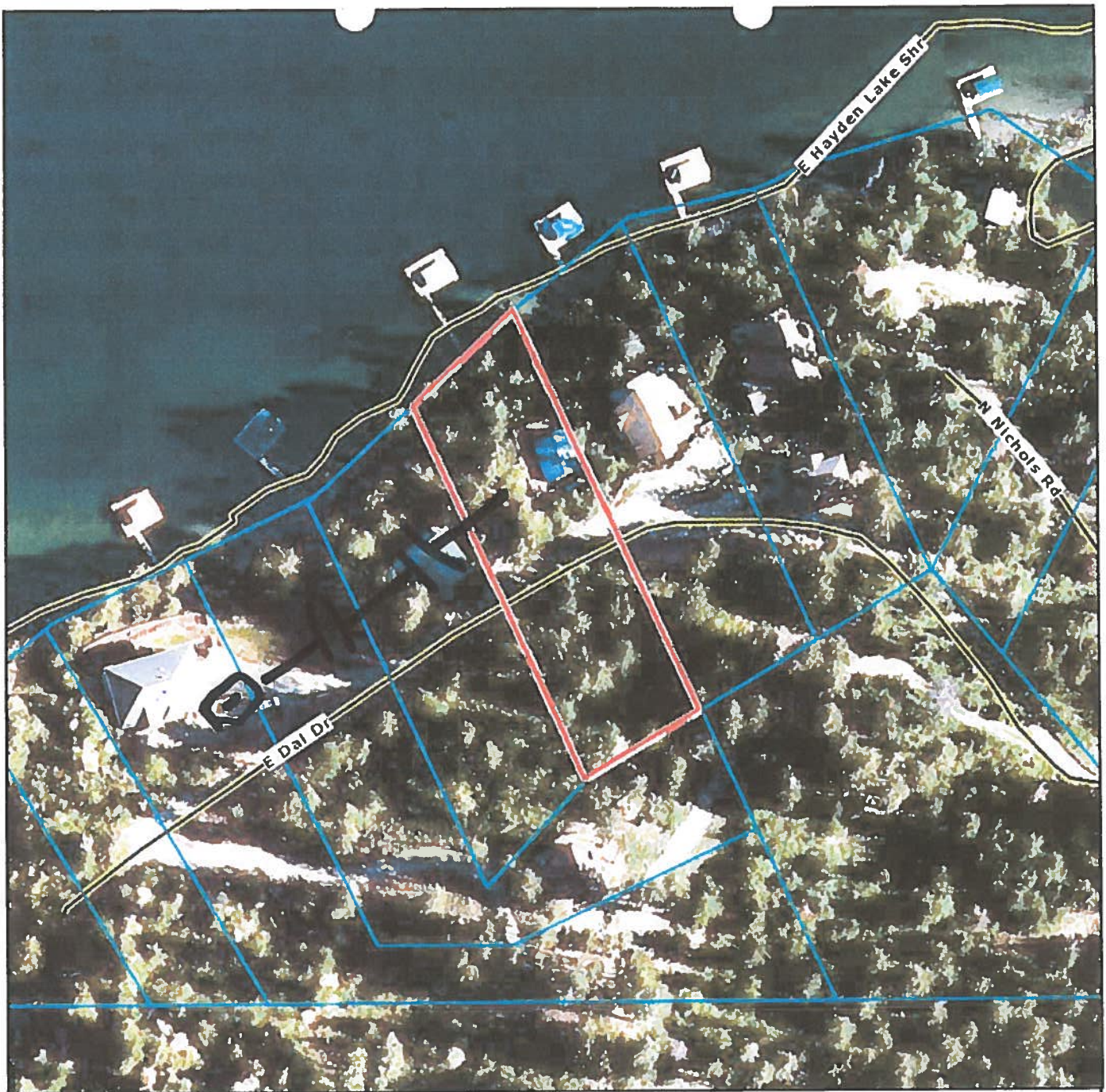
Tax Authority Group	118000	Current Legal Desc.	TAX #4504 11 51N 03W
Situs Address	8139 E DAL DR, HAYDEN		
Acreage	.5740		

Parcel Type

Property Class Code	534- Imp res rural tract
Neighborhood Code	3505 HAYDEN FRONTAGE-EAST SIDE

Assessment Information

Appraisal Date	01-01-2012	Current Year - 2012	0	Prior Year - 2011	0
Market Value Land	\$397,800	Homeowners Eligible Amt Land	\$0	Homeowners Eligible Amt Land	\$0
Market Value Improvement	\$89,250	Homeowners Eligible Amt Imp	\$0	Homeowners Eligible Amt Imp	\$0
Total Market Value	\$487,050	Sum Homeowners Eligible Amt	\$0	Sum Homeowners Eligible Amt	\$0



PioneerTitleCo.

GOING BEYOND

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