



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N. Mineral Drive, Suite 100 • Coeur d'Alene, Idaho 83815-7763
Phone: (208) 762-2800 • Fax: (208) 762-2819 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

October 14, 2014

DAN OR MAUREEN ST JOHN
11 FANNING RD
OAKESDALE WA 99158

SUBJECT: Ownership Change on Notice of Claim Number 91-7304

Dear Mr. or Ms. St. John:

We have received your change of ownership request on the above numbered claim. Enclosed is a copy of the claim showing such change; for your records. Also, this information can be accessed on our website at www.idwr.idaho.gov.

Please feel free to contact me at the above number if I can be of further assistance.

Sincerely,

A handwritten signature in dark ink that reads "Linda A. Werner". The signature is written in a cursive, flowing style.

Linda A. Werner
Water Resource Agent, Sr.

Enclosure

RECEIVED

OCT 10 2014

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR / NORTH Notice of Change in Water Right Ownership

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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
91-7304	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Timothy A. Mueller / Bayview Loan Service
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Dan St. John, Maureen St. John
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

11 Fanning Rd. Oakesdale WA 99158
Mailing address City State ZIP
509-284-2752 stjohnsarms@oakesdale.net
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: April 29, 2013

6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:

- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
- If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
- New lessor(s) of record will receive payment after the following rental season.

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):
 - ☐ \$25 per undivided water right.
 - ☐ \$100 per split water right.
 - ☒ No fee is required for pending adjudication claims.

8. Signature: Dan St. John 10/3/14
Signature of new owner/claimant Title, if applicable Date
Signature: Maureen St. John 10/3/14
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by N/A Date N/A Receipt No. N/A Receipt Amt. N/A
Approved by LW Processed by LW Date 10-10-2014



Fidelity National Title
Insurance Company

copy

Order No.: 1076205-ck
REO Loan No: 586538

472260

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED

Bayview Loan Servicing LLC

the Grantor(s), do(es) hereby grant, bargain, sell and convey unto

Dan St. John and Maureen St. John, husband and wife, as community property

whose address is **11 Fanning Rd, Oakesdale, WA 99158**, the Grantee(s), the following described premises, in Shoshone County, Idaho, TO WIT:

See Attached Exhibit A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such.

And that (s)he will warrant and defend the same from all lawful claims of all persons claiming by, through, or under grantors, but to none other.

472260

Effective this 25 day of April, 2013.

Bayview Loan Servicing LLC

[Signature]
by: LUIS PORTAL
Its: A.V.P.

State of Florida
County of Miami-Dade

On this 25 day of April, 2013, before me the undersigned, a Notary Public in and for said state, personally appeared LUIS PORTAL known or identified to me to be the person(s) whose name is/are subscribed to the within instrument as the A.V.P. of Bayview Loan Servicing LLC and acknowledged to me that executed the same as such.

[Signature]
Notary Public Name: ELIZABETH FERNANDEZ
Residing at Florida
My Commission Expires: Aug 7, 2015

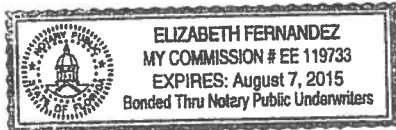


Exhibit "A"

Real property in the County of Shoshone, State of Idaho, described as follows:

PARCEL 1:

That part of Government Lots 1 and 2 in Section 11, Township 45 North, Range 3 East, Boise Meridian, Shoshone County, Idaho, lying West of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Co. EXCEPT the South 900 feet of Government Lot 2 thereof.

ALSO EXCEPT A parcel in Government Lot 1 in Section 11, Township 45 North, Range 3 East, Boise Meridian, Shoshone County, Idaho, described as follows:

BEGINNING at the intersection point of the West line of said Section 11 with the Southwesterly right-of-way boundary of the former Milwaukee Railroad. From this point the Northwest corner of said Section 11 bears North 00°02'00" West, 1782.24 feet and the meander corner on the left (south) bank of the St. Joe River bears South 00°02'00" East, 1127.53 feet. Running thence along said railroad right-of-way boundary (this right-of-way boundary runs parallel to and 100 feet offset Southwesterly from the Centerline of said railroad) on a 1537.28 foot radius curve right, concave to the Southwest, through a central angle of 1°55'56", an arc distance of 51.84 feet, the chord of this curve segment bears South 41°53'00" East, 51.84 feet; thence

along said right-of-way boundary, along a spiral curve segment, the chord of which bears South 40°06'00" East, 67.87 feet; thence

South 39°42'00" East, along said right-of-way boundary, a distance of 596.97 feet; thence

leaving said railroad right-of-way, South 62°12'30" West, a distance of 335.10 feet to a point on the right bank of the St. Joe River as it currently exists; thence

North 22°23'15" West, along said river bank, a distance of 428.08 feet to the intersection of said river bank with said west line of Section 11; thence

North 00°02'00" West, along said section line, a distance of 310.26 feet to the POINT OF BEGINNING.

PARCEL 2:

A parcel in Government Lot 1 in Section 11, Township 45 North, Range 3 East, Boise Meridian, Shoshone County, Idaho, described as follows:

BEGINNING at the intersection point of the West line of said Section 11 with the Southwesterly right-of-way boundary of the former Milwaukee Railroad. From this point the Northwest corner of said Section 11 bears North 00°02'00" West, 1782.24 feet and the meander corner on the left (south) bank of the St. Joe River bears South 00°02'00" East, 1127.53 feet. Running thence along said railroad right-of-way boundary (this right-of-way boundary runs parallel to and 100 feet offset Southwesterly from the Centerline of said railroad) on a 1537.28 foot radius curve right, concave to the Southwest, through a central angle of 1°55'56", an arc distance of 51.84 feet, the chord of this curve segment bears South 41°53'00" East, 51.84 feet; thence

along said right-of-way boundary, along a spiral curve segment, the chord of which bears South 40°06'00" East, 67.87 feet; thence

South 39°42'00" East, along said right-of-way boundary, a distance of 596.97 feet; thence leaving said railroad right-of-way, South 62°12'30" West, a distance of 335.10 feet to a point on the right bank of the St. Joe River as it currently exists; thence

North 22°23'15" West, along said river bank, a distance of 428.08 feet to the intersection of said river bank with said west line of Section 11; thence

North 00°02'00" West, along said section line, a distance of 310.26 feet to the POINT OF BEGINNING.

PARCEL 3:

The South 900 feet of Government Lot 2, lying West of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company right-of-way, Section 11, Township 45 North, Range 3 East, Boise Meridian, Shoshone County, Idaho.

472260

Instrument # 472260

WALLACE, SHOSHONE COUNTY, IDAHO

4-29-2013

02:27:00 No. of Pages: 4

Recorded for : FIRST AMERICAN TITLE CO.

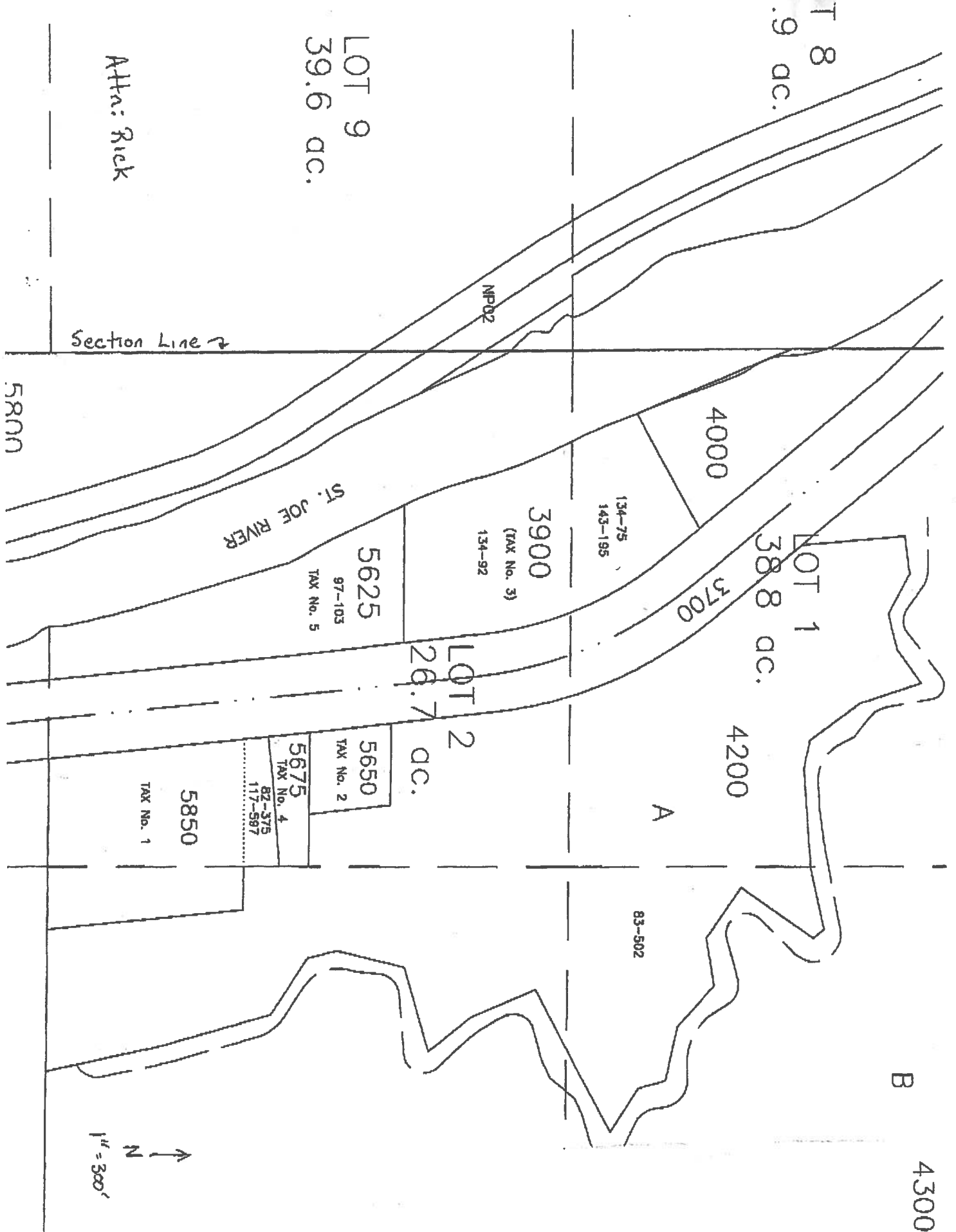
PEGGY DELANGE-WHITE

Fee: 19.00

Ex-Officio Recorder Deputy

B. Ambrose

2013 APR 29 PM 2 27



Attn: Rick