

Werner, Linda

From: robin pratt [prattswife3@live.com]
Sent: Friday, January 30, 2015 12:53 PM
To: Werner, Linda
Subject: Re: Change of Ownership Claim No. 92-10111

Hi Linda, the po box 510, St. Marie's 83861 is the one to use. Thank you

Sent from my Sprint phone.

----- Reply message -----

From: "Werner, Linda" <Linda.Werner@idwr.idaho.gov>
To: "prattswife3@live.com" <prattswife3@live.com>
Subject: Change of Ownership Claim No. 92-10111
Date: Fri, Jan 30, 2015 12:36 PM

Hi Robin,

I received the ownership change request today for the property originally owned by The Baptistes'. The change request has your mailing address at PO Box 797 in Big Bear City, CA and PO Box 510, St. Maries, ID. Which address would you prefer we use?

Linda Werner
Water Resource Agent, Sr.
IDWR-Northern Region

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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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. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
92-10111	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: GLEN J. BAPTISTE/ JEANETTE E. BAPTISTE
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): ROBIN S. PRATT
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- PO BOX 797 PO BOX 510 BIG BEAR CITY CA 92314
Mailing address St. Maries ID City State ZIP
(909) 747-5313 83861 prattswife3@live.com
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: 10-14-2014
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 ◆ No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Robin S. Pratt OWNER 1-27-2015
Signature of new owner/claimant Title, if applicable Date

Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by N/A Date N/A Receipt No. N/A Receipt Amt. N/A
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by LW Processed by LW Date 1-30-2015

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
831 Main Avenue
St. Maries, ID 83861

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RECEIVED
2014 Oct 14 PM 04 18
BENEWAH COUNTY
DEANNA BRAMBLETT, CLERK
269734
FIRST AMERICAN TITLE - SAIN
FEES:\$ 13.00

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **519381-SM (ps)**

Date: **October 08, 2014**

For Value Received, **Glen J. Baptiste and Jeanette E. Baptiste, Co-Trustees of the Baptiste Living Trust, dated July 29, 1997**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Robin S. Pratt, a married woman as her sole and separate property**, hereinafter called the Grantee, whose current address is **PO Box 510, St. Maries, ID 83861**, the following described premises, situated in **Benewah County, Idaho**, to-wit:

The Southwest Quarter of the Northeast Quarter (SW1/4NE1/4); and part of the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) of Section 28, Township 44 North, Range 1 West, Boise Meridian, Benewah County, Idaho, described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4);

thence North a distance of 330 feet;

thence East and parallel to the south line of said NW1/4NE1/4 a distance of 1,056 feet to a point;

thence South at right angles a distance of 330 feet to the South line of said NW1/4NE1/4;

thence West to the West line of said NW1/4SE1/4, the place of beginning. The land described is the same land described under the deed recorded March 10, 1965, in Book O-2 of Deeds at Page 396, being in Section 28, Township 44 North, Range 1 West, Boise Meridian.

SUBJECT TO right of way for a public road.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 10/08/2014

Warranty Deed
- continued

File No.: 519381-SM (ps)

Glen J. Baptiste and Jeanette E. Baptiste,
Co-Trustees of the Baptiste Living Trust

Glen J. Baptiste
Glen J. Baptiste, Co-Trustee

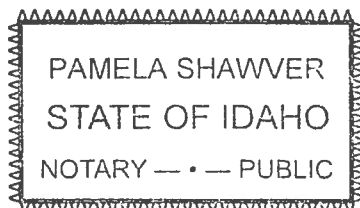
Jeanette E. Baptiste
Jeanette E. Baptiste, Co-Trustee

STATE OF Idaho)
COUNTY OF Benewah)
SS.

On this 14th day of October 2014, before me, a Notary Public in and for said State, personally appeared **Glen J. Baptiste and Jeanette E. Baptiste**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument as Co-Trustees of the **Baptiste Living Trust** Trust, and acknowledged to me that they executed the same as such Co-Trustees.

Pamela Shawver

Notary Public of Idaho
Residing at: St. Maries
Commission Expires: 1-20-2016



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 Idaho Association of REALTORS® The "I Love My Home" State of Idaho	ADDENDUM # <u>4</u> (All addendums shall be numbered sequentially.)	JULY 2014 EDITION Page 1 of 1
	RE-11 ADDENDUM	
	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.	

1 Date: 10/10/14

2

3 This is an ADDENDUM to the ☒ Purchase and Sale Agreement ☐ Other _____

4 ("Addendum" means that the information below is added material for the agreement (such as lists or descriptions) and/or means the form is

5 being used to change, correct or revise the agreement (such as modification, addition or deletion of a term)).

6

7 AGREEMENT DATED: 09/03/14 ID # SMR14118

8

9 ADDRESS: 885 E Sheep Creek Road Santa ID 83866

10

11 BUYER(S): Robin S. Pratt

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13 SELLER(S): Glen J. Baptiste Jeanette E. Baptiste

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15 The undersigned parties hereby agree as follows:

16 Address correction on Addendum #3, line #9 to be corrected to 885 E Sheep

17 Creek Road, Santa, ID 83866.

18 Sellers and Buyer agree to extend date of closing to on or before October

19 17, 2014.

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48 To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement including all prior

49 Addendums or Counter Offers, these terms shall control. All other terms of the Purchase and Sale Agreement including all prior

50 Addendums or Counter Offers not modified by this ADDENDUM shall remain the same. Upon its execution by both parties, this agreement

51 is made an integral part of the aforementioned Agreement.

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53 BUYER: Robin S. Pratt Date: 10-14-14

54 Robin S. Pratt

55 BUYER: _____ Date: _____

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57 SELLER: Glen J. Baptiste Date: 10-14-14

58 Glen J. Baptiste

59 SELLER: Jeanette E. Baptiste Date: 10-14-14

60 Jeanette E. Baptiste

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MC CALL
-0602
-1800
-8000
POTLATCH
-20-4800
-21-4800
-7200
POTLATCH
-29-1000
-5200
POTLATCH
-5600
-5400
-4800
-8000
-7800
-6500
-4000
-7800
-2001
-1800
-7200
-0500
-0200
-1000
-1800
-2000

#163 #164 #165
POTLATCH FOREST
#166 #167
AL ZENNER
#736 THOMAS
#737 THOMAS
#738 THOMAS
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#800 THOMAS

Sec. 28
Twn. 44N
R. 1W

This plat is made solely for the purpose of assisting in locating said land, and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

"This plat is made solely for the purpose of assisting in locating said land, and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey"