

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?
95-13761	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: Melinda J. Reed
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Joseph D. Lonero
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 2954 Moss Creek Ct. Stockton CA 95219
Mailing address City State ZIP
- (209) 598-7943 jmlonero@yahoo.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: 10/25/14

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):
- ☐ \$25 per undivided water right.
 - ☐ \$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.

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8. Signature: Joseph D. Lonero Title, if applicable: _____ Date: 6/30/15
Signature of new owner/claimant
- Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

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 [Signature] Processed by [Signature] Date 7/7/2015



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Order Number: 14241892

Read + Approved

Warranty Deed

Read + Approved

For value received,

Melinda J. Reed a married woman , as her sole and separate property

the grantor, does hereby grant, bargain, sell, and convey unto

Joseph D. Lonero and Michelle J. Lonero, husband and wife

whose current address is 2954 Moss Creek Court Stockton, CA 95219

the grantee, the following described premises, in Kootenai County, Idaho, to wit:

Lot 6 of Harbor Island 2nd Addition, Kootenai County, State of Idaho, according to the plat recorded in Book "E" of Plats at Page 99, records of said County.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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PROPERTY ADDRESS: 352 S Riviere Ct Coeur d'Alene ID 83814 ID# 14-9515

4. OTHER TERMS AND/OR CONDITIONS: This Agreement is made subject to the following special terms, considerations and/or contingencies which must be satisfied prior to closing _____

5. ITEMS INCLUDED & EXCLUDED IN THIS SALE: All existing fixtures and fittings that are attached to the PROPERTY are INCLUDED IN THE PURCHASE PRICE (unless excluded below), and shall be transferred free of liens. These include, but are not limited to, all seller-owned attached floor coverings, attached television antennae, satellite dish, attached plumbing, bathroom and lighting fixtures, window screens, screen doors, storm doors, storm windows, window coverings, garage door opener(s) and transmitter(s), exterior trees, plants or shrubbery, water heating apparatus and fixtures, attached fireplace equipment, awnings, ventilating, cooling and heating systems, all ranges, ovens, built-in dishwashers, fuel tanks and irrigation fixtures and equipment, that are now on or used in connection with the PROPERTY and shall be included in the sale unless otherwise provided herein. BUYER should satisfy himself/herself that the condition of the included items is acceptable. It is agreed that any item included in this section is of nominal value less than \$100.

(A). ADDITIONAL ITEMS SPECIFICALLY INCLUDED IN THIS SALE:

Refrigerator in guest house to stay. Carport cover to stay.

(B). ITEMS SPECIFICALLY EXCLUDED IN THIS SALE: _____

6. MINERAL RIGHTS: Any and all mineral rights appurtenant to the PROPERTY are included in and are part of the sale of this PROPERTY unless otherwise agreed to by the parties in writing.

7. WATER RIGHTS: Any and all water rights including but not limited to water systems, wells, springs, lakes, streams, ponds, rivers, ditches, ditch rights, and the like, if any, appurtenant to the PROPERTY are included in and are a part of the sale of this PROPERTY unless otherwise agreed to by the parties in writing.

8. TITLE CONVEYANCE: Title of SELLER is to be conveyed by warranty deed, unless otherwise provided, and is to be marketable and insurable except for rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinances of any governmental unit, and rights of way and easements established or of record. Liens, encumbrances or defects to be discharged by SELLER may be paid out of purchase money at date of closing. No liens, encumbrances or defects which are to be discharged or assumed by BUYER or to which title is taken subject to, exist unless otherwise specified in this Agreement.

9. TITLE INSURANCE: There may be types of title insurance coverages available other than those listed below and parties to this agreement are advised to talk to a title company about any other coverages available that will give the BUYER additional coverage.

(A). PRELIMINARY TITLE COMMITMENT: Within 6 business days (six [6] if left blank) prior to closing the transaction, ☒ SELLER or ☐ BUYER shall furnish to BUYER a preliminary commitment of a title insurance policy showing the condition of the title to said PROPERTY. BUYER shall have business days (two [2] if left blank) after receipt of the preliminary commitment, within which to object in writing to the condition of the title as set forth in the preliminary commitment. If BUYER does not so object, BUYER shall be deemed to have accepted the conditions of the title. It is agreed that if the title of said PROPERTY is not marketable, and cannot be made so within business days (two [2] if left blank) after SELLER's receipt of a written objection and statement of defect from BUYER, then BUYER'S Earnest Money deposit shall be returned to BUYER and SELLER shall pay for the cost of title insurance cancellation fee, escrow and legal fees, if any.

(B). TITLE COMPANY: The parties agree that Title One Title Company located at shall provide the title policy and preliminary report of commitment.

(C). STANDARD COVERAGE OWNER'S POLICY: SELLER shall within a reasonable time after closing furnish to BUYER a title insurance policy in the amount of the purchase price of the PROPERTY showing marketable and insurable title subject to the liens, encumbrances and defects elsewhere set out in this Agreement to be discharged or assumed by BUYER unless otherwise provided herein. The risk assumed by the title company in the standard coverage policy is limited to matters of public record. BUYER shall receive a ILTA/ALTA Owner's Policy of Title Insurance. A title company, at BUYER's request, can provide information about the availability, desirability, coverage and cost of various title insurance coverages and endorsements. If BUYER desires title coverage other than that required by this paragraph, BUYER shall instruct Closing Agency in writing and pay any increase in cost unless otherwise provided herein.

(D). EXTENDED COVERAGE LENDER'S POLICY (Mortgagee policy): The lender may require that BUYER (Borrower) furnish an Extended Coverage Lender's Policy. This extended coverage lender's policy considers matters of public record and additionally insures against certain matters not shown in the public record. This extended coverage lender's policy is solely for the benefit of the lender and only protects the lender.

BUYER'S Initials JDM Date 10/14/14

SELLER'S Initials Date

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352 S Riviere Ct
Coeur d'Alene, Idaho 83814
\$259,000
Residential Waterfront Secondary
MLS#:14-9515
Area: 11 - Cd'A Rural-West
Total Bedrooms: 2
Total Bathrooms: 2
Total SqFt.: 1,272
Lot Acres: 0.5
Year Built: 1999

Great location on Harbor Island with Southern exposure. This beautiful 2 bedroom, Den/3rd bedroom, 2 bath home sits on a half acre lot w/a 30x48 shop with 852 sf finished guest quarters, 3 decks, 2 car attached garage, and a 10x22 covered boat storage. Enjoy access to 2 private community beaches w/docks and boat launch.

Listing Office: Century 21 Beutler & Associates - 208-765-5554

Contract Information

Property Type: Residential
REO: No
Short Sale: No
Status: Active

Showing Instructions: Call Listing Office; Appointment Only

Legal & Taxes

Taxes: \$2,247
for Tax Year: 2013
School District: CDA - 271
County: Kootenai
Taxes Reflect: HomeOwner's Exemption
Subdivision: Harbor Island
Misc: Sec: 8, Twn: 50, Rng: 4WBM
AIN/Tax Bill #: 141085
Tax Parcel #: 033600000060
Zoning: Res
Legal Description: Harbor Island-2nd Add, Lt 6 08 50N 04W
Directions: to Upriver, R on Riverview, R on Harbor to Ebtide, L on Riviere Ct

General Property Description

Style: Multi-level, Contemporary
Basement: No
Cnct Wall/D lot line: No
Lot Type 1: Residential
Lot Type 2: Secondary Wtr Frnt
Lake/River Name: Spokane River
Total SqFt.: 1,272
SqFt Source: Assessor/Tax Roll
Year Built: 1999
New Construction: No
Garage/Carport #1: 2 Car, Att Garage
Realtor.COM Type: Residential - Single Family

Main House Rooms/Areas	ApxSqFt	Living	Dining	Kitch	Fam Rm/GR Rm	MBR	Bdrm	Bath	1/2 Ba	Laun	Other	Other Rooms Mst Bdrm Suite
Bsmt												
1st Fl		1	1	1			1	1		1	1	
2nd Fl						1		1				
3rd Fl												

View: Territorial; River
Lot: Irregular; Level; Southern Exposure
Features: Covered Deck; Exterior Lighting;
Amenities: Landscaping; Lawn; Lawn Sprinkler Sys;
Open Deck; Paved Parking; RV Parking
Additional Shop
Buildings
Property Subject To: CC&Rs: No
Homeowners Assoc: Yes, HOA Fee: 75.00,
Yearly, Incl: BOAT LAUNCH/DAY DOCK
Non-Mtg Liens:None
LID None
Interior Amenities: Cable Internet Av; Cable TV; DSL Av; Gas
Fireplace; Gas Stove; Wall Air Cond.
Appliances: Range/Oven, Gas; Refrigerator;
Dishwasher; Microwave; Disposal;
Washer; Electric Dryer; Gas Dryer; Gas
Hot Water
Fuel: Electric; Gas; Pellet
Heat: Forced Air; Stove; Furnace
Flooring: Hardwood floors; Laminate; Tile
Basement Details: None, Crawl Space
Construction: Frame
Foundation: Concrete
Exterior: Vinyl
Roof: Metal
Road: Paved; Private Maintained
Water: Private Well
Sewer: Septic System
Add'l Living Qtrs: Guest House
Bdrms: 1
Baths: 1
Approx SqFt: 852
Year Built: 1997

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