

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
JUL 11 2016
IDWR/NORTHERN

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?
95-12261	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: DONALD McDANIEL
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): ANTHONY PLAGER
New owner(s) as listed on the conveyance document
- Mailing address: 8399 E. BEAUTY Bay Dr. City: COBURD ALLEN State: ID ZIP: 83814
- Telephone: 208-620-8730 Email: AEP 955@gmail.com

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: _____
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.

8. Signature: Anthony Plager Title, if applicable: _____ Date: 6/13/16
Signature of new owner/claimant
- Signature: _____ Title, if applicable: _____ Date: _____
Signature of new owner/claimant

For IDWR Office Use Only:

Received by _____ Date _____ Receipt No. _____ Receipt Amt. _____

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 _____ Processed by manly Date 7-19-16

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
1866 North Lakewood Drive
Coeur d'Alene, ID 83814

CLIFFORD T. HAYES 2 P 2434893000
KOOTENAI COUNTY RECORDER
JAJ 10/31/2013 1:14 PM
REQ OF FIRST AMERICAN TITLE KOOTENAI

RECORDING FEE: \$13.00 DD
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **481045-PF (smc)**

Date: **October 15, 2013**

For Value Received, **Donald L. McDaniel**, an unmarried man, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Anthony Plager**, an unmarried man and **Lori Pannette**, an unmarried woman, hereinafter called the Grantee, whose current address is **8399 E. Beauty Bay Drive, Coeur d'Alene, ID 83814**, the following described premises, situated in Kootenai County, Idaho, to-wit:

PARCEL 1:

A PORTION OF SECTION 12, TOWNSHIP 49 NORTH, RANGE 3 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, STATE OF IDAHO, AND AMENDED BY AFFIDAVIT TO CORRECT LEGAL DESCRIPTION RECORDED JANUARY 12, 2010 AS INSTRUMENT NO. 2248969000 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 49 NORTH, RANGE 3 WEST, BOISE MERIDIAN; THENCE

SOUTH 84°31' WEST, 1311.90 FEET TO A IRON PIN, WHICH IS THE TRUE POINT OF BEGINNING; THENCE

SOUTH 08°04' WEST, 70.23 FEET TO AN IRON PIN; THENCE

NORTH 83°46' WEST, 139.76 FEET TO AN IRON PIN; THENCE

NORTH 03°04' WEST, 60.73 FEET TO AN IRON PIN; THENCE

SOUTH 87°37' EAST, 151.57 FEET TO AN IRON PIN WHICH IS THE TRUE POINT OF BEGINNING.

PARCEL 2:

LOT 3, BLOCK 2, BEAUTY BAY ESTATES 1ST ADDITION, ACCORDING TO THE PLAT RECORDED IN BOOK "E" OF PLATS, PAGE 118, RECORDS OF KOOTENAI COUNTY, STATE OF IDAHO.

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.

Date: 10/15/2013

Warranty Deed
- continued

File No.: 481048-PF (wmc)

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.

Sale restriction: Until such time as the loan between Donald L. McDaniel (Beneficiary) and Anthony Payer and Lori Pannetta (Grantors) in the amount of \$ 184,000.00 is paid in full, the two parcels are not to be split and sold separately.

✓ Donald L. McDaniel

AP

UAP

✓
Donald L. McDaniel
Donald L. McDaniel

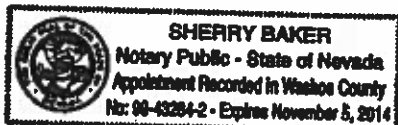
STATE OF

Nevada,

COUNTY OF

Washoe ss.

On this 24th day of October, 2013, before me, a Notary Public in and for said State, personally appeared Donald L. McDaniel, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



[Signature]
Notary Public for the State of Nevada
Residing at: Washoe Co., NV
My Commission Expires: 11/5/14



Parcel Number
49N03W122600

Find

Parcel ID	Owner
49N03W-12-2600	PLAGER

E BEAUTY BAY DR



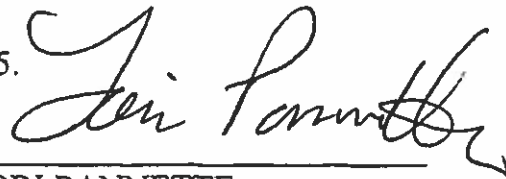
QUITCLAIM DEED

FOR VALUE RECEIVED, LORI PANNETTE, an unmarried woman, Grantor, does hereby grant, bargain, sell, and convey all of her right, title and interest unto ANTHONY PLAGER, an unmarried man, Grantee, whose current mailing address is 8399 East Beauty Bay Drive, Coeur d'Alene ID 83814, the following described premises, situated in Kootenai County, Idaho, to wit:

EXHIBIT "A"

To have and to hold the said premises, with their appurtenances unto said Grantee, his heirs and assigns forever. And the said Grantor does hereby convey all of her right, title, and interest, whether now owned or hereafter acquired in said premises.

DATED this 13 day of May, 2015.

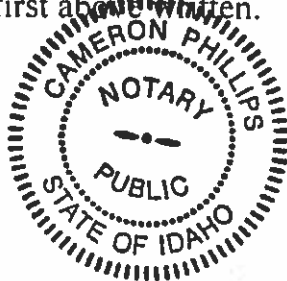


LORI PANNETTE

STATE OF IDAHO)
) ss.
County of Kootenai)

On the 13 day of May, 2015, before me, a Notary Public, in and for the State of Idaho, County of Kootenai, personally appeared LORI PANNETTE, known or identified to me to be the person who executed the foregoing instrument and acknowledged to me that she executed the same.

SUBSCRIBED and SWORN to me before me as of the day and year in this certificate first above written.



Notary Public for Idaho

Residing at: Q1A

Commission Expires: 5/30/15

AP UCP

Date: October 15, 2013

File No.: 481045-PF (smc)

EXHIBIT 'A'

LEGAL DESCRIPTION:

PARCEL 1:

A PORTION OF SECTION 12, TOWNSHIP 49 NORTH, RANGE 3 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, STATE OF IDAHO, AND AMENDED BY AFFIDAVIT TO CORRECT LEGAL DESCRIPTION RECORDED JANUARY 12, 2010 AS INSTRUMENT NO. 2248969000 DESCRIBED AS FOLLOWS:

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PARCEL 2:

LOT 3, BLOCK 2, BEAUTY BAY ESTATES 1ST ADDITION, ACCORDING TO THE PLAT RECORDED IN BOOK "E" OF PLATS, PAGE 118, RECORDS OF KOOTENAI COUNTY, STATE OF IDAHO.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
1866 North Lakewood Drive
Coeur d'Alene, ID 83814

CLIFFORD T. HAYES 6 P 2434894000
KOOTENAI COUNTY RECORDER
JAJ 10/31/2013 1:14 PM
REQ OF FIRST AMERICAN TITLE KOOTENAI

RECORDING FEE: \$25.00 MD
Electronically Recorded

Space Above This Line for Recorder's Use Only

File No. 481045-PF (smc)

DEED OF TRUST

THIS DEED OF TRUST, made this **October 16, 2013**, between **Anthony Plager, an unmarried man and Lori Pannette, an unmarried woman**, herein called GRANTOR(S), whose address is **8399 Beauty Bay Drive, Coeur d' Alene, ID 83814**, and **First American Title Company**, herein called TRUSTEE, whose address is **1866 North Lakewood Drive, Coeur d'Alene, Idaho 83814**, and **Donald McDaniel, an unmarried man**, herein called BENEFICIARY, whose address is 1000 E Prater Way C213 Sparks NV 89434.

WITNESSETH: That Grantor does hereby Irrevocably GRANT, BARGAIN, SELL AND CONVEY TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of **Kootenai**, State of **Idaho**, described as follows and containing not more than eighty acres in area:

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PARCEL 2:

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RECORDED IN BOOK "E" OF PLATS, PAGE 118, RECORDS OF KOOTENAI COUNTY, STATE OF
IDAHO.**

TOGETHER WITH all the tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits;

For the purpose of securing:

1. Performance of each agreement of Grantor herein contained.
 2. Payment of the indebtedness evidenced by a promissory note, of even date herewith, and any extension or renewal thereof, in the principal sum of **184,000.00 Dollars (\$184,000.00)** payable to Beneficiary or order and made by Grantor, the final payment of principal and interest thereof, if not sooner paid, to be finally due and payable **October 1, 2028**.
 3. To secure payment of all such further sums as may hereafter be loaned or advanced by the Beneficiary herein to the Grantor herein, or any or either of them while record owner of present interest, for any purpose, and any notes, drafts or other Instruments representing such further loans, advances or expenditures together with interest on all such sums at the rate therein provided. Provided, however, that the making of such further loans, advances or expenditures shall be optional with the Beneficiary, and provided further, that it is the express intention of the parties to this Deed of Trust that it shall stand as continuing security until paid for all such loans, advances or expenditures together with interest thereon.
- A. To protect the security of this Deed of Trust, Grantor agrees:
1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon, and to pay when due all claims for labor performed and materials furnished; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
 2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
 3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and

- expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear.
4. To pay: at least ten days before delinquency, all taxes and assessments affecting said property, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust. In addition to the payments due in accordance with the terms of the note hereby secured the Grantor shall at the option, and on demand of the Beneficiary, pay each month 1/12 of the estimated annual taxes, assessments, insurance premiums, maintenance and other charges upon the property, nevertheless in trust for Grantor's use and benefit and for the payment by Beneficiary of any such items when due. Grantor's failure so to pay shall constitute a default under this trust.
 5. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, with interest from date of expenditure at the note rate.
 6. Should Grantor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Grantor and without releasing Grantor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, in enforcing this Deed of Trust by judicial foreclosure, pay necessary expenses, employ counsel and pay his reasonable fees.

B. It is mutually agreed that:

1. Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
3. At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
4. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5. As additional security, Grantor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
6. Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default, Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligations hereof, and shall cause such notice to be recorded in the office of the recorder of each county wherein said real property or some part thereof is situated. Notice of sale having been given as then required by law, and not less than the time then required by law having elapsed, Trustee, without demand on Grantor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including the Beneficiary under the Deed of Trust, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payments of: all sums expended under the terms hereof, not then repaid, with accrued interest at the note rate; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

7. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns, the term Beneficiary shall mean the owner and holder of the Note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
8. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Beneficiary or Trustee shall be party unless brought by Trustee.

Deed of Trust
File No. 481045-PF (smc)

9. In the event of dissolution or resignation of the Trustee, the Beneficiary may substitute a Trustee or Trustees to execute the trust hereby created, and when any such substitution has been filed for record in the office of the Recorder of the County in which the property herein described is situated, it shall be conclusive evidence of the appointment of such Trustee or Trustees, and such new Trustee or Trustees shall succeed to all of the powers and duties of the Trustee or Trustees named herein.

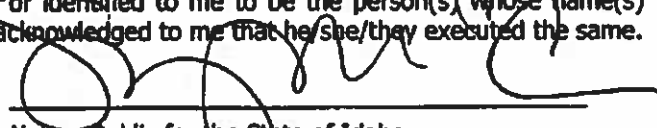
Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to the Grantor at his address hereinbefore set forth.


Anthony Plager


Lori Pannette

STATE OF Idaho)
COUNTY OF Kootenai)
30th ⑤

On this ~~October 16~~ 30th, 2013, before me, a Notary Public in and for said State, personally appeared **Anthony Plager and Lori Pannette**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.


Notary Public for the State of Idaho
Residing at: Hayden, ID
My Commission Expires: 7-16-2015

