

MEMO

Date: August 11, 2016

To: Claim File 95-181

From: Linda Werner, Water Resource Agent, Sr. *L.W.*

Subject: Warranty Deed for Change of Ownership

An ownership change request was sent to new owner Erik Curtis on July 20, 2015. He completed the ownership form and returned it with a map and a HUD settlement statement. The enclosed warranty deed was emailed to me, per my request, by Kootenai Title Company on August 11, 2016.



File No. 82879

WARRANTY DEED

JIM BRANNON 1 P 2472094000
KOOTENAI COUNTY RECORDER
DAS 9/30/2014 12:00 PM
REQ OF KOOTENAI COUNTY TITLE
COMPANY
RECORDING FEE: \$10.00 DD
Electronically Recorded

RECEIVED
AUG 11 2016
IDWR / NORTH

For Value Received

Patsy A. Bearman, a single woman

The Grantor, does hereby grant, bargain, sell and convey unto

Erik R. Curtis and Sondra M. Curtis, husband and wife, as community property, with rights of survivorship

Address: 12922 N. Rockaway Bay Rd - Hayden, Id 83835

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

Lot 3, ROCKWAY BEACH, according to the plat recorded in the office of the County Recorder in Book D of Plats at Page 22, records of Kootenai County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: September 29, 2014

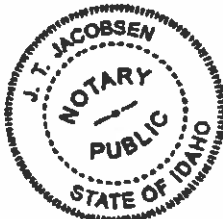
Patsy A. Bearman
Patsy A. Bearman

STATE OF Idaho

COUNTY OF Kootenai

On this 29th day of September, 2014, before me, J.T. Jacobsen, a Notary Public in and for said State, personally appeared Patsy A. Bearman, 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 they executed the same.

[Signature]
Notary Public for Idaho
Residing at Post Falls
My Commission Expires: 06/24/15



STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESRECEIVED
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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. 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?
95-181 (ident)	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: Patsy Bearman
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Erik Curtis
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

12922 N Rockaway Bay Hayden ID 83835
Mailing address City State ZIP
208-699-1033 sonnynerik@gmail.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: Sept 29, 2015

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: [Signature] Title, if applicable: _____ Date: 8.12.15
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 ☐

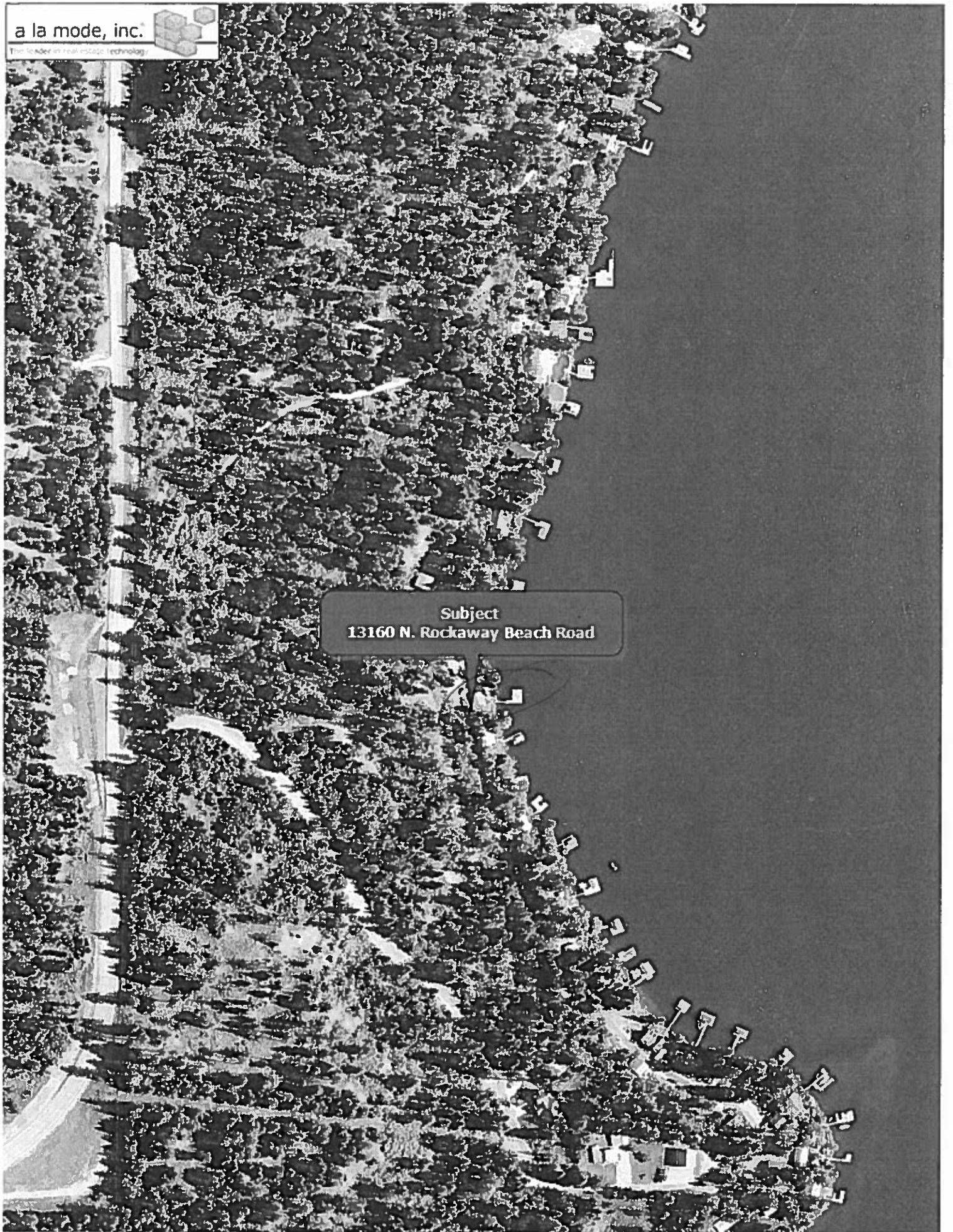
Name on W-9 _____ Approved by 262 Processed by 262 Date 8-11-2016

a la mode, inc.

The leader in real estate technology



Subject
13160 N. Rockaway Beach Road



**A. Settlement Statement (HUD-1)****B. Type of Loan**

1. ☐ FHA	2. ☐ RHS	3. ☒ Conv. Unins.	6. File Number: 82879	7. Loan Number: 2200470740	8. Mortgage Insurance Case Number:
4. ☐ VA	5. ☐ Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.a.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower: Erik R. Curtis and Sondra M. Curtis 12922 N. Rockaway Bay Rd. Hayden, Id 83835	E. Name and Address of Seller: Patsy A. Bearman 13160 N. Rockaway Beach Road Hayden, Id 83835	F. Name and Address of Lender: US Bank Home Mortgage 7601 Penn Ave. S, Suite A1 Richfield, MN 55423
G. Property Location: 13160 N. Rockaway Beach Road Hayden, ID 83835 Kootenai County, Idaho ROCKWAY BEACH, LT 3	H. Settlement Agent: Kootenai County Title Company, Inc. 82-0309994 Sandy Motz Place of Settlement: 1450 Northwest Blvd., Ste 200 Coeur d'Alene, ID 83814	I. Settlement Date: September 29, 2014 Disburse: 09/30/14

J. Summary of Borrower's transaction		K. Summary of Seller's transaction	
100. Gross Amount Due from Borrower:		400. Gross Amount Due to Seller:	
101. Contract sales price		401. Contract sales price	300,000.00
102. Personal property		402. Personal property	
103. Settlement Charges to Borrower (Line 1400)		403.	
104.		404.	
105.		405.	
Adjustments for items paid by Seller in advance		Adjustments for items paid by Seller in advance	
106. Solid Waste to		406. Solid Waste 09/30/14 to 01/01/15	11.85
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower		420. Gross Amount Due to Seller	300,011.85
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to Seller (Line 1400)	293.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage	
206.		506. Deposit retained by seller	100.00
207.		507.	
208. Sllr Paid Owners Title Policy		508. Sllr Paid Owners Title Policy	1,326.00
209.		509.	
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller	
210. Solid Waste to		510. Solid Waste to	
211. County Taxes to		511. County Taxes 01/01/14 to 09/30/14	1,604.29
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower		520. Total Reduction Amount Due Seller	3,323.29
300. Cash at Settlement from/to Borrower		600. Cash at settlement to/from Seller	
301. Gross amount due from Borrower (line 120)		601. Gross amount due to Seller (line 420)	300,011.85
302. Less amount paid by/for Borrower (line 220)	()	602. Less reductions due Seller (line 520)	(3,323.29)
303. Cash ☒ From ☐ To Borrower		603. Cash ☒ To ☐ From Seller	296,688.56

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L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
Division of commission (line 700) as follows:					
701. \$	to				
702. \$	to				
703. Commission paid at settlement					
704.					
705.					
800. Items Payable in Connection with Loan					
801. Our origination charge includes Origination Point (0.000% or \$ 0.00) \$ (from GFE #1)					
802. Your credit or charge (points) for the specific interest rate chosen \$ (from GFE #2)					
to					
803. Your adjusted origination charges to (from GFE #A)					
804. Appraisal fee to (from GFE #3)					
805. Credit Report to (from GFE #3)					
806. Tax service to (from GFE #3)					
807. Flood certification to (from GFE #3)					
808. (from GFE #3)					
809. (from GFE #3)					
810. (from GFE #3)					
811. (from GFE #3)					
900. Items Required by Lender to Be Paid in Advance					
901. Daily interest charges from to @ \$ /day (from GFE #10)					
902. Mortgage insurance premium for months to (from GFE #3)					
903. Homeowner's insurance for years to (from GFE #11)					
904. Flood Insurance Premium years to (from GFE #11)					
905. (from GFE #11)					
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account (from GFE #9)					
1002. Homeowner's insurance months @ \$ per month					
1003. Mortgage insurance months @ \$ per month					
1004. Property taxes					
County Taxes months @ \$ per month					
City/Town Taxes months @ \$ per month					
1005. months @ \$ per month					
1006. months @ \$ per month \$					
1007. Flood Insurance Premium months @ \$ per month \$					
1008.					
1009.					
1100. Title Charges					
1101. Title services and lender's title insurance (from GFE #4)					
1102. Settlement or closing fee to Kootenai County Title Company, Inc. \$ 315.00 275.00					
1103. Owner's title insurance (from GFE #5)					
1104. Lender's title insurance					
1105. Lender's title policy limit \$					
1106. Owner's title policy limit \$					
1107. Agent's portion of title insurance premium to \$					
1108. Underwriter's portion of title insurance premium to \$					
1109.					
1110.					
1111.					
1112.					
1113.					
1200. Government Recording and Transfer Charges					
1201. Government recording charges to (from GFE #7)					
1202. Deed \$ Mortgage \$ Releases \$ Other \$					
1203. Transfer taxes (from GFE #8)					
1204. City/County tax/stamps \$ \$					
1205. State tax/stamps \$ \$					
1206. Record Death Certificate to Kootenai County Title Company, Inc. 18.00					
1207.					
1300. Additional Settlement Charges					
1301. Required services that you can shop for (from GFE #6)					
1302.					
1303.					
1304.					
1305.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					293.00

Seller(s): Patsy A. Bearman

Buyer(s): Erik R. Curtis and Sondra M. Curtis

Lender: US Bank Home Mortgage

Settlement Agent: Kootenai County Title Company, Inc.
(208)867-9431

Place of Settlement: 1450 Northwest Blvd., Ste 200
Coeur d'Alene, ID 83814

Settlement Date: September 29, 2014

Disbursement Date: September 30, 2014

Property Location: 13160 N. Rockaway Beach Road
Hayden, ID 83835

Settlement or Closing Fee Details

Escrow Fee	275.00
to Kootenai County Title Company, Inc.	
Total	\$ 275.00

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Seller(s): Patsy A. Bearman

Buyer(s): Erik R. Curtls and Sondra M. Curtls

Lender: US Bank Home Mortgage

Settlement Agent: Kootenai County Title Company, Inc.
(208)667-9431

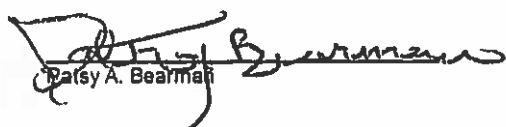
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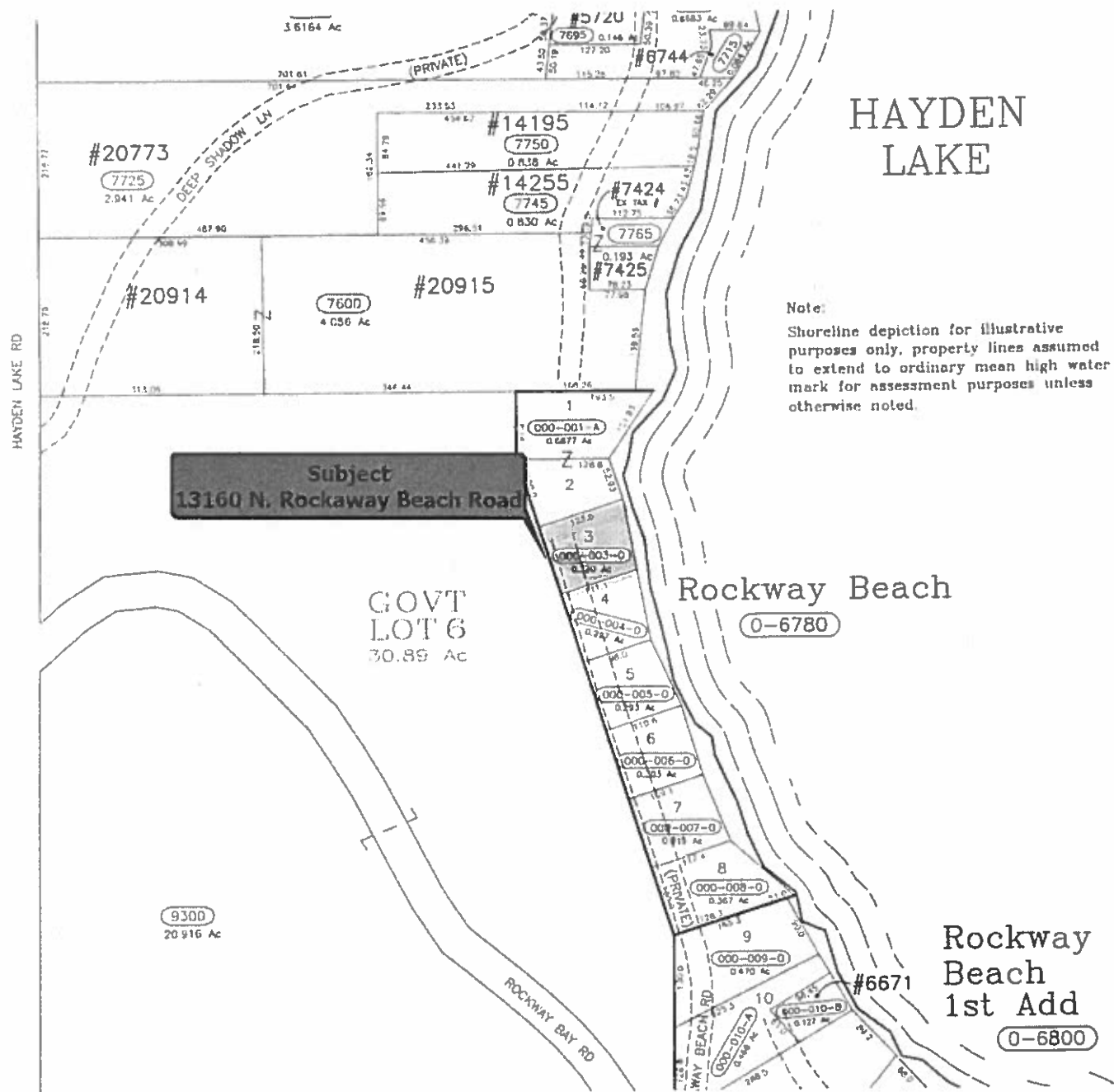
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.


Patsy A. Bearman

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


Kootenai County Title Company, Inc.
Settlement Agent

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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

July 20, 2015

ERIK CURTIS
12922 N ROCKAWAY BEACH RD
HAYDEN ID 83814

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RE: Ownership of Water Right 95-181

Dear Mr. Curtis:

We have been advised that there may be an ownership change on Kootenai County Parcel Number 067800000030 and water right referenced above.

When a change of ownership involving a water right occurs, a Notice of Change in Water Right Ownership form is required. I have enclosed a copy of this form for your convenience. Please return the completed form along with the required support documentation to my attention. I will be happy to update our records upon receipt of this information.

If you have any questions regarding this matter, please call me at 208-762-2802.

Sincerely,

Linda A. Werner
Water Resource Agent, Sr.

Enclosures: Copy of Notice of Claim Number 95-181
Change of Ownership Form w/Instructions

COPY

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AUG 14 2013
IDWR / NORTH

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF
TWIN FALLS

IN RE THE GENERAL ADJUDICATION OF RIGHTS TO
THE USE OF WATER FROM THE COEUR D'ALENE-
SPOKANE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 49576

Ident. Number: 95-181

Date Received: 12/31/2012

Receipt No: X999999

Received By:

**NOTICE OF CLAIM TO A WATER RIGHT ACQUIRED
UNDER STATE LAW**

1. Name of Claimant(s)

PATSY BEARMAN
PO BOX 116
HAYDEN ID 83835

2. Date of Priority: 4/1/1955

3. Source: HAYDEN LAKE Tributary to: SINKS

4. Point of Diversion:

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>1/4 of 1/4 of 1/4</u>	<u>Lot</u>	<u>County</u>	<u>Type</u>
51N	03W	4		6	KOOTENAI	

5. Description of diverting works:

6. Water is used for the following purposes:

<u>Purpose</u>	<u>From To</u>	<u>C.F.S.</u>	<u>(or) A.F.A</u>
DOMESTIC	4/01 11/30	0.02	0.44

7. Total Quantity Appropriated is: 0.02 C.F.S. and/or 0.44 A.F.A

8. Non-irrigation uses:

9. Place of use:

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>1/4 of 1/4</u>	<u>Lot</u>	<u>Use</u>	<u>Acres</u>
51N	03W	4		6	DOMESTIC	
						Section Acres
						Total Acres

10. Place of use in counties: KOOTENAI

11. Do you own the property listed above as place of use? Yes

12. Other Water Rights Used:

13. Remarks:

Priority date description: