



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

August 26, 2016

THOMAS J MCNABB
2102 E FRONT AVE
COEUR D ALENE ID 83814

SUBJECT: Completed Ownership Change on Notice of Claim Numbers 95-13189 & 95-13190

Dear Mr. McNabb:

I have completed the ownership change on the above numbered claims and have enclosed a copy for your records. This change will ensure that you receive all future correspondence related to this claim and the adjudication. Thank you for your prompt attention to this matter.

Sincerely,

Linda A. Werner
Water Resource Agent, Sr.

Enclosures: Copy Claim Numbers 95-13189 & 95-13190

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
AUG 25 2016
IDWR / NORTH

RECEIVED
AUG 09 2016
IDWR / NORTH

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?
95-13189	Yes ☐		Yes ☐		Yes ☐
95-13190	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: James M Kimball and Karen D. Kimball
Name of current water right holder/claimant

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

2102 E Front Ave. Coeur d'Alene ID 83814
Mailing address City State ZIP

208 929 2748 tmcnabb@coeurlake.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: April 28, 2016

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: [Signature] Owner 8-25-16
Signature of new owner/claimant Title, if applicable Date

Signature: _____
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 8-26-2016



RECEIVED
KOOTENAI COUNTY
AUG 25 2016

MAKE A REQUEST FOR THE BEST

File No. 86687HUD-KM

IDWR / NORTH

WARRANTY DEED

JIM BRANNON 1 P 2543183000
KOOTENAI COUNTY RECORDER
AF 4/29/2016 1:45 PM
REQ OF KOOTENAI COUNTY TITLE
COMPANY

RECORDING FEE: \$10.00 DD
Electronically Recorded

JIM BRANNON 1 P 2547631000
KOOTENAI COUNTY RECORDER
JAJ 6/2/2016 10:52 AM
REQ OF KOOTENAI COUNTY TITLE
COMPANY

RECORDING FEE: \$10.00 DD
Electronically Recorded

For Value Received

Re-record to correct legal description

James M. Kimball and Karen D. Kimball, Co-Trustees of the James M. and Karen D. Kimball Family Trust U/A 3/13/09

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

Bluegrass Annex, LLC, an Idaho Limited Liability Company

Address: P.O. Box 3548 Coeur d'Alene ID 83816

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

The East half of the Northwest Quarter of the Northwest Quarter, Section 21, Township 32 North, Range 4 West Boise Meridian, Kootenai County, Idaho.

This conveyance includes all water rights associated with or appurtenant to the property conveyed hereunder, including but not limited to all water rights memorialized by or arising under IDWR Claim ID No. 95-13189.

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: April 28, 2016

The James M. and Karen D. Kimball Family Trust

By: James M. Kimball
James M. Kimball, Co-Trustee

BY: Karen D. Kimball
Karen D. Kimball, Co-Trustee

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

On this 28 day of April, in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared

James M. Kimball and Karen D. Kimball

known or identified to me to be the persons whose names are subscribed to the within instrument, as Co-Trustees of

The James M. Kimball and Karen D. Kimball Family Trust

and acknowledged to me that they executed the same in their authorized capacities as Co-Trustees of said Trust, and that by their signatures on the foregoing instrument, the Trust executed the instrument and acknowledged the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Keri Mitchell
Notary Public in and for said State

Residing at: Hayden

Commission Expires: 8-25-2017

File No. 86687HUD-*km*

WARRANTY DEED

For Value Received

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Karen D. Kimball, Co-Trustee

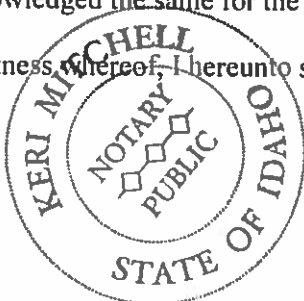
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Keri Mitchell
Notary Public in and for said State
Residing at: Hayden
Commission Expires: 8-25-2017