



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region, 7600 Mineral Drive, Suite 100, Coeur d'Alene, Idaho 83815

Phone: (208) 762-2800 FAX: (208) 762-2819 www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

September 26, 2016

TC PROPERTIES
1702 21ST ST #105
LEWISTON ID 83501

Re: 95-9370 Ownership Change

Dear Property Owner:

Please find returned Notice of Change in Water Right Ownership (enclosed) for more information.

In order to process this change, a copy of Exhibit A (showing full legal description) is required. A copy of this may be obtained at the Kootenai County Records Office, 208 446-1480.

If you have any questions, please call our office.

Sincerely,

Carolyn Monitz
Technical Records Clerk
IDWR
Northern Region

Cm/encl

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESRECEIVED
SEP 26 2015
IDWR/NORTHERN

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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
95-9370	Yes ☒		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Peter Stanton

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): T.C. Properties

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or1702 21st St #105

Mailing address

Lewiston

City

ID 83501

State

ZIP

208-798-4500

Telephone

t.c.properties@hotmail.com

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: yes

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: T.C. Properties, LP by Robert R. Capen Partner 9-22-16

Signature of new owner/claimant

Title, if applicable

Date

Signature: _____ Title, if applicable: _____ Date: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

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



File No. 80921ss

WARRANTY DEED

CLIFFORD T. HAYES 2 P 2425022000
KOOTENAI COUNTY RECORDER
JRG 8/21/2013 11:15 AM
REQ OF KOOTENAI COUNTY TITLE
COMPANY
RECORDING FEE: \$13.00 DD
Electronically Recorded

For Value Received

Peter F. Stanton and Denise M. Stanton, husband and wife who acquired title as Peter F. Stanton and Denise Copeland-Stanton, husband and wife

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

T.C. Properties, L.P., an Idaho limited partnership

Address: 1702 21st St #105, Lewiston, ID 83501

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

***See exhibit "A" attached hereto and made a part hereof for legal description:

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: August 12, 2013

* Peter F. Stanton
Peter F. Stanton

* Denise M. Stanton
Denise M. Stanton

SIGN HERE

Notarize

STATE OF Washington
COUNTY OF Spokane

On this 12th day of August, 2013, before me, Sylvia M. Hedrick, a Notary Public in and for said State, personally appeared Peter F. Stanton and Denise M. Stanton, 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.

* Sylvia M. Hedrick
Notary Public for Washington
Residing at Spokane
My Commission Expires: 11-17-15



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7300
1.030 Ac

COVT
LOT 9
19.73 Ac

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5.047 Ac

P1 7700
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This sketch is provided, without charge,
for your information. It is not intended to
show all matters related to the property.
The Company assumes NO LIABILITY
for any matter related to this sketch.