

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/or

1702 21st St #105 Lewiston ID 83501
Mailing address City State ZIP
208-798-4500 t.c.properties@hotmail.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: 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. Cepeda Partner 9-22-16
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 _____ Date _____ Receipt No. _____ Receipt Amt. _____
Approved by _____ Processed by C. Manitz Date 10-13-16



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

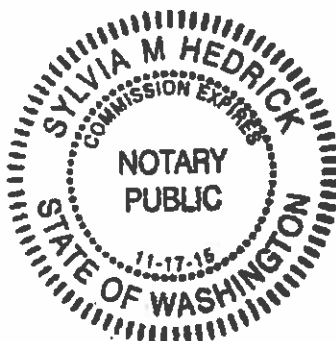
* Peter F. Stanton
Peter F. Stanton
* Denise M. Stanton
Denise M. Stanton



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



12391
7300
6.030 Ac

JOVT
LOT 9
19.73 Ac

#12392
7800
5.047 Ac

PT 7700
5.893 Ac

1302.88

84.275
84.147

SPYGLASS LN (Phase)
17.941

RD BAY RD

462.88

177.00

129.00

34.50

30

PT
#15260
7725
0.395 Ac

PT
#15260
7725
0.395 Ac

PT
#15260
7725
0.395 Ac

#13237

#13778

#13777

#13264

#18876

#18875

#13236

#13315

#13316

#13489

#23266

#23265

4000
1.570 Ac

5600
1.0384 Ac

TWISTED PINE RD (Phase)

5605
0.9498 Ac

5610
0.871 Ac

5615
0.091 Ac

5620
0.790 Ac

5625
0.828 Ac

5630
0.657 Ac

5635
0.702 Ac

5640
0.617 Ac

5650
0.578 Ac

5660
0.397 Ac

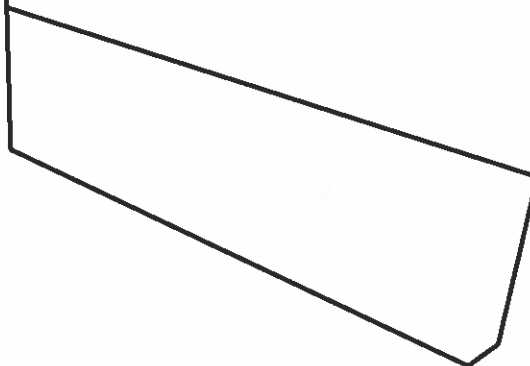
5670
0.289 Ac

5680
0.227 Ac

5690
0.165 Ac

PIC

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.



10/13/2016

Scale: 1 inch= 103 feet

File:

Tract 1: 0.5566 Acres (24245 Sq. Feet), Closure: n02.0059w 693.46 ft. (1/2), Perimeter=1454 ft.

01 n+1816658.3m e+2285268.689m

07 n02.0100w 76.00

02 s02.0100e 693.46

03 s72.3231e 299.83

04 s13.0139w 92.03

05 s52.4707w 19.97

06 n64.5158w 272.50

Chicago Title Insurance Company

Commitment Number: 80921

EXHIBIT "A"
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

A parcel of land being a portion of Government Lot 3, Section 10, Township 48 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

Commencing at a found iron pipe marking the West Quarter corner of said Section 10; thence,

Along the West line of Section 10, South 02°01'00" East, a distance of 693.46 feet to a set iron rod and cap for the POINT OF BEGINNING; thence

South 72°32'31" East, a distance of 299.83 feet to a set iron rod and cap on the shore line of Lake Coeur d' Alene; thence

Along the Shore line of Lake Coeur d' Alene, South 13°01'39" West, a distance of 92.03 feet to a set iron rod and cap; thence

Continuing along the shore line of Lake Coeur d' Alene, South 52°47'07" West, a distance of 19.97 feet to a set iron rod and cap; thence

North 64°51'58" West, a distance of 272.50 feet to a set iron rod and cap on the West line of Section 10; thence

Along the West line of Section 10, North 02°01'00" West, a distance of 76.00 feet to the POINT OF BEGINNING.



File No. 80921ss

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

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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



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





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

Copy of Legal
2425022000

TC PROPERTIES
1702 21ST ST #105
LEWISTON ID 83501

P.O. Box 9000
CDA, ID 83816
#1.00

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

Carolyn Monitz
Technical Records Clerk
IDWR
Northern Region

Cm/encl



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

October 13, 2016

TC Properties
1702 21st St #105
Lewiston, ID 83501

Re: 95-9370 – Notice of Change in Water Right Ownership

Dear Property Owner:

This letter will confirm that your ownership change has been received and processed by this office. A Preliminary Recommendation is enclosed for your files.

If you have any questions regarding this matter, please contact our office.

Sincerely,

Carolyn Monitz
Technical Records Clerk
IDWR
Northern Region

CM

Encl