

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
NOV 29 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?
95-14173	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: John L Toedter Estate

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Big Hand Ranch LLC

New owner(s) as listed on the conveyance document

Name connector

☐ and☐ or☐ and/or

Mailing address

8192 S.Mundt Rd

City

Coeur d'Alene

State

ID

ZIP

83814

Telephone

208 665-9119

Email

lee.toedter@building7.net

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: 29 March 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):
 - o \$25 per **undivided** water right.
 - o \$100 per **split** water right.
 - o **No fee is required for pending adjudication claims.**

8. Signature: [Signature] Single Member 29 Nov 2016

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 cmontz Date 12-5-16

RECEIVED

NOV 29 2016

IDWR / NORTH

JIM BRANNON 2 P 2538765000
KOOTENAI COUNTY RECORDER
HLW Date 03/29/2016 11:34 AM
REQ OF D TOEDTER

RECORDING FEE \$13.00

DD



Recorded at Request of _____ at _____

Fee Paid \$ _____, \$ _____ by _____

Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to: _____

QUIT CLAIM DEED

Martha Land LLC, Grantor(s), of 8192 S. Mundt Road Coeur d' Alene, Idaho 83814, Kootenai County, Idaho, hereby quit claims, conveys, delivers, and transfers to, BIG HAND RANCH LLC, Grantee, of 8192 S. Mundt Road Coeur d' Alene, ⁸³⁸¹⁴ County of Kootenai, State of Idaho, for good and valuable consideration, all of Grantor(s) right, title and interest in and to the following described tract of land in County of Kootenai, State of Idaho:

Legal Description: The Northeast quarter of Section Seventeen, Township Forty-nine, North, Range 4, West of the Boise Meridian; also a tract of land, in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said section seventeen, 20 feet on each side of the following described center line; Beginning at the North quarter corner of said section 17; thence South $16^{\circ} 23'$ West 146.1 feet; thence South $46^{\circ} 10'$ West 132.0 feet, thence South 19° West 120.4 feet, thence South $36^{\circ} 37'$ West 108.9 feet, thence South $9^{\circ} 49'$ East 147.6 feet, thence South $38^{\circ} 30'$ East 346 feet to the intersection with quarter line at Grover road. Right of way to be 20 feet on each side of above survey.

FILED AND RECORDED IN BOOK 103 OF DEEDS, PAGE 617 KOOTENAI COUNTY, IDAHO ON 04/01/1937

LESS AND NOT INCLUDED IN THIS CONVEYANCE IS:

The West half of the Southwest quarter of the Southeast quarter of Section 17; Township 49 North, Range 4 West; of the Boise Meridian in Kootenai County, Idaho.
(W1/2, SW1/4, SE1/4, Section 17, T49N R04W, BM)

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,

restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantor, Grantor's heirs, executors and administrators shall warrant and defend the title unto the Grantees, Grantees' heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: #49NO4W172200

In Witness Whereof the hand of said Grantors has executed this deed, this 29th day of ~~November 2014~~ March 2016



Dennis L. Toedter, Member, for Grantor
Martha Land LLC

STATE OF IDAHO)
) ss.

COUNTY OF KOOTENAI)

On the 29th day of March, 2016, personally appeared before me Dennis L. Toedter, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public:

Coeur d'Alene, ID
Residing at:

My Commission Expires: July 16, 2020



RECEIVED
NOV 29 2016

RECORDING FEE: \$13.00

DD

Recorded at Request of IDWR / NORTH at _____

Fee Paid \$ _____, \$ _____ by _____

Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to: _____

QUIT CLAIM DEED

BERTHA LAND LLC, Grantor(s), of 8192 S. Mundt Road Coeur d' Alene, Idaho 83814, Kootenai County, Idaho, hereby quit claims, conveys, delivers, and transfers to, BIG HAND RANCH LLC, Grantee, of 8192 S. Mundt Road Coeur d' Alene, County of Kootenai, State of Idaho, for good and valuable consideration, all of Grantor(s) right, title and interest in and to the following described tract of land in County of Kootenai, State of Idaho:

Legal Description: SE1/4 of Sec 17, Twp 49 North, Range 4 West, B. M.

FILED AND RECORDED IN BOOK 116 OF DEEDS, PAGE 449

KOOTENAI COUNTY IDAHO ON 07/06/1942

LESS AND NOT INCLUDED IN THIS CONVEYANCE IS:

Legal Description: The West half of the Southwest quarter of the Southeast quarter of Section 17; Township 49 North, Range 4 West; of the Boise Meridian in Kootenai County, Idaho.

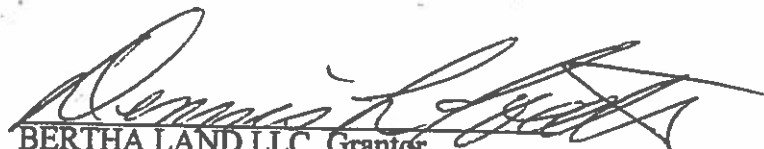
(W1/2, SW1/4, SE1/4, Section 17, T49NRO4W, BM)

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantor, Grantor's heirs, executors and administrators shall warrant and defend the title unto the Grantees, Grantees' heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: #49N04W172200

In Witness Whereof the hand of said Grantors has executed this deed, this 29 day of March 2016.


BERTHA LAND LLC, Grantor
By Dennis L. Toedter Member/Manager

STATE OF IDAHO)
) ss.
COUNTY OF KOOTENAI)

On this 29th day of March 2016, personally appeared before me Dennis L. Toedter, the
signer(s) of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public:



Coeur d'Alene ID
Residing at:

July 16, 2020
My Commission Expires:



KOOTENAI COUNTY RECORDER

JIM BRANNON - CLERK
451 GOVERNMENT WAY
COEUR D ALENE, IDAHO 83814
(208) 446-1480 - P.O. BOX 9000
KCRO@KCGOV.US

RECEIVED
NOV 29 2016
IDWR / NORTH
Page: 1 of 1

Receipt Time: 03/29/2016 11:34:40 AM

Receipt #: 6269587

Issued To: D TOEDTER

ID: HLW

Documents

#	Type	# Pages	Quantity	Instrument #	Book / Page	Amount
1	DD	2	1	2538765000		\$13.00
2	DD	2	1	2538766000		\$13.00
Total :						\$26.00

Payments

#	Type	Payment #	Amount	NSF
1	CHECK	5057	\$26.00	
Total Payments:			\$26.00	

Comments:



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

December 5, 2016

Big Hand Ranch LLC
8192 S Mundt Rd
Coeur d Alene ID 83814

Re: 95-14173 – 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