

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

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APR 13 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. 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 8648	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: MAVIS L. JUSTUS
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): NIGEL-TINA RAYSON
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or
- 1085 S BREEZY WAY POST FALLS ID 83254
Mailing address City State ZIP
- 208 215 1768 CANVASQUEY@NETSERV.NET
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: _____

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] _____
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 [Signature] Date 4/13/16 Receipt No. _____ Receipt Amt. _____

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 _____ Processed by cm Date 5-2-16

MAY - 2 2016



100 Wallace Avenue
Coeur d'Alene, ID 83814

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 542156

CLIFFORD YES 1 P 2438156000
KOOTENAI COUNTY RECORDER
ALF 11/27/2013 9:47 AM
REQ OF PIONEER TITLE KOOTENAI
COUNTY
RECORDING FEE: \$10.00 DD
Electronically Recorded

WARRANTY DEED

For Value Received

Mavis L. Justus, an unmarried woman

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Nigel Rayson and Tina Rayson, husband and wife

hereinafter referred to as Grantee, whose current address is 1085 South Breezy Way Post Falls, ID 83854

The following described premises, to-wit:

Lots 16, 17 and 18, River Ranchettes, according to the plat thereof, filed in Book "D" of Plats at page(s) 62, records of Kootenai County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 21, 2013


Mavis L. Justus

State of Idaho, County of Kootenai

On this 26th day of November in the year of 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Mavis L. Justus known or identified to me to be the person/persons whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.


Residing at: Post Falls, ID
Commission Expires: 10/16/18



Kootenai County, Idaho

generated on 4/5/2016 12:11:17 PM CDT

Parcel

Parcel Number	AIN	Situs Address
06640000017A	331198	1085 S BREEZY WAY, POST FALLS

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Owner Information	
Owner Name	RAYSON NIGEL RAYSON TINA
Owner Address	1085 S BREEZY WAY POST FALLS ID 83854
Transfer Date	
Document #	
Deed Book/Page	

Location / Description			
Tax Authority Group	073000	Current Legal Desc.	RIVER RANCHETTES, LT 17, E 18 FT-LT 18, W 14 FT-LT 16 Section 04 Township 50N Range 05W
Situs Address	1085 S BREEZY WAY, POST FALLS		
Acreage	.8805		

Parcel Type	
Property Class Code	537- Imp res rural sub
Neighborhood Code	2060 NW OF RIVER S OF STATELINE

Assessment Information					
Appraisal Date	08-19-2015	Current Year	2015	Market Value Land	\$100,000
Homeowners Eligible Amt Land	\$100,000	Homeowners Eligible Amt Land	\$0	Market Value Improvement	\$276,990
Homeowners Eligible Amt Imp	\$276,990	Homeowners Eligible Amt Imp	\$0	Total Market Value	\$376,990
Sum Homeowners Eligible Amt	\$376,990	Sum Homeowners Eligible Amt	\$0		
Homeowners Exemption Allowed	\$89,580	Homeowners Exemption Allowed	\$0		
Acreage	0.8805	Total Market Value	\$376,990	Total Market Value	\$0
		Homeowners Exemption Allowed	\$89,580	Homeowners Exemption	\$0
		Ag/Timber Exemption	\$0	Ag/Timber Exemption	\$0
		Other Exemptions	\$0	Other Exemptions	\$0
		Net Taxable Value	\$287,410		

SCANNED

MAY - 2 2016