



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

April 6, 2017

Mitchell G and Cammy G Lawrence
24020 E Broadway Ct
Liberty Lake WA 99019

Re: 95-11527 – Ownership Change

Dear Property Owner:

This letter will confirm that your ownership change has been received and processed by this office.

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

Sincerely,

Carolyn Monitz

Carolyn Monitz
Technical Records Clerk
IDWR
Northern Region

CM

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APR - 6 2017

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESRECEIVED
APR 03 2017
DWR / NORTH

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?
95-11527	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Bonnie Sue Nipp
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Mitchell G. and Cammy G. Lawrence
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☒ and/or
- 24020 E. Broadway Ct. Liberty Lake WA 99019
Mailing address City State ZIP
- 509-290-3533 lawrence.cammy@gmail.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 26, 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: Cammy G. Lawrence 4/3/17
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 Date APR - 6 2017

Approved by _____ Processed by cmomby Date 4-6-17

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APR 03 2017

IDWR/NORTH

JIM BRANNON 5 P 2543098000
KOOTENAI COUNTY RECORDER
JAJ 4/29/2016 11:05 AM
REQ OF FIRST AMERICAN TITLE -
KOOTENAI

RECORDING FEE: \$22.00
Electronically Recorded

DD

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
Michael G. Lawrence and Cammy G.
Lawrence
639 S. Plonske Road
Post Falls ID 83854

Below This Line for Recorder's Use Only

WARRANTY DEED

File No.: 585526-C (cm)

Date: April 26, 2016

For Value Received, Bonnie Sue Nipp, Trustor of the Bonnie Sue Nipp Living Trust, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Mitchell G. Lawrence and Cammy G. Lawrence, husband and wife, hereinafter called the Grantee, whose current address is 639 S. Plonske Road, Post Falls, ID 83854, the following described premises, situated in Kootenai County, Idaho, to-wit:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 7;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 7, SOUTH 88°46'04" EAST, 1325.62 FEET;

THENCE NORTH 00°05'33" EAST 501.50 FEET TO A 1/2 INCH IRON PIN WITH YELLOW CAP MARKED DURTSCHI 3814 ON THE NORTHWESTERLY RIGHT OF WAY OF RIVERVIEW DRIVE, AND SHOWN ON RECORD OF SURVEY FILED AT BOOK 26 OF SURVEYS, PAGE 108, RECORDS OF KOOTENAI COUNTY, IDAHO, THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY THE FOLLOWING FOUR COURSES:

SOUTH 56°41'35" WEST, 121.29 FEET;

THENCE 43.55 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04°59'27", SAID CURVE HAVING A CHORD BEARING OF SOUTH 54°12'00" WEST, 43.54 FEET;

THENCE SOUTH 51°42'16" WEST 226.50 FEET;

THENCE SOUTH 64°34'35" WEST 42.93 FEET;

THENCE 43.45 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 07°54'14", SAID CURVE HAVING A CHORD BEARING OF NORTH 36°15'41" EAST 43.42 FEET;

THENCE NORTH 32°18'35" EAST 180.73 FEET;

THENCE 22.47 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 04°30'59", SAID CURVING HAVING A CHORD BEARING OF NORTH 34°34'04" EAST 22.46 FEET;

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THENCE NORTH 36°49'34" EAST 63.08 FEET;

THENCE 75.17 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 13°40'21", SAID CURVE HAVING A CHORD BEARING OF NORTH 29°59'24" EAST 74.99 FEET;

THENCE NORTH 23°09'14" EAST 155.48 FEET;

THENCE 88.30 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 10°25'52", SAID CURVE HAVING A CHORD BEARING OF NORTH 28°22'10" EAST 88.18 FEET;

THENCE NORTH 33°35'06" EAST 73.09 FEET;

THENCE SOUTH 00°05'33" WEST, 63.43 FEET TO A HALF INCH IRON PIN WITH YELLOW CAP MARKED DURTSCHI 3814;

THENCE SOUTH 00°05'33" WEST 288.83 FEET TO THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND GOVERNMENT LOT 5 OF SECTION 7, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, LYING NORTHWEST OF POST FALLS ROAD (RIVERVIEW DRIVE) AND LYING SOUTHWEST OF THE FOLLOWING DESCRIBED PARCELS A AND B.

PARCEL A:

A PORTION OF GOVERNMENT LOT 5, SECTION 7, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WITNESS CORNER TO THE MEANDER CORNER ON THE LEFT BANK OF THE SPOKANE RIVER BETWEEN SECTIONS 7 & 8, SAID WITNESS CORNER BEING SOUTH 00°48' EAST, A DISTANCE OF 19.25 FEET FROM THE MEANDER CORNER;

THENCE SOUTH 41°15' WEST, A DISTANCE OF 441.18 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE BANK OF THE SPOKANE RIVER AND THE SOUTHWEST RIGHT OF WAY LINE OF THE COUNTY ROAD;

THENCE SOUTH 38°40' EAST, A DISTANCE OF 37.61 FEET ALONG THE RIGHT OF WAY OF SAID COUNTY ROAD;

THENCE SOUTH 28°51' WEST, A DISTANCE OF 703.86 FEET ALONG THE RIGHT OF WAY OF SAID COUNTY ROAD;

THENCE NORTH 33°14' WEST, A DISTANCE OF 80.46 FEET;

THENCE NORTH 21°04' WEST, A DISTANCE OF 152.0 FEET TO THE LEFT BANK OF THE SPOKANE RIVER;

THENCE NORTHEASTERLY ALONG SAID LEFT BANK TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO PLEASANT VIEW HIGHWAY DISTRICT BY WARRANTY DEED RECORDED IN BOOK 203 OF DEEDS AT PAGE 351, RECORDS OF KOOTENAI COUNTY, IDAHO.

PARCEL 8:

A PORTION OF TAX NUMBER 1292 LYING IN A PORTION OF GOVERNMENT LOT 5 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AS SURVEYED AND MARKED ON THE GROUND ACCORDING TO THE RECORD OF SURVEY BY MECKEL ENGINEERING AND SURVEYING DATED SEPTEMBER 8, 1983 AND MADE A PART HEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT ON THE SOUTH SHORELINE OF SPOKANE RIVER MARKED "W.C.M.C." SECTIONS 7 AND 8, FROM WHICH THE SOUTHEAST CORNER OF SECTION 7 BEARS SOUTH 00°48' EAST, 2395.98 FEET (HARTMAN, 1967);

THENCE SOUTH 41°07' WEST, 100 FEET ALONG SAID SHORELINE TO THE NORTHERNMOST CORNER OF THAT PARCEL DESCRIBED IN BOOK 219 AT PAGE 280, RECORDS OF KOOTENAI COUNTY, IDAHO (TAX NUMBER 6751);

THENCE SOUTH 46°15' WEST, 150 FEET ALONG SAID SHORELINE TO THE WESTERNMOST CORNER OF SAID PARCEL;

THENCE SOUTH 46°07'50" WEST, 129.71 FEET ALONG SAID SHORELINE TO THE NORTHEASTERLY RIGHT OF WAY LINE OF AN EXISTING ROAD (PLEASANT VIEW ROAD);

THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AS FOLLOWS:

SOUTH 38°40'00" EAST, 93.13 FEET;

THENCE SOUTH 28°48'16" WEST, 533.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 28°48'16" WEST, 229.35 FEET TO THE WEST LINE OF SAID TAX NUMBER 1292 AND THE EAST LINE OF OLD PLEASANT VIEW BRIDGE ROAD;

THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 33°16'10" EAST, 332.41 FEET ALONG THE WEST LINE OF TAX NUMBER 1292 TO THE NORTHWESTERLY RIGHT OF WAY LINE OF AN EXISTING COUNTY ROAD (RIVERVIEW DRIVE);

THENCE NORTH 43°59'19" EAST, 40.28 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 28°54'44" EAST, 178.09 FEET;

Date: 04/26/2016

Warranty Deed
- continued

File No.: 585526-C (cmf)

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 32°18'21" WEST, 347.88 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 04/26/2016

Warranty Deed
- continued

File No.: 585526-C (cmf)

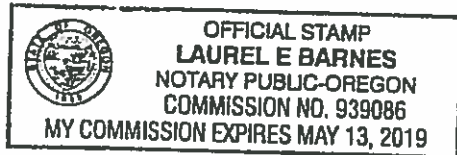
Bonnie Sue Nipp, Trustor of the Bonnie Sue
Nipp Living Trust


Bonnie Sue Nipp, Trustor

STATE OF Oregon)
COUNTY OF Yamhill)
ss.

On this 27th day of April, 2016, before me, a Notary Public in and for said State, personally appeared Bonnie Sue Nipp, known or identified to me to be the person(s) whose name(s) is subscribed to the within Instrument as Trustor of the Bonnie Sue Nipp Living Trust Trust, and acknowledged to me that she executed the same as such Trustor.


Notary Public of Oregon
Residing at: Yamhill county
Commission Expires: 5/13/2019



SCANNED

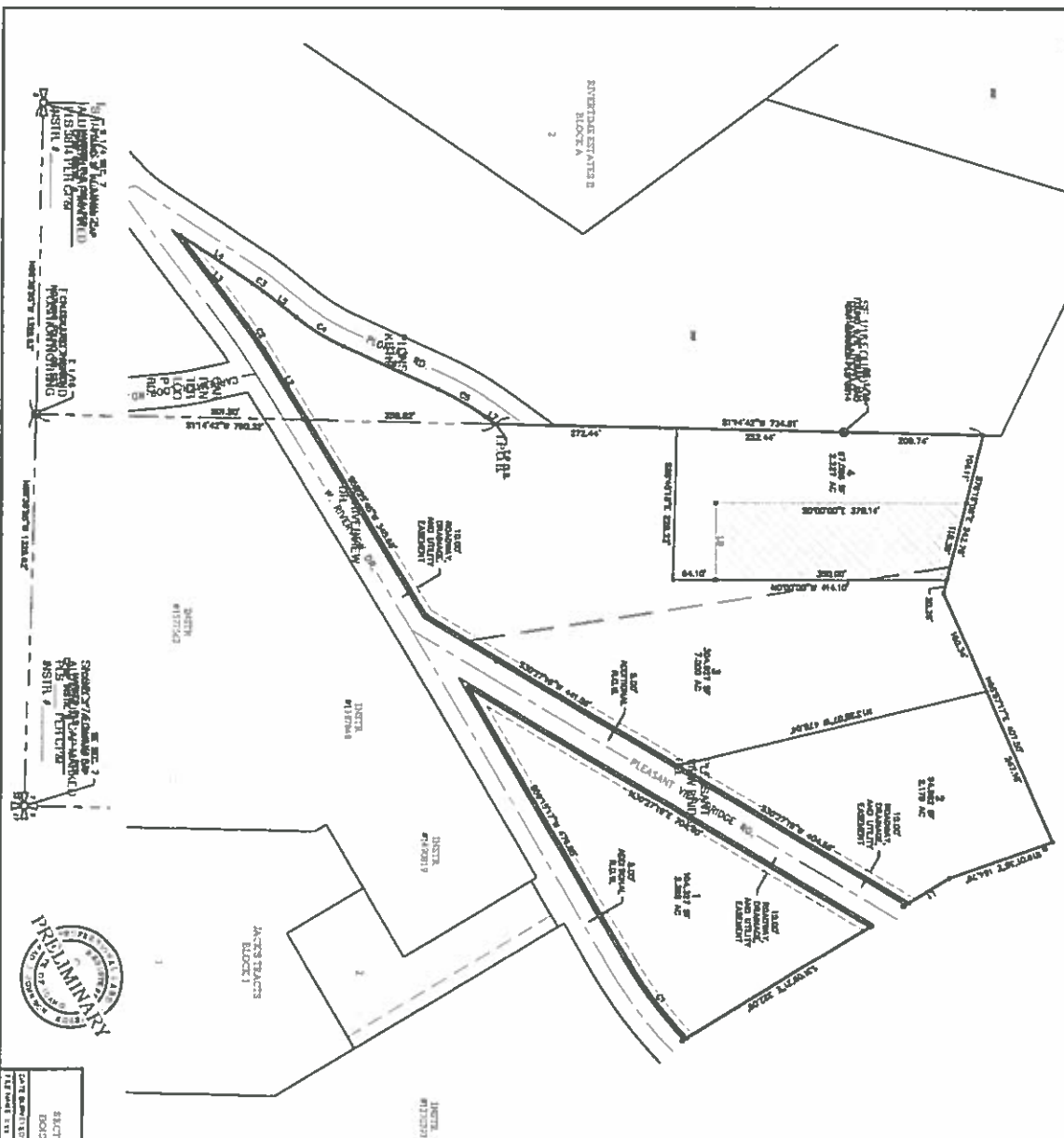
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A PORTION THE _____ OF SECTION _____ TOWNSHIP _____ N., RANGE _____ W., BOISE MERIDIAN, _____ COUNTY, IDAHO

LAWRENCE ESTATES

BOOK _____ PAGE _____

SCANNED
APR - 6 2017



PLAT OF LAWRENCE ESTATES
SECTION XX, TOWNSHIP XX NORTH, RANGE X WEST,
BOISE MERIDIAN,
COUNTY, IDAHO

DATE SUBMITTED FOR RECORD _____
DATE OF RECORD _____
RECORDING FEE \$_____
FEE FOR PLAT AND MAP \$_____
FEE FOR RECORDING \$_____
FEE FOR PLAT AND MAP \$_____
FEE FOR RECORDING \$_____

NOTES

1. THE PLAT AND MAP ARE TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF IDAHO.

2. THE PLAT AND MAP ARE TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF IDAHO.

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