

RECEIVED

APR 28 2017

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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. 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?
95-10927	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: _____

3. New Owner(s)/Claimant(s): Drew Katchford
Name of current water right holder/claimant
5001 S. Ely Kearnewick WA 99335
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
Mailing address City State ZIP
509 948 8422 DWR@ApolloTech.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: _____
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):
 o \$25 per undivided water right.
 o \$100 per split water right.
 o 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: Drew Katchford 4/9/17
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 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 emondy Date 5-10-17

Instrument Number

DANIEL J. ENGLISH 2P 1 2233473000
KOOTENAI CO. RECORDER Page 1 of 2
RAR Date 09/24/2009 Time 11:51:47
REC-REQ OF NORTH IDAHO TITLE INSURA
RECORDING FEE: 6.00
2233473000 00

Escrow No.: 6001-25295-WH

WARRANTY DEED

FOR VALUE RECEIVED, **BRUCE W. ERICKSON AND NANCY C. ERICKSON, HUSBAND AND WIFE**, Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **BRUCE RATCHFORD AND LORRIE RATCHFORD HUSBAND AND WIFE, AS COMMUNITY PROPERTY, WITH RIGHT OF SURVIVORSHIP**, Grantee, whose address is: 5001-S. ELY*, KENNEWICK, WA 99336, the following described premises, County of KOOTENAI *1201 W. COLUMBIA DR.,
to-wit:

PART OF GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 51 NORTH, RANGE 3 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, STATE OF IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 0 DEGREES 24' WEST, 1625.8 FEET OF THE NORTHWEST CORNER OF SAID SECTION 16, AND BEING ON THE WEST LINE OF SECTION 16 AND BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 42' EAST, 64.50 FEET;

THENCE SOUTH 63 DEGREES 21' EAST, 129.25 FEET;

THENCE NORTH 44 DEGREES 37' WEST, 173.31 FEET;

THENCE NORTH 60 DEGREES 26' WEST, 66.48 FEET TO THE WEST LINE OF SECTION 16;

THENCE SOUTH 0 DEGREES 24' WEST, 98.05 FEET TO THE TRUE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT SOUTH 0 DEGREES 24' WEST, 1655.8 FEET OF THE NORTHWEST CORNER OF SAID SECTION 16, AND BEING ON THE WEST LINE OF SECTION 16, AND BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 24' WEST, 122.9 FEET ON THE WEST LINE OF SECTION 16;

THENCE NORTH 87 DEGREES 08' EAST, 150.12 FEET;

THENCE NORTH 19 DEGREES 37' EAST, 62.34 FEET;

THENCE NORTH 63 DEGREES 21' WEST, 125.86 FEET;

THENCE NORTH 89 DEGREES 42' WEST, 57.58 FEET TO THE TRUE POINT OF BEGINNING.

ALSO PART OF SAID GOVERNMENT LOT 2, SECTION 16, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MEANDER CORNER OF THE WEST LINE OF SAID SECTION 16 AND HAYDEN LAKE;

THENCE NORTH 0 DEGREES 24' EAST, 132 FEET TO A POINT ON THE SOUTH SIDE OF THE ROAD WHICH CROSSES SAID LOT 2;

THENCE NORTH 87 DEGREES 08' EAST, 150.12 FEET ALONG THE SOUTH LINE OF SAID ROAD TO A PIPE;

THENCE SOUTH 0 DEGREES 24' WEST, 148.1 FEET TO A PIPE;

THENCE SOUTH 0 DEGREES 24' WEST, 15 FEET, MORE OR LESS, TO THE HIGH WATER LINE OF HAYDEN LAKE;

THENCE WESTERLY ALONG THE SAID HIGH WATER LINE TO THE POINT OF INTERSECTION OF SAID SECTION LINE AND HIGH WATER LINE;

THENCE NORTH 0 DEGREES 24' EAST, 16 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

ALSO PART OF SAID GOVERNMENT LOT 2, SECTION 16, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 16, SAID POINT BEING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2;

THENCE ALONG THE WEST LINE OF SECTION 16, SOUTH 0 DEGREES 24' WEST, 202.98 FEET;

THENCE SOUTH 60 DEGREES 06' EAST, 66.48 FEET;

THENCE SOUTH 44 DEGREES 37' EAST, 173.31 FEET;

THENCE PARALLEL WITH THE WEST LINE OF SECTION 16, NORTH 0 DEGREES 24' EAST, 359.65 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 2;

THENCE ALONG THE NORTH LINE OF GOVERNMENT LOT 2, SOUTH 89 DEGREES 57' WEST, 180.45 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), their heirs and assigns forever, and the said Grantor(s) do(es) 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 CURRENT TAXES AND EASEMENTS OF RECORD OR IN VIEW.

And that he/she/they will warrant and defend the same from all lawful claims whatsoever.

DATED: September 22, 2009

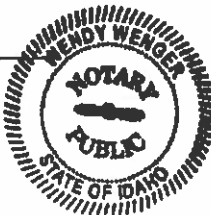
By: Bruce W. Erickson
BRUCE W. ERICKSON

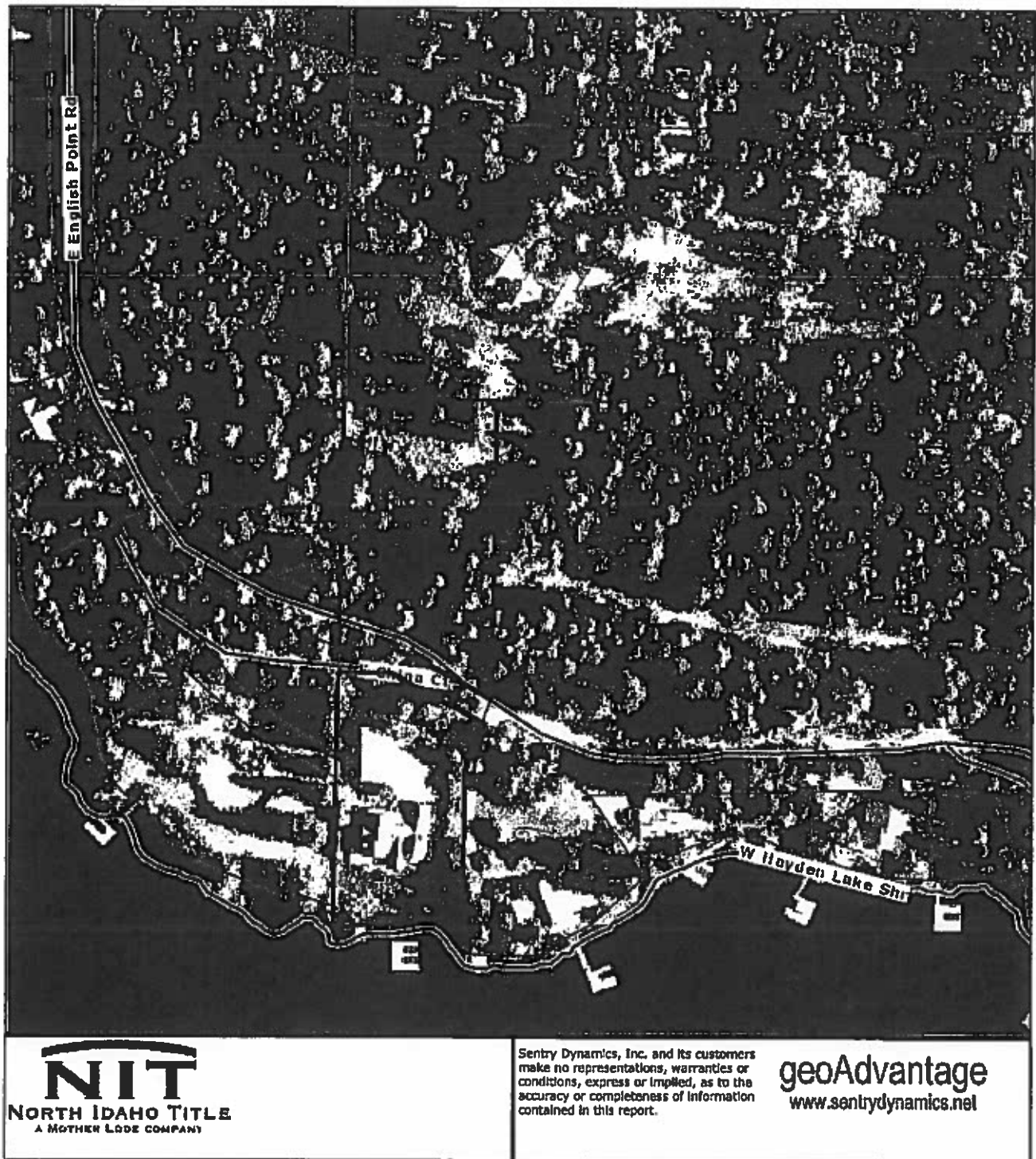
By: Nancy C. Erickson
NANCY C. ERICKSON

State of IDAHO)
County of KOOTENAI)

On this 22nd day of SEPTEMBER, 2009, before me, WENDY WENGER, a Notary Public in and for said State, personally appeared BRUCE W. ERICKSON AND NANCY C. ERICKSON, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Wendy Wenger
Notary Public in and for County and State
Residing at: Coeur d'Alene
My commission expires: 4/28/2010





Kootenai County Property Information



Property Address: 6204 E English Point Rd
Hayden ID 83835-7011

Owner Information

Name: Bruce W Ratchford 2011 Residence Trust
Address: 5001 S Ely
City State ZIP: Kennewick WA 99337

Assessor Information

Property ID #: 51N03W163800
Tax ID #: 133630
Section: 51N03W16
Instrument: 1917673-
TCA Code: 118000
Legal Description: TAX #3566, #3853, #5317
Property Class: 534 - Imp res rural tract
Neighborhood Code: 3502 HAYDEN FORNTAGE GEO 2 SPLIT RO
Acres: 2.185
Taxes: \$21,760 - 2016

Assessments

Description	Value
Total Market Value	\$2,308,455
Assessed Land Value	\$1,073,941
Assessed Improvement Value	\$1,234,514
Total Assessed Value	\$2,308,455
Exemption:	\$0
Net Taxable Value (2016)	\$2,308,455

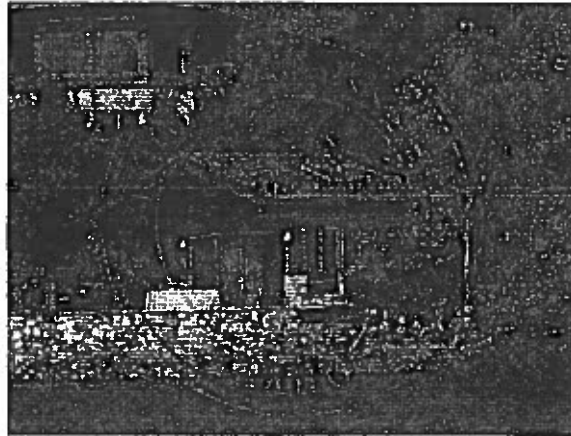
Value Details

Dwl	Ext	Type	Category	Value
0	R01	DETGAR	34H Res imp on 12	\$167,990
0	R01	BOATD	34H Res imp on 12	\$6,590
0	R01	PAV	34H Res imp on 12	\$7,090
0	R01	SITEIMP	34H Res imp on 12	\$84,000
0	R01	BOATLIFT	34H Res imp on 12	\$5,600
0	R01	SHEDGP	34H Res imp on 12	\$1,720
0	R01	UTLSHED	34H Res imp on 12	\$1,080
1	R01	DWELL	34H Res imp on 12	\$891,972
0	R01	ATTGAR	34H Res imp on 12	\$30,852
1	R02	DWELL	32 Non-res imp on 1-12,15	\$37,620
0	L00		12H Rural res tract	\$731,400
0	L00		12-Non HO Eligible	\$7,316
0	L00		12-Non HO Eligible	\$335,225

Land Information

Land Description: 534 - Imp res rural tract
Zoning: County-RESRES - Restricted Residential
Sewer Available:
Waterfront: - 150
Watershed: 1701030501 - Hayden Lake
Recreation: -

Property Picture



Improvement Information

Improvement Type: DWELL
Building:
Year Built: 1952
Stories: 3.00
Heat: Forced hot air-gas
Central Air: Y
Foundation: Formed conc
Construction Type: Wood frame
Finished Sq. Ft.: 6,604
Commercial Sq. Ft.: 0

Improvements by Floor

Dwl	Ext	Fir	BR	Bath	Half Bath	LR	DR	GR	Kit	Den	Oth	Base Area	Fin. Area
1	R01	1.0	1	1	1	0	1	1	1	0	1	2,466	2,466
1	R01	2.0	1	2	0	1	0	0	0	1	1	1,672	1,672
1	R01	B	2	1	0	0	0	1	0	1	4	2,466	2,466
1	R02	1.0	1	1	0	1	0	0	1	0	0	390	390

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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

May 10, 2017

Bruce and Lorrie Ratchford
5001 S Ely
Kennewick WA 99336

Re: 95-10927 – Ownership Change

Dear Property Owner(s):

This letter will confirm that the ownership change you submitted has been processed.
If you have any questions regarding this matter, please contact our office.

Thank you.

Sincerely,

Carolyn Monitz
Technical Records Clerk
IDWR
Northern Region

CM