



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N. Mineral Drive, Suite 100 • Coeur d'Alene, Idaho 83815-7763
Phone: (208) 762-2800 • Fax: (208) 762-2819 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

May 7, 2015

JOHN B WARD
2984 S STACH RD
COEUR D ALENE ID 83814

SUBJECT: Ownership Change on Notice of Claim Number 95-12053

Dear Mr. Ward:

I have completed the change of ownership on the above numbered Notice of Claim and have enclosed a copy for your records. Also, there is no charge for an ownership change on pending adjudication claims; consequently, I am returning your check numbered 2341 in the amount of \$25.00

Please don't hesitate to contact me if you have any questions. I can be reached at (208) 762-2802 or by email at linda.werner@idwr.idaho.gov.

Sincerely,

Linda A. Werner
Water Resource Agent, Sr.

Enclosure(s)

SCANNED
MAY 07 2015

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
MAY 06 2015
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?
95-12053	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: JOHN & JANET WARD FAMILY TRUST

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): JOHN B. WARD TRUSTEE OF THE JOHN B WARD LIVING TRUST

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

2984 S. STACH RD.

Mailing address

COEUR D'ALENE

City

ID

State

83814

ZIP

208-651-3750

Telephone

jbwardfid@imaxmail.NET

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: 9/15/2012

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: John B. Ward

Signature of new owner/claimant

TRUSTEE

Title, if applicable

5/4/2015

Date

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by N/A Date N/A

Receipt No. N/A

Receipt Amt. N/A

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 LW

Processed by LW

Date 5-7-2015

MAY 07 2015

State of Idaho
Department of Water Resources
Adjudication Claim
95-12053

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

04W



-  Point of Diversion
-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.015 0.03 0.06 Miles



SCANNED
MAY 07 2015

 COPY

AFTER RECORDING RETURN TO:

MARC E. WALLACE, P.A.
2370 N. MERRITT CREEK LOOP, STE. 1
COEUR D'ALENE, ID 83814

JIM BRANNON 3P 2465360000
KOOTENAI COUNTY RECORDER Page 1 of 3
JAJ Date 08/01/2014 Time 11:50:25
REQ OF MARC E WALLACE
RECORDING FEE: \$16.00

2465360000 DD

QUITCLAIM DEED

FOR VALUE RECEIVED, JOHN B. WARD, a single person as his sole and separate property, the Grantor, does hereby release, remise and forever quitclaim unto JOHN B. WARD as Trustee, or to his successor Trustees, of the JOHN B. WARD LIVING TRUST dated June 26, 2012 and reformed November 21, 2013, and not as an individual, whose current address is 2984 S. Stach Rd., Coeur d'Alene, Idaho 83814, as Grantee, and to Grantee's heirs and assigns forever, the following described premises to wit, situated in Kootenai County, State of Idaho, together with all after acquired title of the Grantor therein:

A parcel of land of Government Lot 4, Section 19,
Township 50 North, Range 4 West, Boise Meridian,
Kootenai County, State of Idaho, described as follows:

COMMENCING at the Southwest corner of Section
19; thence

North 89°54'43" East, a distance of 318.78 feet;
thence

North 00°42'28" West, a distance of 661.31 feet;
thence

North 88°48'32" East, a distance of 404.75 feet to the
POINT OF BEGINNING, said point being on the
Southeasterly right of way line of a 60.00 feet wide
county road; thence

1. QUITCLAIM DEED

[PERSONAL RESIDENCE: 2984 S. STACH RD., CDA, ID]
[VAN00109089.DOC;1\12528.00]

SCANNED
MAY 07 2015

North 88°48'32" East, a distance of 543.79 feet (544.37 record); thence

North 00°24'11" West, a distance of 387.46 feet to the Southerly right of way line of the aforementioned county road; thence

Along the Southerly and Southeasterly right of way line of said 60.00 feet wide county road, the following seven (7) courses:

1. North 50°18' West, a distance of 108.87 feet to a point of curvature; thence
2. Along the arc of a curve left, having a radius of 1.87 feet, through a central angle of 102° 54', a distance of 3.36 feet to a point of tangency; thence
3. South 26°48' West, a distance of 115.45 feet to a point of curvature; thence
4. Along the arc of a curve right, having a radius of 159.29 feet, through a central angel of 34° 36' a distance of 96.19 feet to a point of reverse curvature; thence
5. Along the arc of a curve left, having a radius of 344.34 feet, through a central angle of 23°21'30", a distance of 140.38 feet to a point of reverse curvature; thence
6. Along the arc of a curve right, having a radius of 787.02 feet, through a central angle of 15°03', a distance of 206.73 feet to a point of tangency; thence
7. South 53°05'30" West, a distance of 103.55 feet to the POINT OF BEGINNING.

together with their appurtenances.

2. QUITCLAIM DEED

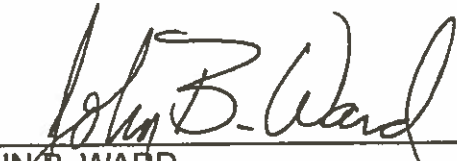
[PERSONAL RESIDENCE: 2984 S. STACH RD., CDA, ID]
{VAN00109089.DOC;1\12528.00}

SCANNED

MAY 07 2015

Tax notices should be sent to the Grantee at the address described above. For the purpose of preserving the homeowner's tax exemption, the Grantor declares that this trust is revocable, the Grantor is the beneficiary of the trust, and the Grantor resides in the home.

DATED this 2 day of JUNE, 2014.



JOHN B. WARD

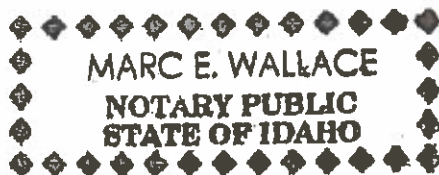
STATE OF IDAHO)
 ss
County of Kootenai)

On this 2 day of JUNE, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN B. WARD, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for Idaho
Residing at: Hayden Lake
Comm. Exp.: 8/10/17



3. QUITCLAIM DEED

{PERSONAL RESIDENCE: 2984 S. STACH RD., CDA, ID}
{VAN00109089.DOC;1\12528.00}

SCANNED
MAY 07 2015

WHEN RECORDED RETURN TO:

John B. Ward
2984 South Stach Road
Coeur d'Alene, ID 83814

CLIFFORD T. HAYES 3P 2383222000
KOOTENAI COUNTY RECORDER Page 1 of 3
SEM Date 11/07/2012 Time 02:23:12
REQ OF CONVENIENT CLOSING SERVICE
RECORDING FEE: \$16.00



2383222000 DD

QUIT CLAIM DEED

Grantor:	JANET S. WARD, a single person
Grantee:	JOHN B. WARD, a single person as his sole and separate property
Parcel ID.:	50N04W196140
Abbreviated Legal:	Lot 4, Section 19, Township 50 North
Additional legal(s) on Page:	Exhibit A
Reference Nos. of Documents Assigned or Released:	None

QUIT CLAIM DEED

THE GRANTOR, JANET S. WARD, a single person, conveys and quit claims to JOHN B. WARD, a single person as his sole and separate property, the real estate commonly known as 2984 South Stach Road, Coeur d'Alene, ID 83814 and legally described as follows:

**EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN
AS IF SET OUT IN FULL**

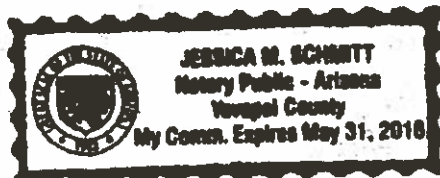
DATED this 15 day of October, 2012.

Janet S Ward
JANET S. WARD

STATE OF Arizona)
Yavapai ss.
COUNTY OF KOOTENAI)

On this 15th day of October, 2012, before me, the undersigned, a Notary Public, personally appeared JANET S. WARD, known or identified to me to be the persons whose name is subscribed in this instrument and swore upon oath that she executed this document as her free and voluntary act for the uses and purposes mentioned in this instrument.

Subscribed and sworn to me this 15th day of October, 2012.



Jessica M. McCombs Jessica M. Schmitt
NOTARY PUBLIC
My commission expires: May 31, 2016

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KOOTENAI, STATE OF Idaho, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, STATE OF IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19; THENCE

NORTH 89°54'43" EAST, A DISTANCE OF 318.78 FEET; THENCE

NORTH 00°42'28" WEST, A DISTANCE OF 661.31 FEET; THENCE

NORTH 88°48'32" EAST, A DISTANCE OF 404.75 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF A 60.00 FEET WIDE COUNTY ROAD; THENCE

NORTH 88°48'32" EAST, A DISTANCE OF 543.79 FEET (544.37 RECORD); THENCE

NORTH 00°24'11" WEST, A DISTANCE OF 387.46 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED COUNTY ROAD; THENCE ALONG THE SOUTHERLY AND SOUTHEASTERLY RIGHT OF WAY LINE OF SAID 60.00 FEET WIDE COUNTY ROAD, THE FOLLOWING SEVEN (7) COURSES:

NORTH 50°18' WEST, A DISTANCE OF 108.87 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 1.87 FEET THROUGH A CENTRAL ANGLE OF 102°54', A DISTANCE OF 3.36 FEET TO A POINT OF TANGENCY; THENCE

SOUTH 26°48' WEST, A DISTANCE OF 115.45 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 159.29 FEET, THROUGH A CENTRAL ANGLE OF 34°36' A DISTANCE OF 96.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 344.34 FEET, THROUGH A CENTRAL ANGLE OF 23°21'30", A DISTANCE OF 140.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 787.02 FEET, THROUGH A CENTRAL ANGLE OF 15°03', A DISTANCE OF 206.73 FEET TO A POINT OF TANGENCY; THENCE

SOUTH 53°05'30" WEST, A DISTANCE OF 103.55 FEET TO THE POINT OF BEGINNING.

Parcel ID: 50N04W196140

SCANNED
MAY 07 2015



CLIFFORD T. HAYES 4P 2362383000
KOOTENAI COUNTY RECORDER Page 1 of 4
SEH Date 06/15/2012 Time 01:27:25
REQ OF WALLACE AND CUSACK
RECORDING FEE: \$19.00

2362383000 RM

**REVOCATION OF THE JOHN AND JANET WARD
FAMILY TRUST U/A 03/16/07
(hereinafter referred to as "Trust Agreement")**

The undersigned as a result of their pending divorce and pursuant to Article VI, paragraph 1, revoke this Trust Agreement and agree to distribute the real estate, more particularly described below, the only asset within the Trust Agreement, equally to the Grantors.

A parcel of land of Government Lot 4, Section 19, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

COMMENCING at the Southwest corner of Section 19;
thence

North 89°54'43" East, a distance of 318.78 feet; thence

North 00°42'28" West, a distance of 661.31 feet; thence

North 88°48'32" East, a distance of 404.75 feet to the
POINT OF BEGINNING, said point being on the
Southeasterly right of way line of a 60.00 feet wide
county road; thence

North 88°48'32" East, a distance of 543.79 feet (544.37
record); thence

North 00°24'11" West, a distance of 387.46 feet to the
Southerly right of way line of the aforementioned county
road; thence

along the Southerly and Southeasterly right of way line
of said 60.00 feet wide county road, the following seven
(7) courses:

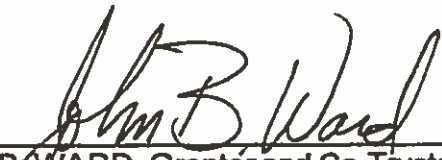
1. TRUST REVOCATION

{VAN00095677.DOC;1/12528.00}

SCANNED
MAY 07 2015

1. North $50^{\circ}18'$ West, a distance of 108.87 feet to a point of curvature; thence
2. Along the arc of a curve left, having a radius of 1.87 feet, through a central angle of $102^{\circ}54'$, a distance of 3.36 feet to a point of tangency; thence
3. South $26^{\circ}48'$ West, a distance of 115.45 feet to a point of curvature; thence
4. Along the arc of a curve right, having a radius of 159.29 feet, through a central angel of $34^{\circ}36'$ a distance of 96.19 feet to a point of reverse curvature; thence
5. Along the arc of a curve left, having a radius of 344.34 feet, through a central angle of $23^{\circ}21'30''$, a distance of 140.38 feet to a point of reverse curvature; thence
6. Along the arc of a curve right, having a radius of 787.02 feet, through a central angle of $15^{\circ}03'$, a distance of 206.73 feet to a point of tangency; thence
7. South $53^{\circ}05'30''$ West, a distance of 103.55 feet to the POINT OF BEGINNING.

DATED this 14 day of May, 2012.


JOHN B. WARD, Grantor and Co-Trustee
of the John and Janet Ward Family Trust
U/A 03/16/07

2. TRUST REVOCATION

{VAN00095677.DOC;1/12528.00}

SCANNED
MAY 07 2015

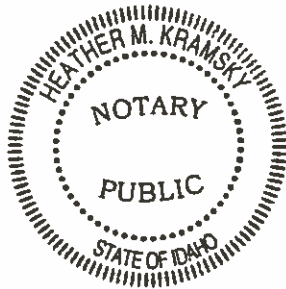
STATE OF IDAHO)

ss

County of Kootenai)

On this 14th day of May, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN B. WARD, known or identified to me to be the person whose name is subscribed to the within instrument as a Co-Trustee of the JOHN AND JANET WARD FAMILY TRUST U/A 03/16/07, and acknowledged to me that he executed the same as a Co-Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Heather M Kramsky
Notary Public for Idaho
Residing at Hayden Lake Post Falls
Comm. Exp.: ~~08/20/17~~ 05.24.2013

3. TRUST REVOCATION

{VAN00095677.DOC;1/12528.00}

SCANNED
MAY 07 2015

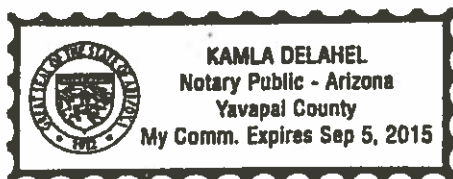
DATED this 4th day of May, 2012. hee

Janet S. Ward hee
JANET S. WARD, Grantor and Co-Trustee
of the John and Janet Ward Family Trust
U/A 03/16/07

STATE OF ARIZONA)
 ss
County of Yavapai)

On this 4th day of May, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared JANET S. WARD, known or identified to me to be the person whose name is subscribed to the within instrument as a Co-Trustee of the JOHN AND JANET WARD FAMILY TRUST U/A 03/16/07, and acknowledged to me that she executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Kamla Delahel
Notary Public for Arizona
Residing at: Scodona Az
Comm. Exp.: Sept. 5, 2015