

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 01 2017

Notice of Change in Water Right Ownership

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?
95-14836	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: BRIAN H AND TERESA C HOOKER

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

SNS LIVING TRUST STEVEN M. STUBBS TRUST
NANCY S. STUBBS TRUST

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

P.O. Box 2823

Mailing address

HAYDEN

City

ID

State

83835

ZIP

208-818-2800

Telephone

STUBBS37@HOTMAIL.COM

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: 2/13/2017

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:

Signature of new owner/claimant

TRUSTEE

Title, if applicable

8/1/2017

Date

Signature:

Signature of new owner/claimant

Trustee

Title, if applicable

8/1/2017

Date

For IDWR Office Use Only:

Received by

Date

Receipt No.

Receipt Amt.

Approved by

Processed by

Date

8-2-17

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:341418

FOR VALUE RECEIVED

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

Brian A. Hooker and Teresa C. Hooker husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Steven M. Stubbs and Nancy S. Stubbs, as Trustees of the SNS Living Trust dated
February 13, 2017, and any amendments thereto**

whose current address is PO Box 2823, Hayden, ID 83835

the grantee(s), the following described premises, in Kootenai County, Idaho, TO WIT:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said
Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the
said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free
from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions,
reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: February 13, 2017

Brian A. Hooker

Brian A. Hooker

Teresa C. Hooker

Teresa C. Hooker

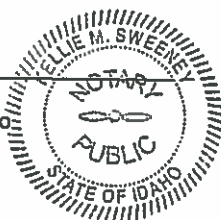
State of Idaho } ss
County of Kootenai }

On this 13th day of February, 2017, before me, Kellie M. Sweeney, a Notary Public in and for
said state, personally appeared Brian A. Hooker and Teresa C. Hooker, known or identified to
me to be the person(s) whose name(s) is/are subscribed to the within Instrument and
acknowledged to me that he/she/they executed 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.

Kellie M. Sweeney

Kellie M. Sweeney
Notary Public for the State of Idaho
Residing at: Hayden, ID
Commission Expires: 04/04/18



WARRANTY DEED

Alliance Title & Escrow Corp. Order No. 341418

FOR VALUE RECEIVED

Brian A. Hooker and Teresa C. Hooker husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Steven M. Stubbs and Nancy S. Stubbs, as Trustees of the SNS Living Trust dated February 13, 2017, and any amendments thereto

whose current address is PO Box 2823, Hayden, ID 83835

the grantee(s), the following described premises, in Kootenai County, Idaho, TO WIT:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises, that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: February 13, 2017

Brian A. Hooker
Brian A. Hooker

Teresa C. Hooker
Teresa C. Hooker

State of Idaho } ss
County of Kootenai }

On this 13th day of February, 2017, before me, Kellie M. Sweeney, a Notary Public in and for said state, personally appeared Brian A. Hooker and Teresa C. Hooker, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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Kellie M. Sweeney
Kellie M. Sweeney
Notary Public for the State of Idaho
Residing at: Hayden, ID
Commission Expires: 04/04/18



EXHIBIT "A"

341418

A tract of land being a portion of the North half of the Southeast quarter of Section 20, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and being described by metes and bounds as follows:

Beginning at a found brass cap in a 6"x6" concrete monument marking the northeast corner of the Northwest quarter of the Southeast quarter;

Thence, along the North line of the Southeast quarter, South 88°14'10" East, a distance of 496.04 feet to a set 5/8" iron rod and PLS 4194 cap;

Thence, South 19°38'26" West, a distance of 653.65 feet to a set 5/8" iron rod and PLS 4194 cap;

Thence, South 16°00'00" East, a distance of 320.36 feet to a set 5/8" iron rod and PLS 4194 cap;

Thence, South 26°01'31" West, a distance of 241.46 feet to a set 5/8" iron rod and PLS 4194 cap on a line 30 feet Northwesterly of the centerline of Hooker Hill Road, a private road of undefined width;

Thence, along said 30 foot offset line, along the arc of a non-tangent curve left, concave to the Southeast, having a radius of 282.12 feet, through a central angle of 10°58'08", an arc distance of 54.01 feet, whose chord bears South 33°02'34" West, 53.93 feet to a set 5/8" iron rod and PLS 4194 cap;

Thence, South 27°33'30" West, a distance of 102.80 feet to a set 5/8" iron rod and PLS 4194 cap;

Thence, along the arc of a curve left, concave to the Southeast, having a radius of 245.00 feet, through a central angle of 03°20'36", an arc distance of 14.30 feet, whose chord bears South 25°53'12" West, 14.29 feet to a set 5/8" iron rod PLS 4194;

Thence, North 88°23'54" West, a distance of 539.27 feet to a set 5/8" iron rod and PLS 4194 cap on the West line of the East half of the East half of the Northwest quarter of the Southeast quarter of Section 20;

Thence, along said West line, North 01°24'53" East, a distance of 640.08 feet to a set 5/8" iron rod and PLS 4194 cap marking the Southwest Corner of the East half of the Northeast quarter of the Northwest quarter of the Southeast quarter of Section 20;

Thence, along the South line of the North half of the Northwest quarter of the Southeast quarter, North 88°10'08" West, a distance of 663.30 feet to a set 5/8" iron rod and PLS 4194 cap marking the Southwest Corner of the East half of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 20;

Thence, along the west line of the East half of the Northwest quarter of the Northwest quarter of the Southwest quarter, North 01°22'47" East, a distance of 664.86 feet to a set 5/8" iron rod and PLS 4194 cap marking the Northwest Corner of said East half of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 20;

Thence, along the north line of the Southeast quarter, South 87°56'23" East, a distance of 995.60 feet to the Point of Beginning.

TOGETHER WITH THE HOOKER HILL ROAD EASEMENT described as follows:

A strip of land 60.00 feet wide for access and utility easement purposes over, under and across a portion of the Northeast quarter of the Southeast quarter of Section 20, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, the centerline of the existing Hooker

Hill Road and the centerline of this proposed easement being the same with side lines being extended to boundary lines:

Commencing at found 5/8" iron rod and PLS 6374 2 1/4" aluminum cap marking the Southeast corner of the aforementioned Northeast quarter of the Southeast quarter of Section 20,

Thence, along the South line of said Northeast quarter of the Southeast quarter North 88°06'59" West, a distance of 1092.91 feet to a found 5/8" iron rod and PLS 4194 cap in the centerline of existing Hooker Hill Road marking the Point of Beginning;

Thence, along the centerline of the proposed 60.00 foot wide easement and along the centerline of existing Hooker Hill Road, said proposed easement being 30.00 feet on each side of the following described six (6) centerline courses:

1. Along the arc of a non-tangent curve right, concave to the Southeast, having a radius of 215.00 feet, through a central angle of 06°41'28", an arc distance of 25.11 feet, whose chord bears North 24°12'46" East, 25.09 feet, thence
2. North 27°33'30" East, a distance of 102.80 feet, thence
3. Along the arc of a curve right, concave to the South, having a radius of 252.12 feet, through a central angle of 94°02'50", an arc distance of 413.84 feet, whose chord bears North 74°34'55" East, 368.92 feet, thence
4. South 58°23'40" East, a distance of 113.50 feet, thence
5. Along the arc of a curve left, concave to the Northeast, having a radius of 1435.00 feet, through a central angle of 15°27'39", an arc distance of 387.22 feet, whose chord bears South 66°07'29" East, 386.05 feet to a point of compound curvature, thence
6. Along the arc of a curve left, concave to the North, having a radius of 580.00 feet, through a central angle of 22°53'59", an arc distance of 231.81 feet, whose chord bears South 85°18'18" East, 230.27 feet to the intersection with the east line of the Northeast quarter of the Southeast quarter and the terminus point of this description, said terminus point bears South 01°31'39" West, 13.45 feet to the Point of Commencing.



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

August 2 2017

SNS Living Trust
c/o Steven and Nancy Stubbs
PO Box 2823
Hayden, ID 83835

Re: 95-14836 – Ownership Change

Dear Property Owner:

This will confirm that the ownership change you submitted has been received and processed by this office.

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

Sincerely,

Carolyn Monitz
Technical Records Clerk
IDWR
Northern Region

Cm