



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

September 21, 2017

MICHAEL OR MAUREEN MONTGOMERY
27330 N LEWELLEN CREEK RD
ATHOL ID 83801

SUBJECT: Ownership Change on Coeur d'Alene-Spokane River Basin Adjudication Claim 95-15406

Dear Mr. or Ms. Montgomery:

We have received the notice of the ownership change on the property located at 13150 E Bunco Road, purchased from the Bomar Family Revocable Living Trust. Unfortunately, the warranty deed that you sent in for proof of the change is not sufficient. We need the signed, notarized copy of the warranty deed.

I would appreciate it if you would send this information in as soon as possible before **October 6, 2017**. We're currently in the process of completing recommendations for court decree for claims in your area and this will allow us to complete your ownership change on a timely basis. This form may be mailed to my attention at the address listed above, or if you prefer, email to me at linda.werner@idwr.idaho.gov.

Please feel free to contact me if you have any questions. I can be reached at (208) 762-2802/2800.

Sincerely,

Linda A. Werner
Water Resource Agent, Sr.

SEP 12 2016

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR / 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. 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?
95-15406	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: Bomar Family Revocable Living Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): MICHAEL J MONTGOMERY MAUREEN MONTGOMERY
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 27330 N LAWELLEN CREEK RD ATL ID 83801
Mailing address City State ZIP
- 805 712 4403
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: M J Montgomery TRUST 9 12 2017
Signature of new owner/claimant Title, if applicable Date
- Signature: M J Montgomery TRUST 9/12/2017
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 ☐

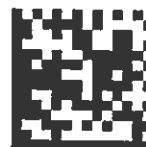
Name on W-9 _____ Approved by _____ Processed by _____ Date _____

Instrument Number

Read and Approved:

X 7m/21
X MFM

Escrow No.: N-37026-JAH



113005-1029

WARRANTY DEED

FOR VALUE RECEIVED, **George William Lloyd Bomar and Verona Elaine Bomar, Trustees of the Bomar Family Revocable Living Trust, dated September 23, 2002**, Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Michael J. Montgomery and Maureen Ferguson-Montgomery, Trustees of the Michael and Maureen Montgomery Trust**, Grantee, whose address is:

27330 N. Lewellen Cr. Rd. Athol, ID 83801

the following described premises, County of Kootenai, State of Idaho to-wit:

The East half of Government Lots 1 and 2, Section 30, Township 53 North, Range 2 West, Boise Meridian, Kootenai County, Idaho.

EXCEPT that portion conveyed to Kootenai County by Right of Way Deed recorded August 9, 1915 in Book B of Right of Ways, Page 248, records.

AND EXCEPT that portion conveyed to the Lakes Highway District by Warranty Deed recorded February 23, 2000, Instrument No. 1624772, records.

AND EXCEPT any existing road right of way not conveyed thereunder.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does (do) 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 those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

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

DATED. November 25, 2015