

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 21 2017

Notice of Change in Water Right Ownership IDWR/NORTHERN

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?
95-9178	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Ron Pratte

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Windy Bay, LLC

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

P.O. Box 2350
Mailing address

208-667-0100
Telephone

Coeur d'Alene ID 83816
City State ZIP

john@magnusononline.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: 2/17/16
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: John Magnuson

Signature of new owner/claimant

Attorney
Title, if applicable

5/6/17
Date

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by _____ Date _____ Receipt No. _____ Receipt Amt. _____

Approved by _____ Processed by _____ Date _____

RECORDING FEE: \$19.00

DD



QUITCLAIM DEED

THIS INDENTURE is made this 17 day of February, 2016, by RON PRATTE, a single man, of 4400 W. Earhart Way, Chandler, Arizona 85226.

WITNESSETH:

RON PRATTE, a single man, hereby grants, bargains, sells, remises, releases, and forever quitclaims unto WINDY BAY, LLC, an Idaho limited liability company, of 4400 W. Earhart Way, Chandler, Arizona 85226, as well as its successors and assigns forever, all right, title, and interest in and to a certain parcel of real property situate, lying, and being in Kootenai County, State of Idaho, to wit:

Lot 1, Block 1, Warr's Addition to Benpoint, according to the plat recorded in Book "G" of Plats at pages 497-497A and 497B, records of Kootenai County, Idaho.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging, or in any way appertaining to said real property.

The real property conveyed hereunder is specifically conveyed subject to a retained easement for the benefit of the real property described on Exhibit A (the benefitted property). The easement shall run with and burden the property conveyed hereunder (as the burdened property) for the benefit of the benefitted property. The easement shall be for ingress, egress, and utilities over and across the existing road located on the burdened property that provides access and utilities to the benefitted property. This easement shall bind the successors-in-interest to the burdened property as a benefit to the benefitted property, and all heirs, successors, and assigns in and to the same. This easement for ingress, egress, and utilities over and across the burdened property, as described herein, may not be changed, altered, or otherwise interfered with, in any manner, without the expressed written consent of the then-owner of the benefitted property.

IN WITNESS WHEREOF, Grantor has subscribed its name to this instrument on the day and year first above written.

GRANTOR:

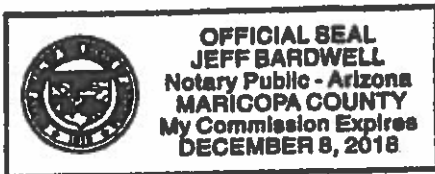


RON PRATTE, a single man

STATE OF Arizona)
) ss:
COUNTY OF Maricopa)

On this 17 day of February, 2016, before me, the undersigned, a Notary Public in and for the said State and County, personally appeared RON PRATTE, known or identified to me to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the same.

WITNESS my hand and official seal.




Notary Public in and for the State of Arizona
Residing at: Maricopa County
My commission expires: Dec 8, 2018

PRATTE.DEED QUITCLAIM-LOT 1 BLOCK 1.wpd

EXHIBIT A
PARCEL A-2 LEGAL DESCRIPTION

A parcel of land being a portion of Government Lot 2 and a portion of the Southwest Quarter of Section 20, Township 48 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

Beginning at the West Quarter corner of said Section 20 being a 3/4 Inch Iron pipe per CP&F 1297896;

Thence, along the West line of said Section 20, N00°15'21"E a distance of 835.82 feet to a point;

Thence, along a non-tangent curve to the left with a radius of 490.00 feet, an arc length of 11.09 feet, a delta of 01°17'49" with a long chord that bears S75°29'51"E a distance of 11.09 feet to a point;

Thence, S74°50'57"E a distance of 22.33 feet to a point;

Thence, S77°13'53"E a distance of 33.00 feet to a point;

Thence, along a curve to the left with a radius of 510.00 feet, an arc length of 77.37 feet, a delta of 08°41'30" with a long chord that bears S81°34'38"E a distance of 77.29 feet to a point;

Thence, S85°23'30"E a distance of 43.84 feet to a point;

Thence, S83°04'41"E a distance of 35.88 feet to a point;

Thence, along a curve to the right with a radius of 490.00 feet, an arc length of 168.11 feet, a delta of 19°39'25" with a long chord that bears S73°14'58"E a distance of 167.29 feet to a point;

Thence, S64°48'02"E a distance of 42.49 feet to a point;

Thence, S67°01'50"E a distance of 28.05 feet to a point;

Thence, S66°52'44"E a distance of 22.48 feet to a point;

Thence, along a curve to the left with a radius of 145.00 feet, an arc length of 113.84 feet, a delta of 44°58'55" with a long chord that bears S89°22'11"E a distance of 110.94 feet to a point;

Thence, S05°36'08"E a distance of 249.45 feet to a 1/2 Inch rebar with cap marked PLS 3451;

Thence, N69°39'26"E a distance of 37.63 feet to a 5/8 Inch rebar with yellow plastic cap marked PLS 4194;

Thence, N52°56'45"E a distance of 43.86 feet to a point;

Thence, S07°21'49"E a distance of 331.78 feet to a point;

Thence, N76°17'14"E a distance of 74.96 feet to a point;

Thence, S07°21'49"E a distance of 50.33 feet to the northwest corner of lot 3 Warr's Addition filed in book G of plats at pages 497, 497A, B, records of Kootenai County;

EXHIBIT A

Thence, along said North line, S76°17'14"W a distance of 161.33 feet to a bolt in concrete being the Northwest corner of said plat;

Thence, along the West line of said plat, S01°27'29"W a distance of 204.42 feet to a 3/4 inch iron pipe;

Thence, continuing along said West line, S01°23'46"W a distance of 104.32 feet to a bolt in concrete;

Thence, continuing along said West line, S00°51'03"W a distance of 77.53 feet to a 5/8 inch rebar with yellow plastic cap marked PLS 4194 on the Ordinary High Water of Lake Coeur d'Alene;

Thence, along said Ordinary High Water the following twenty-nine courses:

- 1.) S60°18'14"W a distance of 7.70 feet to a point;
- 2.) Thence, S77°24'37"W a distance of 16.26 feet to a point;
- 3.) Thence, S68°36'03"W a distance of 14.35 feet to a point;
- 4.) Thence, N79°23'46"W a distance of 16.91 feet to a point;
- 5.) Thence, S74°45'15"W a distance of 15.73 feet to a point;
- 6.) Thence, S84°13'34"W a distance of 19.37 feet to a point;
- 7.) Thence, S37°52'51"W a distance of 11.52 feet to a point;
- 8.) Thence, S54°07'55"W a distance of 9.53 feet to a point;
- 9.) Thence, S65°18'25"W a distance of 18.95 feet to a point;
- 10.) Thence, N14°43'08"W a distance of 14.60 feet to a point;
- 11.) Thence, N61°56'29"W a distance of 13.93 feet to a point;
- 12.) Thence, N64°21'25"W a distance of 36.81 feet to a point;
- 13.) Thence, N73°23'09"W a distance of 36.35 feet to a point;
- 14.) Thence, N88°38'41"W a distance of 38.30 feet to a point;
- 15.) Thence, S84°52'49"W a distance of 31.92 feet to a point;
- 16.) Thence, S73°10'24"W a distance of 37.14 feet to a point;
- 17.) Thence, S55°14'48"W a distance of 48.88 feet to a point;
- 18.) Thence, S47°20'00"W a distance of 28.82 feet to a point;
- 19.) Thence, S04°42'08"E a distance of 25.30 feet to a point;
- 20.) Thence, S51°48'19"W a distance of 10.45 feet to a point;
- 21.) Thence, N38°32'55"W a distance of 17.04 feet to a point;
- 22.) Thence, N79°52'36"W a distance of 29.29 feet to a point;
- 23.) Thence, S72°28'07"W a distance of 31.38 feet to a point;
- 24.) Thence, S56°28'57"W a distance of 71.09 feet to a point;
- 25.) Thence, S66°48'39"W a distance of 44.79 feet to a point;
- 26.) Thence, S61°19'27"W a distance of 20.97 feet to a point;
- 27.) Thence, S64°08'32"W a distance of 23.74 feet to a point;
- 28.) Thence, S63°44'13"W a distance of 37.76 feet to a point;
- 29.) Thence, S73°35'55"W a distance of 9.12 feet to a point on said West line of Section 20;

Thence, along said West line, N00°19'05"W a distance of 451.40 feet to the True Point of Beginning.

Said parcel containing 713,953 square feet of land, more or less.

JOHN F. MAGNUSON
ATTORNEY AT LAW

ADMITTED IN IDAHO AND WASHINGTON

TELEPHONE
208•667•0100

FAX
208•667•0500

P.O. BOX 2350
1250 NORTHWOOD CENTER COURT
SUITE A
COEUR D'ALENE
IDAHO 83816

RECEIVED

AUG 21 2017

IDWR/NORTHERN

August 16, 2017

Idaho Department of Water Resources
Attn: Ms. Linda A. Werner
Water Resource Agent, Sr.
7600 N. Mineral Drive, Suite 100
Coeur d'Alene, ID 83815-7763

Re: Water Right 95-9178 - Windy Bay, LLC

Dear Ms. Werner:

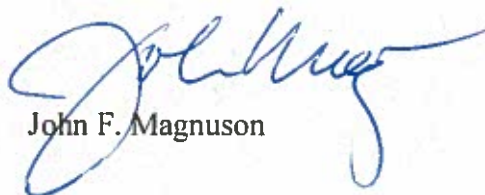
I represent Windy Bay, LLC and Ron Pratte. We are in receipt of a copy of your July 21, 2017 letter (copy enclosed).

In February of 2016, as part of his estate planning, Mr. Pratte conveyed the property identified with Water Right 95-9178. Mr. Pratte remains the owner of the Membership Units in Windy Bay, LLC.

I enclose a completed and executed "Notice of Change in Water Right Ownership," together with a copy of the supporting Deed.

If you need any additional information, please let me know. Thank you.

Sincerely,



John F. Magnuson

JFM/js
Encls.

cc: Client
IDWR-WINDY BAY LTR.wpd