

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
DEC 13 2017

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?
95-11989	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: WILLIAM M. CAPELLEN
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): GEORGE REISTER AND DONNA S. CUMMINGS
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 14408 E. ALDER CREEK RD. COEUR D. ALENE ID. 83814
Mailing address City State ZIP
- 208-664-6645 george.reister77@gmail.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: 6-13-2016
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: George Reister 12-12-2017
Signature of new owner/claimant Title, if applicable Date
- Signature: Donna S. Cummings 12-12-2017
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 [Signature] Processed by [Signature] Date 12-14-2017

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6890303046

**Pioneer Title Co.**

GOING BEYOND

Amended Loan Policy

Policy Issuing Agent For:
Old Republic National Title Insurance Company
400 Second Avenue South
Minneapolis, MN 55401

File No.: 594353

Policy No.: LX-11262630
Reference No.: 728210606
Address Reference: 14408 E Alder Creek Rd, Coeur d
Alene, ID 83814

Date of Policy: June 15, 2016 at 9:12AM
Amount of Insurance: \$381,435.00
Premium: \$519.00

Endorsement Premium: \$50.00

Schedule A**1. Name of Insured:**

Platinum Home Mortgage Corporation, its successors and/or assigns, as their interest may appear

2. The estate or interest in the land which is encumbered by the insured mortgage is:**FEE SIMPLE****3. Title to the estate or interest in the land is vested in:**

George Reister and Donna S. Cummings, husband and wife

4. The insured mortgage and assignments thereof, if any, are described as follows:

A Deed of Trust with a V.A. Guaranteed Loan and Assumption Policy Rider to secure an indebtedness of \$381,435.00, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof.

Dated: June 13, 2016

Grantor: George Reister and Donna S. Cummings, husband and wife

Trustee: Pioneer Title Company of Kootenai County

Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS) is a separate corporation

that is acting solely as a nominee for Lender and Lender's successors and assigns

Lender: Platinum Home Mortgage Corporation

Recorded: June 15, 2016

Instrument No.: 2549287000

5. The land referred to in the Policy is described as follows:

That portion of the West half of the Northeast quarter of the Southeast quarter of Section 33, Township 50 North, Range 2 West, Boise Meridian, Kootenai County, State of Idaho, Lying Southerly and Westerly of the County Road.

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Amended Loan Policy
File No.: 594353

Policy No.: LX-11262630

6. This Policy incorporates by reference those ALTA endorsements selected below:

☐	4-06	(Condominium)
☐	4.1-06	
☐	5-06	(Planned Unit Development)
☐	5.1-06	
☐	6-06	(Variable Rate)
☐	6.2-06	(Variable Rate - Negative Amortization)
☒	8.1-06	(Environmental Protection Lien) Paragraph b refers to the following state statutes.
☒	9-06	(Restrictions, Encroachments, Minerals)
☐	13.1-06	(Leasehold Loan)
☐	14-06	(Future Advance - Priority)
☐	14.1-06	(Future Advance - Knowledge)
☐	14.3-06	(Future Advance - Reverse Mortgage)
☒	22-06	(Location) The type of improvement is a 1-4 Family Residence, and the street is as shown above.

Amended Loan Policy

Policy No.: LX-11262630

File No.: 594353

Schedule B – Part I**EXCEPTIONS FROM COVERAGE**

Except as provided in Schedule B – Part II, this policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

Special Exceptions:

1. General taxes for the year 2016, which are liens and are not yet due and payable.
Parcel No.: 50N02W337600
2. The taxes showing on the title report and closing documents reflect the current information available from the Kootenai County Treasurer. Any discrepancy with the taxes will be the responsibility of the seller/borrower.
3. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
4. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes, as disclosed in instrument or by action herein set forth.
For: A strip of land 50 feet wide, being 25 feet on each side of the centerline of the line of wires and poles
In Favor of: Washington Water Power Company, a corporation
Disclosed: Quitclaim Deed
Recorded: September 1, 1909
Instrument No.: Book 34 of Deeds, Page 439
5. Waiver of Damages consents to establishment of a road 50 feet in width as same is surveyed across the North half of the Southeast quarter of Section 22, and waives all claims for damages that may be sustained by reason of construction of said road across said land.
By: Northern Pacific Railway, a corporation
Recorded: May 8, 1916
Instrument No.: Book 61 of Deeds, Page 394
6. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: A strip 60 feet wide, being 30 feet on each side of centerline of Fourth of July Canyon Road
In Favor of: State of Idaho
Recorded: June 25, 1919
Instrument No.: Book 69 of Deeds, Page 394
Affects: The North half of the Southeast quarter of Section 33

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Amended Loan Policy

Policy No.: LX-11262630

File No.: 594353

7. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein

For: The right, privilege and authority to construct, operate, and maintain its cables and fixtures, with the right to trim trees along said line of affected property

In Favor of: Postal Telegraph-Cable Company

Recorded: October 4, 1930

Instrument No.: Book 95 of Deeds, Page 541

Affects: Over and across the Northeast quarter of the Southeast quarter of Section 33 adjoining the paralleling the right of way of Pacific Telephone and Telegraph Company, on the Southerly wide of same.

8. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein

For: The right to erect, construct, reconstruct and maintain an electrical distribution line consisting of wires, poles and associated fixtures, to be located over, along and across said lands, together with the right to inspect said line and to remove brush and trees that may interfere with the construction, maintenance and operation of the same.

In Favor of: The Washington Water Power Company, a corporation, its successors and/or assigns

Recorded: December 24, 1969

Instrument No.: 557390

Affects: Subject property

9. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein

For: The right to erect, construct, reconstruct and maintain an electrical distribution line consisting of wires, poles and associated fixtures, to be located over, along and across said lands, together with the right to inspect said line and to remove brush and trees that may interfere with the construction, maintenance and operation of the same.

In Favor of: The Washington Water Power Company, a corporation, its successors and/or assigns

Recorded: March 23, 1981

Instrument No.: 870529

Affects: Subject property

END OF SCHEDULE B - PART I

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Amended Loan Policy
File No.: 594353

Policy No.: LX-11262630

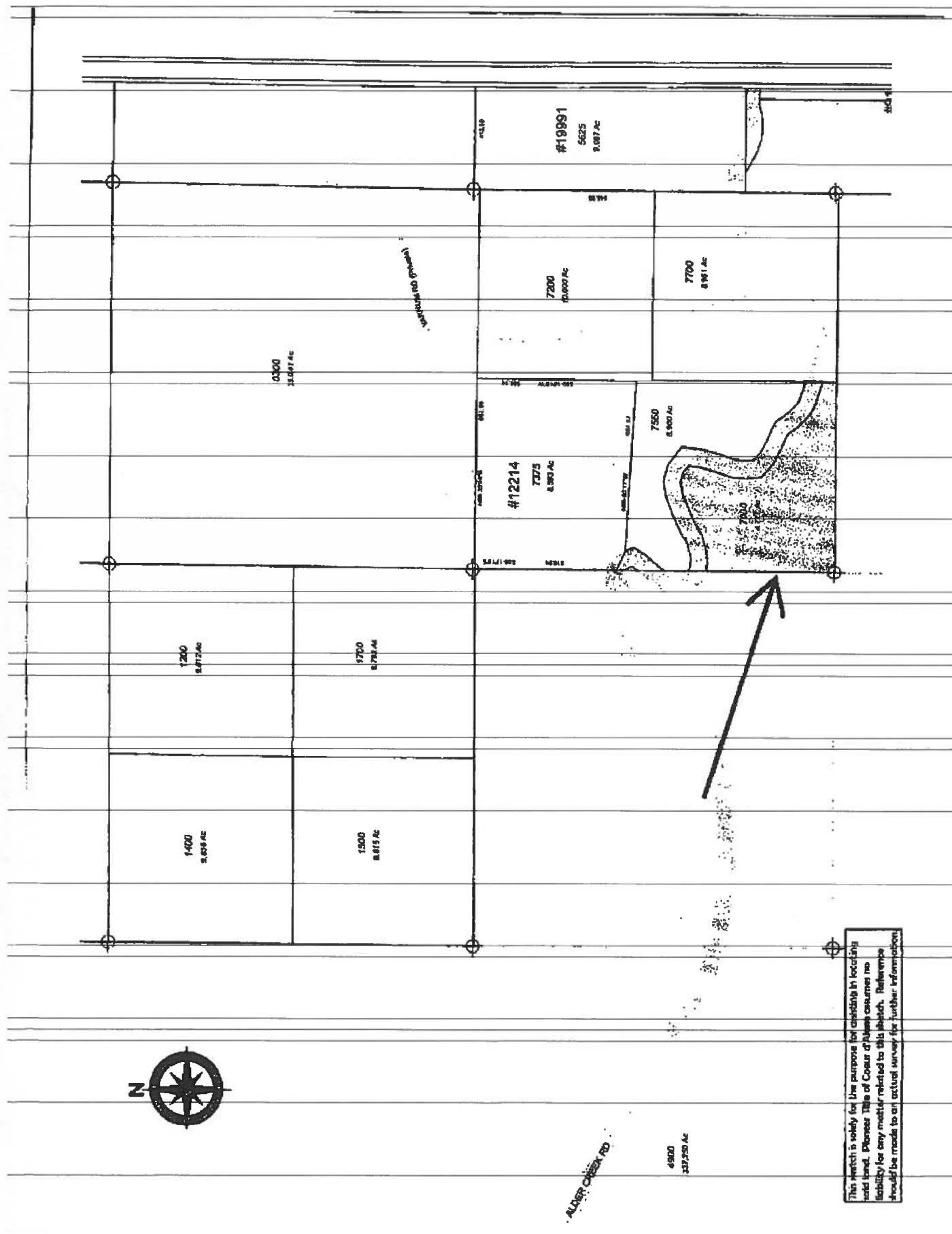
Schedule B - Part II

In addition to the matters set forth in Part I of this Schedule, the title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

1. None

END OF SCHEDULE B - PART II

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ADMINISTRATIVE INFORMATION

PARCEL NUMBER
50N02W337600
Parent Parcel Number
50N02W337600
Property Address
14408 E ALDER CREEK RD
Neighborhood
6075 WOLF LODGE AREA
Property Class
534 534- Imp res rural tract
TAXING DISTRICT INFORMATION
Jurisdiction 28
Area 001
District 021000

OWNERSHIP

REISTER GEORGE
CUMMINGS DONNA S
PO BOX 1789
POST FALLS, ID 83877
W2-NE-SE LYING SW OF CO RD
Section 33 Township 50N Range 02W

Tax ID 125405

TRANSFER OF OWNERSHIP

Date		
06/15/2016	KERLEY DEVIN M	Doc #: 2549286 \$370000
07/15/2014	CAPELLEN WILLIAM M ETUX	Doc #: 2463247 \$284000

Printed 11/16/2017 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2011	01/01/2012	01/01/2013	01/01/2014	01/01/2015	01/01/2016	01/01/2017
Reason for Change							
VALUATION							
Market Value	83447	70812	70812	70812	71249	97724	124241
	115660	106830	109910	116150	142450	136350	177540
	199107	177642	180722	186962	213699	234074	301781

Site Description

Topography:
Rolling
Public Utilities:
Water, Sewer, Electric
Street or Road:
Paved
Neighborhood:
Improving
Zoning:
1 Waste
2 Homesite
3 Res. Remaining Acreage
Legal Acres:
5.0000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Effective	Depth	Rate	Rate	Value	Factor	
-or- Frontage	-or- Frontage	-or- Depth	-or- Square Feet					
WASTE	0.2730		1.00	0.00	0.00	0		SV
2F	1.0000		0.00	111173.00	111173.00	111173		SV
3 Res. Remaining Acreage	3.7270		1.00	3506.41	3506.41	13068		13068

IMP: IMPROVEMENT INFORMATION
JCL-02/17 updated kitchen, appliances, floors and bathrooms
eff yr to 2010
JCL-11/14 Changed heat to propane, roof to heavy comp eff
year to 2000 newer kitchen per mis pics
LAND: LAND INFORMATION
RY15: REVAL
JCL-11/14
SA: SALES ANALYSIS
JCL-10/16 Sold on 6/16/2016 for 370,000 DOM 125
JCL-12/14 TOS imp value 129850 sold on 7/15/2014 for
284000 DOM 105
T: TIMBER
GKH-10/16H
GKH-10/16I
Z: AG/TIMBER INFORMATION

Supplemental Cards
MEASURED ACREAGE

5.0000

Supplemental Cards
TRUE TAX VALUE

124241

Supplemental Cards
TOTAL LAND VALUE

124241

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 32 Avg 2 Story <1989
Occupancy: Single family - Owner
Story Height: 2.0
Finished Area: 2130
Attic: None
Basement: Full

ROOFING

Material: Comp sh heavy
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Slab B
Sub and joists 1.0, 2.0
Base Allowance B, 1.0, 2.0

EXTERIOR COVER

Hardboard better B, 1.0, 2.0

INTERIOR FINISH

Drywall B, 1.0, 2.0

ACCOMMODATIONS

Finished Rooms 7
Bedrooms 3
Family Rooms 1
Formal Dining Rooms 1
Fireplaces: 2

HEATING AND AIR CONDITIONING

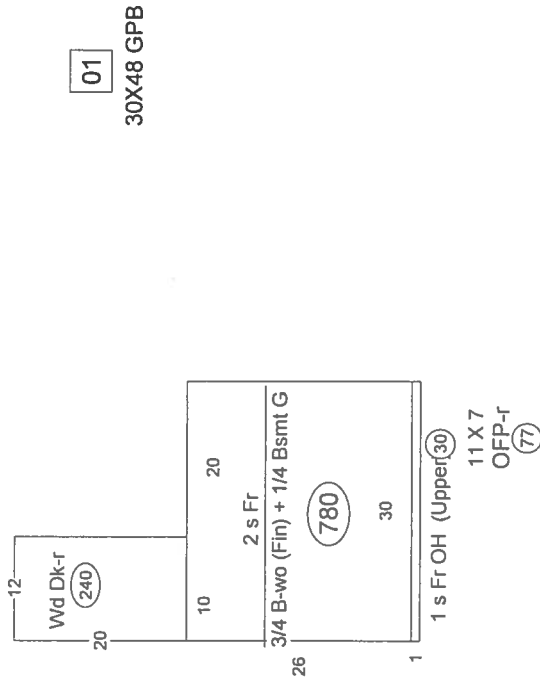
Primary Heat: Forced hot air-propane
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths # 9
Kit Sink 3
Water Heat 1
TOTAL 11

REMODELING AND MODERNIZATION

Amount Date



01

30X48 GPB

Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood frame w/sh	780	1.0	780	67790
1 Wood frame w/sh	810	2.0	810	36550

1 Wood frame w/sh	780	Bsmt	540	15830
	0	Crawl	----	0

TOTAL BASE	120170
Row Type Adjustment	1.00%
SUB-TOTAL	120170

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	12020
Fireplace(s)	1890
Heating	0
Air Condition	0
Frame/Siding/Roof	5940
Plumbing Fixt: 11	8460
Other Features	4410

Exterior Features	Value	SUB-TOTAL ONE UNIT	152890
Description	Value	SUB-TOTAL 0 UNITS	152890
OFP-R	2700	Garages	0
WDDK-R	3320	0 Integral	0
		0 Att Garage	0
		0 Att Carports	0
		240 Bsmt Garage	0
		Ext Features	6020

SUB-TOTAL	158910
Quality Class/Grade	Avg
GRADE ADJUSTED VALUE	168450

(LCM: 100.00)

SUMMARY OF IMPROVEMENTS

SPECIAL FEATURES

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Year Eff	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	PhysObsol	Depr	Market %	Adj Comp	Value
D : Remod 2015	640	D	DWELL	0.00	1	Avg	1980	2010	GD	0.00	Y	0.00	2370	168450	5	0	100	100	160030
2STLFLUE	2350	01	POLEBLDG	14.00		Avg	1994	1994	AV	10.63	Y	10.83	30x 48	23040	24	0	100	100	17510
BASIC	2060																		
BGAR2C	1250																		
WDSTOVE	5040																		
01 : C	700																		
ELESERV	1008																		
I	700																		
WDSTOVE	700																		

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards	TOTAL IMPROVEMENT VALUE
JCL 11/05/2014	JCL 11/06/2014	Neigh 6075 AV		177540