



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

April 4, 2018

WILLIAM BOLITHO & CHRISTINA HART
14863 N FREDDI RD
RATHDRUM ID 83858

RE: Change of Ownership for Water Right 95-11334

Dear Claimants:

I received your Notice of Change in Water Right Ownership and noticed that the Water Right/Claim No was not filled in. Since this is a legal form, I cannot do this for you. Also, we cannot accept a Deed of Reconveyance as a conveyance document because it does not show the transfer of property from the previous owner to you. We will need a copy of the signed and notarized Warranty Deed or Quit Claim Deed.

As soon as I receive the above mentioned form with conveyance document, I will be more than happy to make the changes.

If you have any questions, please feel free to call.

Sincerely,

Dawn R. Lenon
Technical Records Specialist I

Enclosure(s): Notice of Change in Water Right Ownership

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED DE

MAR 15 2018

DEPARTMENT OF
WATER RESOURCES

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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: QUIGLEY FAMILY TRUST

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): WILLIAM BOLTHO & CHRISTINA HART

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

14863 N FREDDY RD

BATHURM

ID

83856

Mailing address

City

State

ZIP

425418-1242

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: 4-7-17

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: Christina Hart

Signature of new owner/claimant

Title, if applicable

Date

- Signature: Will Boltho

Signature of new owner/claimant

Title, if applicable

Date

3/10/18

10 MARCH 18

For IDWR Office Use Only:

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

RECORDING REQUESTED BY
Pioneer Lender Trustee Services

AND WHEN RECORDED MAIL TO:
Pioneer Lender Trustee Services
8151 W. Rifleman St.
Boise, ID 83704

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Ref: 2600919000

DEED OF RECONVEYANCE

WHEREAS, Pioneer Title Company of Kootenai County, is the present Trustee of record under the following described Deed of Trust:

Trustor: William A. Bolitho, an unmarried man, and Christina C. Hart, an unmarried woman
Beneficiary: John Warner Griswold Family Trust, as to an undivided 75% interest; Steven Steinschriber and Cynthia J. Steinschriber, as to 12.5% undivided interest; and Sarah Simmons, as to an undivided 12.5% interest
Dated: 06/22/17, Recorded: 06/30/17, Book/Reel/Liber: N/A, Page/Folio: N/A as Instrument No.: 2600919000 in the County of Kootenai, State of Idaho

AND WHEREAS, the above said Deed of Trust has been paid in full;

NOW THEREFORE, the present Trustee having received from the present owner of the beneficial interest under said Deed of Trust and the obligations secured thereby a written request to reconvey by reason of the obligations secured by said Deed of Trust, **DOES HEREBY RECONVEY**, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust and the describing the land therein as more fully described in said Deed of Trust

Pioneer Title Company of Kootenai County by Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services, as its Authorized Agent
On 02/15/18

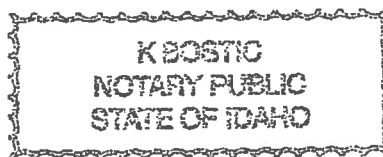
By: Cathy Luckinbill
Cathy Luckinbill, Trust Officer

State of Idaho } ss.
County of Ada }

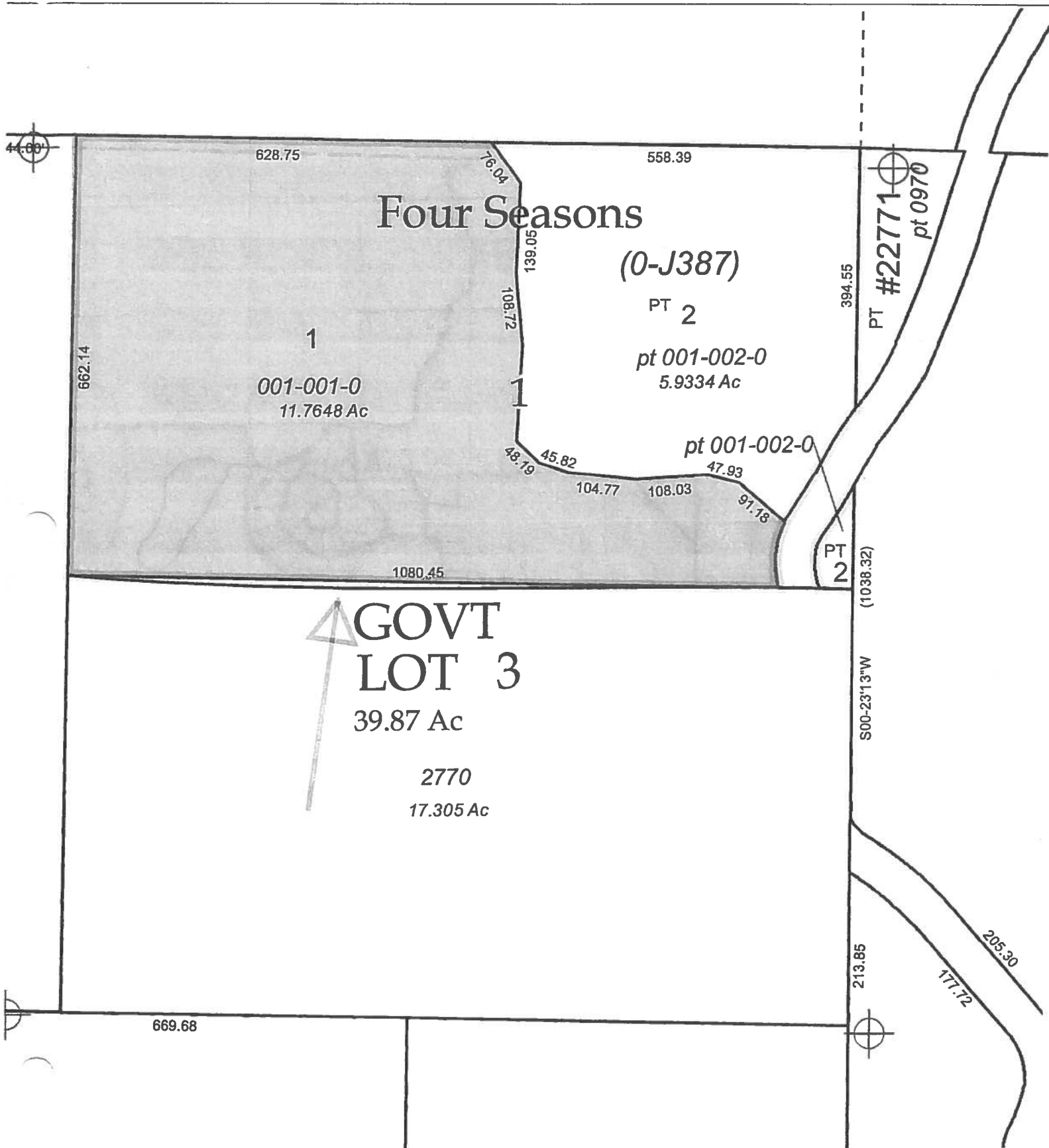
On 02/15/18 before me, K Bostic the undersigned, a Notary Public in and for Ada County in the State of Idaho, personally appeared Cathy Luckinbill, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.

Signature: K Bostic (Seal)
Notary Commission Expires: 8/15/23
Resides at: Boise, ID



THIS SKETCH IS PROVIDED SOLELY FOR THE
PURPOSE OF ASSISTING IN LOCATING SAID
LAND. PIONEER TITLE OF COEUR D'ALENE
ASSUMES NO LIABILITY FOR ANY MATTER
RELATED TO THIS SKETCH. REFERENCE SHOULD
BE MADE TO AN ACTUAL SURVEY FOR FURTHER
INFORMATION.





**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS REGARDING A PARCEL OF REAL PROPERTY
LOCATED IN KOOTENAI COUNTY, IDAHO.**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Declaration") is made on the date hereinafter set forth, by MICHAEL SCOTT QUIGLEY and KATHY A. QUIGLEY (hereinafter referred to collectively as the "Declarant") with reference to the following recitals:

1. Declarant is the owner of that certain real property located in the County of Kootenai, State of Idaho that is more fully described as follows (hereinafter referred to as LOT 1):

Lot 1, Block 1, FOUR SEASONS, according to the plat thereof recorded as Instrument No. 2061588000 in Book J of Plats, at Pages 387 and 387A, records of Kootenai County, Idaho.

2. Declarant is also the owner of that certain real property located in the County of Kootenai, State of Idaho that is more fully described as follows (hereinafter referred to as "LOT 2"):

Lot 2, Block 1, FOUR SEASONS, according to the plat thereof recorded as Instrument No. 2061588000 in Book J of Plats, at Pages 387 and 387A, records of Kootenai County, Idaho.

3. Both LOT 1 and LOT 2 were once a single parcel of real property. Prior to the making of this Declaration, the Declarant subdivided said single parcel of real property into two (2) parcels of real property, LOT 1 and LOT 2.
4. The Declarant is intending to retain the ownership of LOT 1 for Declarants' own residential use and to sell LOT 2 to a third party. In order to enhance and protect the value and attractiveness of LOT 1, the Declarant is hereby creating certain declarations, limitations, covenants, conditions and restrictions affecting the use of LOT 2.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged by the parties hereto, it is dedicated, declared and established as follows

5. **DECLARATION:**

- a. Declarant hereby declares that LOT 2, and every part thereof, shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the following declarations, limitations, covenants, conditions and restrictions. All of the following declarations, limitations, covenants, conditions and restrictions set forth herein shall constitute covenants and encumbrances that touch and concern all of the real property described herein and which shall run with the

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING
A PARCEL OF REAL PROPERTY LOCATED IN KOOTENAI COUNTY, IDAHO

C:\BBL\LA\W\QUIGLEY\CC&R\20December06\2nd.wpd

DANIEL J. ENGLISH 10P I 2074378000
KOOTENAI CO. RECORDER Page 1 of 10
AAA Date 12/27/2006 Time 11:24:55
REC-REQ OF QUIGLEY
RECORDING FEE: 30.00
2074378000 SC 4

PAGE -1
HOLMES LAW OFFICE, HAYDEN, IDAHO