



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 30, 2018

TIMOTHY D KIRKPATRICK
REVOCABLE TRUST
20 W JERRY LN
WORLEY ID 83876

RE: Change of Ownership for 95-15637

Dear Mr. Kirkpatrick:

From what I understand, the above water right is a 50/50 ownership between yourself and Thomas J. Kirkpatrick Revocable Trust.

I am returning your Notice of Change in Water Right Ownership form you submitted because we need you and Thomas to complete the form. Please fill in # 3, & 5, and then both of you need to sign and date on # 8. Also, we will need copies of the signed and notarized Warranty Deeds from the original purchase from COEUR D ALENE MARINA PROJECT.

Once this is done, please return **ALL** the documents to our office, and as soon as I receive it, I will be more than happy to process the change in ownership.

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

Sincerely,

A handwritten signature in cursive script that reads "Dawn R. Lenon".

Dawn R. Lenon
Technical Records Specialist I

Enclosure(s): Original Notice of Change in Water Right Ownership 95-15637

STATE OF IDAHO
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?
95-15637	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: COEUR D'ALENE MARINA PROJECT
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): _____
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

Mailing address _____ City _____ State _____ ZIP _____

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 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 Title, if applicable 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 _____

After Recording Return to:

Shirley Bade Law Office, P.C.
408 Sherman Avenue, Suite 207
Coeur d'Alene, ID 83814
(208) 665-1335

QUITCLAIM DEED

Grantor: Timothy D. Kirkpatrick, an unmarried man
Grantee: Timothy D. Kirkpatrick Revocable Trust, u/a August 30th, 2006
20 W. Jerry Lane
Worley, ID 83876
Assessor's Record # 123442

For valued Received the Grantor, TIMOTHY D. KIRKPATRICK, individually, does hereby convey and quitclaim to TIMOTHY D. KIRKPATRICK, TRUSTEE of the TIMOTHY D. KIRKPATRICK REVOCABLE TRUST, u/a August 30th, 2006, all of his interest in the following described real estate, situated in the County of Kootenai, State of Idaho, together with all after acquired title of the Grantor therein which Grantor may hereafter acquire:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

ALSO KNOWN AS: 20 W. Jerry Lane, Worley, ID 83876

together with their appurtenances and together with any after-acquired title.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by the parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

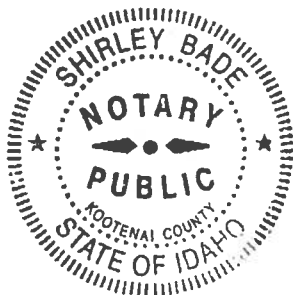
Dated this 30th day of August 2006.

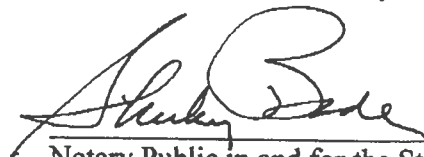

TIMOTHY D. KIRKPATRICK

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 30th day of August 2006, before me, a Notary Public in and for said state, TIMOTHY D. KIRKPATRICK, personally appeared and on oath stated that he was authorized to execute this instrument and acknowledged it to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year in this certificate first written.




Notary Public in and for the State of Idaho
Residing at: Kootenai County
Commission expires: 2-17-10

1764267

EXHIBIT A

PARCEL 1:

A tract of land in Government Lot 5, Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

Beginning at the Southeast corner of COON'S ADDITION TO CONKLING PARK, Kootenai County, State of Idaho, according to the plat recorded in Book 2 of plats, page 49; thence

Northerly along the Easterly line of said Addition to the most Northerly corner of Lot 1, Block 2, COON'S ADDITION; thence

South 72° 29 1/2' West, 123.62 feet to the most Westerly corner of said Lot 1; thence

Continuing along the boundary line of said COON'S ADDITION as follows:

North 23°00' West, 48.0 feet; thence

North 4°15' West, 213.0 feet; thence

North 25°20' East, 150.0 feet; thence

North 51°03 East, 61.35 feet; thence

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South 45°50' East, 89.82 feet along the Southerly boundary of the Conkling Park Access road to an iron bolt, 1 inch diameter, set in concrete; thence

South 12°54' West, 30.0 feet to an iron rod, ½ inch diameter; thence

North 75°01' West, 93.0 feet to the POINT OF BEGINNING.

PARCEL II:

The West 150 feet of the following described property:

A tract of land in Government Lot 5, Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

Beginning at the Southwest corner of Government Lot 5; thence

Along the South line of Government Lot 5, South 89°40' East, 898.02 feet to the Southwest corner of COON'S ADDITION to Conkling Park; thence

Along the Westerly line of said Addition as follows:

North 33°19' West, 115.95 feet; thence

North 6° 26 1/2' East, 397.62 feet; thence

North 6° 37 1/2' West, 256.05 feet; thence

North 9°25' West, 293.84 feet; thence

North 2°09' East, 102.57 feet; thence

North 14° 16 1/2' East 171.84 feet to the Northwest corner of said Addition; thence

North 71°24' West, 53.75 feet to a point on the North line of Government Lot 5 which is North 89°40' West, 545.56 feet from the Northeast corner of Government Lot 5; thence

Along the North line of Government Lot 5, North 89°40' West to the Northwest corner; thence

South along the West line of Government Lot 5 to the POINT OF BEGINNING.

PARCEL III:

A Parcel of land in the North half of the Southeast Quarter of Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Beginning at the Southeast corner of Government Lot 4 of said Section 19, said point being a brass cap marked 1/16 corner S 19 1960; thence

Along the East line of said Government Lot 4, North 0°16'16" East, 1319.84 feet to the Northeast corner of said Government Lot 4 and the TRUE POINT OF BEGINNING; thence

Along the East line of Government Lot 3 of said Section 19, North 0°16'16" East, 529.23 feet; thence

Along a fence line North 50°50'38" East, 622.51 feet; thence

Leaving said fence line South 40°41'32" East, 124.22 feet; thence

South 18°07'17" East, 539.7 feet to the centerline of an existing County road; thence

Along said centerline in a westerly and Southwesterly direction a distance of 1664 feet, more or less, to a point that bears South 58°55'56" West, 611.2 feet from last said point; thence

North 89°55'42" West, 210.5 feet to the TRUE POINT OF BEGINNING.

LESS the following described parcel:

Beginning at the Southeast corner of said Tax No. 9658, being also the Southwest corner of Helen Park Addition to Conkling Park; thence

1764267

South 30°24' East, 100.0 feet; thence

North 62°44' East, 117.73 feet; thence

South 84°51' East 55.9 feet; thence

South 25°26' West, 20.0 feet; thence

South 64°34' East, 100.0 feet; thence

North 86°00' East, 75.0 feet; thence

North 11°40' East, 86.3 feet; thence

Easterly to a point on the shore of Lake Coeur d'Alene; thence

Southwesterly along the shore of Lake Coeur d'Alene to a point on the South line of said Section 19; thence

Westerly to the POINT OF BEGINNING.

EXCEPT any part thereof lying below the mean highwater line of Lake Coeur d'Alene.

ALSO EXCEPT a parcel of land being in Government Lot 5, Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, and more particularly described as follows:

Beginning at the meander corner on the South line of said Section 19; thence

North 89°40' West, a distance of 158.75 feet along said South line of said Section 19 to the intersection with the right-of-way of a private road; thence

North 9°00' East, a distance of 615.9 feet; thence

North 23°00' West, a distance of 222.0 feet; thence

North 4°15' West, a distance of 20.0 feet to the TRUE POINT OF BEGINNING; thence

North 4°15' West, a distance of 68.0 feet; thence

North 81°41' East, a distance of 109.1 feet; thence

South 17°40' East, a distance of 58.0 feet; thence

South 76°46' West, a distance of 123.8 feet to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT the lake front property, extending from the Southeast corner of COON'S ADDITION to the Southeast corner of Lot 8, Block 2 of COON'S ADDITION to Conkling Park on Lake Coeur d'Alene, being the lake shore property in front of Lots 9, 10 11 and the 20 foot easement adjoining Lot 11, all in Block 2 of COON'S ADDITION to Conkling Park with boundary lines extended along existing lot lines of Coeur d'Alene.

ALSO EXCEPTING a part of Government Lot 5, Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, according to the November 1966 survey by Ray Kindler PLS; more particularly described as follows:

COMMENCING at the Northwest corner of Lot 1, Block 2 in the COON'S ADDITION TO CONKLING PARK, according to the plat on file in Book E of Plats at page 49, in the office of the Recorder of Kootenai County, Idaho; thence

North 23°00' West, 48.0 feet along the Easterly boundary of the 40 foot Nelson Road right-of-way; thence

North 4°15' West, 213.0 feet along the Easterly boundary of the 40 foot Nelson Road right-of-way; thence

North 25°20' East, 75.0 feet along the Easterly boundary of the 40 foot Nelson Road right-of-way to an iron rod, ½ inch diameter, the POINT OF BEGINNING; thence

Continuing North 25°20' East, 75.00 feet along said right-of-way to an iron rod, ½ inch diameter; thence

1764267

South 83°39'43" West, 287.94 feet to the Northerly right of way line of a County Road and the TRUE POINT OF BEGINNING; thence

Along said right of way South 55°15'16" West, 100.0 feet; thence

North 5°09'31" West, 150.0 feet; thence

North 55°15'25" East, 100.0 feet; thence

South 5°09'34" East, 150.0 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the following:

A portion of the Northeast Quarter of Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, also being a portion of the platted subdivision, NEBEL'S ADDITION to Conkling Park and a portion of Tax No. 9658, described as follows:

Beginning at the East Quarter corner of Section 19; thence

North 41°00'57" West, 226.97 feet to a point on the County Road Westerly right of way, said point also being the North corner of the platted subdivision HELEN PARK ADDITION and the East corner of the subdivision, NEBEL'S ADDITION to Conkling Park; thence

South 50°50'38" West, 999.28 feet along the boundary between the aforesaid subdivisions and along the boundary between Tax No. 9658 and NEBEL'S ADDITION to Conkling park to a point on the boundary of the herein described "well lot", said point also being the Southernmost corner of Lot 8 of NEBEL'S ADDITION to Conkling Park and the TRUE POINT OF BEGINNING.

North 39°09'22" West, 7.15 feet along the Southwesterly line of said Lot 8; thence

North 71°46'07" West, 63.23 feet along said Southwesterly line to the Southeasterly line of a 60 foot wide public right of way (South Drive); thence

South 18°13'53" West, 112.08 feet along said right of way line to a point on the boundary between NEBEL'S ADDITION to Conkling Park and Tax No. 9658; thence

South 84°04'56" East, 75.65 feet; thence

North 53°48'35" East, 75.16 feet; thence

North 39°09'22" West, 57.45 feet to the TRUE POINT OF BEGINNING.

PARCEL IV:

A tract of land in Government Lot 5 of Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Beginning at the Northwest corner of Lot 7, Block 1, COON'S ADDITION to Conkling Park; thence

South 75° 07 1/2' West along the Southerly line of Karen Lane in said Addition, 80.0 feet to the TRUE POINT OF BEGINNING for this description; thence

Continuing South 75° 07 1/2' West along the Southerly line of said Karen Lane, 75.41 feet to the Easterly edge of the existing county Road; thence

Along the Easterly edge of the existing road, South 30°24' East, 100.0 feet; thence

North 62°44' East, 57.73 feet; thence

North 20° 08 1/2' West, 84.32 feet to the TRUE POINT OF BEGINNING.

PARCEL V:

A tract of land in Government Lot 5 of Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Beginning at the Northwest corner of Lot 7, Block 1, COON'S ADDITION to Conkling Park; thence

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South 75° 07 1/2' West along the Southerly line of Karen Lane in said Addition, 80.0 feet; thence

South 20° 08 1/2' East, 84.32 feet; thence

North 62°44' East, 60.0 feet to the Southwest corner of said Lot 7; thence

North 4°00' West, along the Westerly line of said Lot 7, 72.4 feet to the POINT OF BEGINNING.

PARCEL VI:

A portion of the Northeast Quarter of Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, ALSO BEING a portion of the platted subdivision, NEBEL'S ADDITION TO CONKLING PARK, and a portion of Tax No. 9658, described as follows:

BEGINNING at the East Quarter corner of Section 19; thence

North 41°00'57" West, 226.97 feet to a point on the County Road Westerly right of way, said point also being the North corner of the platted subdivision, ITELEN PARK ADDITION, and the East corner of the subdivision, NEBEL'S ADDITION TO CONKLING PARK; thence

South 50°50'38" West, 999.28 feet along the boundary between the aforesaid subdivisions and along the boundary between Tax No. 9658 and NEBEL'S ADDITION TO CONKLING PARK to a point on the boundary of the herein described "Well Lot" said point also being the Southernmost corner of Lot 8 of NEBEL'S ADDITION TO CONKLING PARK and the TRUE POINT OF BEGINNING; thence

North 39°09'22" West, 7.15 feet along the Southwesterly line of Lot 8; thence

North 71°46'07" West, 63.23 feet along said Southwesterly line to the Southeasterly line of a 60 foot wide public right of way South Drive; thence

South 18°13'53" West, 112.08 feet along said right of way to a POINT on the boundary between NEBEL'S ADDITION TO CONKLING PARK and Tax No. 9658; thence

South 84°04'56" East, 75.65; thence

North 53°48'35" East, 75.16 feet; thence

North 39°09'22" West, 57.45 feet to the TRUE POINT OF BEGINNING.

After Recording Return to:

Shirley Bade Law Office, P.C.
610 W. Hubbard Avenue, Suite 132
Coeur d'Alene, ID 83814
(208) 665-1335

JIM BRANNON 8P 2500454000
KOOTENAI COUNTY RECORDER Page 1 of 8
PRP Date 06/02/2015 Time 10:09:49
REQ OF SHIRLEY BADE LAW OFFICE
RECORDING FEE: \$31.00

2500454000 DD

QUITCLAIM DEED

Grantor: Thomas J. Kirkpatrick, a single man
Grantee: Thomas J. Kirkpatrick Revocable Trust, u/a May 28th, 2015
1260 E. Bruin Loop
Hayden, ID 83835

AIN #123442	Parcel #47N03W199130	AIN #148612	Parcel #47N03W199120
AIN #114872	Parcel #47N03W199250	AIN #137205	Parcel #47N03W199110
AIN #131632	Parcel #47N03W197550	AIN #125546	Parcel #0552000308AA

For valued Received the Grantor, THOMAS J. KIRKPATRICK, a single man, does hereby convey and quitclaim to THOMAS J. KIRKPATRICK, Trustee of the THOMAS J. KIRKPATRICK REVOCABLE TRUST, u/a May 28th, 2015, all of his interest in the following described real estate, situated in the County of Kootenai, State of Idaho, together with all after acquired title of the Grantor therein which Grantor may hereafter acquire:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by the parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated this 28 day of May 2015.


THOMAS J. KIRKPATRICK

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 28th day of May 2015, before me, a Notary Public in and for said state, THOMAS J. KIRKPATRICK personally appeared and on oath stated that he was authorized to execute this instrument and acknowledged it to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year in this certificate first written.

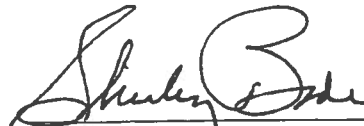

Notary Public in and for the State of Idaho
Commission expires: 2-17-16

EXHIBIT "A"

PARCEL 1:

A tract of land in Government Lot 5, Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

Beginning at the Southeast corner of COON'S ADDITION TO CONKLING PARK, Kootenai County, State of Idaho, according to the plat recorded in Book 2 of Plats at page 49; thence

Northerly along the Easterly line of said Addition to the most Northerly corner of Lot 1, Block 2, COON'S ADDITION; thence

South 72°29' ½' West, 123.62 feet to the most Westerly corner of said Lot 1; thence

Continuing along the boundary line of said COON'S ADDITION as follows:

North 23°00' West, 48.0 feet; thence

North 4°15' West, 213.0 feet; thence

North 25°20' East, 150.0 feet; thence

North 51°03' East, 61.35 feet; thence

South 30°24' East, 100.0 feet; thence

North 62°44' East, 117.73 feet; thence

South 84°51' East, 55.9 feet; thence

South 25°26' West, 20.0 feet; thence

South 64°34' East, 100.0 feet; thence

North 86°00' East, 75.0 feet; thence

North 11°40' East, 86.3 feet; thence

Easterly to a point on the shore of Lake Coeur d'Alene; thence

Southwesterly along the shore of Lake Coeur d'Alene to a point on the South line of said Section 19; thence

Westerly to the POINT OF BEGINNING.

EXCEPT any part thereof lying below the mean highwater line of Lake Coeur d'Alene.

ALSO EXCEPT a parcel of land being in Government Lot 5, Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, more particularly described as follows:

Beginning at the meander corner of the South line of said Section 19; thence

North 89°40' West, a distance of 158.75 feet along said South line of said Section 19 to the intersection with the right-of-way of a private road; thence

North 9°00' East, a distance of 615.9 feet; thence

North 23°00' West, a distance of 222.0 feet; thence

North 4°15' West, a distance of 20.0 feet to the TRUE POINT OF BEGINNING; thence

North 4°15' West, a distance of 68.0 feet; thence

North 81°41' East, a distance of 109.1 feet; thence

South 17°40' East, a distance of 58.0 feet; thence

South 76°46' West, a distance of 123.8 feet to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT the lake front property, extending from the Southeast corner of COON'S ADDITION to the Southeast corner of Lot 8, Block 2 of COON'S ADDITION to Conkling Park on Lake Coeur d'Alene, being the lake shore property in front of Lots 9, 10 and 11 and the 20 foot easement adjoining Lot 11, all in Block 2 of COON'S ADDITION TO Conkling Park with boundary lines extended along existing lot lines of Coeur d'Alene.

ALSO EXCEPTING a part of Government Lot 5, Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, according to the November 1966 survey by Ray Kindler PLS, more particularly described as follows:

COMMENCING at the Northwest corner of Lot 1, Block 2 in the COON'S ADDITION TO CONKLING PARK, according to the plat on file in Book E of Plats at page 49, in the office of the County Recorder of Kootenai County, Idaho; thence

North 23°00' West, 48.0 feet along the Easterly boundary of the 40 foot Nelson Road right-of-way; thence

North 4°15' West, 213.0 feet along the Easterly boundary of the 40 foot Nelson Road right-of-way; thence

North 25°20' East, 75.0 feet along the Easterly boundary of the 40 foot Nelson Road right-of-way to an iron rod, ½ inch diameter, the POINT OF BEGINNING; thence

Continuing North 25°20' East, 75.00 feet along said right-of-way to an iron rod, ½ inch diameter; thence South 45°50' East, 89.82 feet along the Southerly boundary of the Conkling Park Access road to an iron bolt, 1 inch diameter, set in concrete; thence South 12°54' West, 30.0 feet to an iron rod, ½ inch diameter; thence North 75°01' West, 93.0 feet to the POINT OF BEGINNING.

PARCEL 2:

The West 150 feet of the following described property:

A tract of land in Government Lot 5, Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

Beginning at the Southwest corner of Government Lot 5; thence

Along the South line of Government Lot 5, South 89°40' East, 898.02 feet to the Southwest corner of COON'S ADDITION to Conkling Park; thence

Along the Westerly line of said Addition as follows:

North 33°19' West, 115.95 feet; thence

North 6°26 ½' East, 397.62 feet; thence

North 6°37 ½' West, 256.05 feet; thence

North 9°25' West, 293.84 feet; thence

North 2°09' East, 102.57 feet; thence

North 14°16 ½' East, 171.84 feet to the Northwest corner of said Addition; thence

North 71°24' West, 53.75 feet to a point on the North line of Government Lot 5 which is North 89°40' West, 545.56 feet from the Northeast corner of Government Lot 5; thence

Along the North line of Government Lot 5, North 89°40' West to the Northwest corner; thence

South along the West line of Government Lot 5 to the POINT OF BEGINNING.

PARCEL 3:

A Parcel of land in the North half of the Southeast Quarter of Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Beginning at the Southeast corner of Government Lot 4 of said Section 19, said point being a brass cap marked 1/16 corner S 19 1960; thence

Along the East line of said Government Lot 4, North 0°16'16" East, 1319.84 feet to the Northeast corner of said Government Lot 4 and the TRUE POINT OF BEGINNING; thence

Along the East line of Government Lot 3 of said Section 19, North 0°16'16" East, 529.23 feet; thence

Along a fence line North 50°50'38" East, 622.51 feet; thence

Leaving said fence line South 40°41'32" East, 124.22 feet; thence

South 18°07'17" East, 539.7 feet to the centerline of an existing County road; thence

Along said centerline in a Westerly and Southwesterly direction a distance of 1664 feet, more or less, to a point that bears South 58°55'56" West, 611.2 feet from last said point; thence

North 89°55'42" West, 210.5 feet to the TRUE POINT OF BEGINNING.

LESS the following described parcel:

Beginning at the Southeast corner of said Tax No. 9658, being also the Southwest corner of Helen Park Addition to Conkling Park; thence

South 83°39'43" West, 287.94 feet to the Northerly right of way line of a County Road and the TRUE POINT OF BEGINNING; thence

Along said right of way South 55°15'16" West, 100.0 feet; thence

North 5°09'31" West, 150.0 feet; thence

North 55°15'25" East, 100.0 feet; thence

South 5°09'34" East, 150.0 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the following:

A portion of the Northeast Quarter of Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, also being a portion of the platted subdivision, NEBEL'S ADDITION to Conkling Park and a portion of Tax No. 9658, described as follows:

Beginning at the East Quarter corner of Section 19; thence

North 41°00'57" West, 226.97 feet to a point on the County Road Westerly right of way, said point also being the North corner of the platted subdivision HELEN PARK ADDITION and the East corner of the subdivision, NEBEL'S ADDITION to Conkling Park; thence

South 50°50'38" West, 999.28 feet along the boundary between the aforesaid subdivisions and along the boundary between Tax No. 9658 and NEBEL'S ADDITION to Conkling Park to a point on the boundary of the herein described "well lot" said point also being the Southernmost corner of Lot 8 of NEBEL'S ADDITION to Conkling Park and the TRUE POINT OF BEGINNING

North 39°09'22" West, 7.15 feet along the Southwesterly line of said Lot 8; thence

North 71°46'07" West, 63.23 feet along said Southwesterly line to the Southeasterly line of a 60 foot wide public right of way (South Drive); thence

South 18°13'53" West, 112.08 feet along said right of way line to a point on the boundary between NEBEL'S ADDITION to Conkling Park and Tax No. 9658; thence

South 84°04'56" East, 75.65 feet; thence
North 53°48'35" East, 75.16 feet; thence
North 39°09'22" West, 57.45 feet to the TRUE POINT OF BEGINNING.

PARCEL 4:

A tract of land in Government Lot 5 of Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Beginning at the Northwest corner of Lot 7, Block 1, COON'S ADDITION to Conkling Park; thence
South 75°07 ½' West along the Southerly line of Karen Lane in said Addition, 80.0 feet to the TRUE
POINT OF BEGINNING for this description; thence
Continuing South 75°07 ½' West along the Southerly line of said Karen Lane, 75.41 feet to the Easterly
edge of the existing County Road; thence
Along the Easterly edge of the existing road, South 30°24' East, 100.0 feet; thence
North 62°44' East, 57.73 feet; thence
North 20°08 ½' West, 84.32 feet to the TRUE POINT OF BEGINNING.

PARCEL 5:

A tract of land in Government Lot 5 of Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Beginning at the Northwest corner of Lot 7, Block 1, COON'S ADDITION to Conkling Park; thence
South 75°07 ½' West along the Southerly line of Karen Lane in said Addition, 80.0 feet; thence
South 20°08 ½' East, 84.32 feet; thence
North 62°44' East, 60.0 feet to the Southwest corner of said lot 7; thence
North 4°00' West, along the Westerly line of said lot 7, 72.4 feet to the POINT OF BEGINNING.

PARCEL 6:

A portion of the Northeast Quarter of Section 19, Township 47 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, ALSO BEING a portion of the platted subdivision, NEBEL'S ADDITION TO CONKLING PARK, and a portion to Tax No. 9658, described as follows:

BEGINNING at the East Quarter corner of Section 19; thence

North 41°00'57" West, 226.97 feet to a point on the County Road Westerly right of way, said point also being the North corner of the platted subdivision, HELEN PARK ADDITION, and the East corner of the subdivision, NEBEL'S ADDITION TO CONKLING PARK; thence

South 50°50'38" West, 999.28 feet along the boundary between the aforesaid subdivisions and along the boundary between Tax No. 9658 and NEBEL'S ADDITION TO CONKLING PARK to a point on the boundary of the herein described "Well Lot" said point also being the Southernmost corner of Lot 8 of NEBEL'S ADDITION TO CONKLING PARK and the TRUE POINT OF BEGINNING; thence

North 39°09'22" West, 7.15 feet along the Southwesterly line of Lot 8; thence

North 71°46'07" West, 63.23 feet along said Southwesterly line to the Southeasterly line of a 60 foot wide public right of way South Drive; thence

South 18°13'53" West, 112.08 feet along said right of way to a POINT on the boundary between NEBEL'S ADDITION TO CONKLING PARK and Tax No.9658; thence

South 84°04'56" East, 75.65; thence

North 53°48'35" East, 75.16 feet; thence

North 39°09'22" West, 57.45 feet to the TRUE POINT OF BEGINNING.

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
47N03W199130
Parent Parcel Number
47N03W199130
Property Address
20 W JERRY LN
Neighborhood
27 RESORTS/MARINAS
Property Class
438- Com Imp rural subdiv
TAXING DISTRICT INFORMATION
Jurisdiction 28
Area 001
District 066000

OWNERSHIP

TIMOTHY D KIRKPATRICK REVOCABLE TRUS
THOMAS J KIRKPATRICK REVOCABLE TRUST
20 W JERRY LN
WORLEY, ID 83876
TAX#6853 EX TAX#S [IN GOVT LTS 5] 19/2047N03W

Tax ID 123442

TRANSFER OF OWNERSHIP

Date			Doc #:
01/01/2016	TIMOTHY D KIRKPATRICK REVOCABLE TRUS	Doc #:	2533505
06/02/2015	KIRKPATRICK TOM	Doc #:	2500454
10/02/2014	TIMOTHY D KIRKPATRICK REVOCABLE TRUS	Doc #:	2401213 CORRECT V
01/01/2013	COEUR D ALENE MARINA PROJECT LLC	Doc #:	2401213
01/01/2007	KIRKPATRICK THOMAS J	Doc #:	2104129
			\$5300000

COMMERCIAL

VALUATION RECORD

Assessment Year	01/01/2013	01/01/2013	01/01/2014	01/01/2015	01/01/2016	01/01/2017	Worksheet
Reason for Change	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	
VALUATION	I 1548000	1130040	1129200	1242120	1165200	1196704	1104304
Market Value	E 1166181	1166181	1212210	1206033	1188433	1181805	1221515
	T 2714181	2296221	2341410	2448153	2353633	2378509	2325819

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:
Commercial
Commercial
Commercial
Legal Acres:
3.6992

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage	100	-or- Depth Factor	Rate	Rate	Value	Factor	
	-or- Actual Frontage	-or- Effective Depth	Square Feet						
1 WF Homesite	300.0	0.0	100.0	1.00	3080.00	3080.00	924000 F	-40%	554400
2 WF Vacant Buildable	687.4	0.0	100.0	1.00	1600.00	1600.00	1099808 F	-50%	549904

IMP: IMPROVEMENT INFORMATION
JRH-04/11/14 Field inspected, updated photo's & sketch's, added cabins on sketch, updated counts for new dock slips.
RDB-08/10/2012 Remove old permit for deck / already picked up at Reval.

LAND: LAND INFORMATION
DRC-02/17 Shoreland audit for 2017 ac and ff change
VAY-04/15 Residential Geo 5081.
VAY-03/13 Moved from Geo 109 to Geo 27 for 2013
Res. GEO 5081 - 2003 WF reval rates are \$1,600 improved with OCR 434 (+15%).\$500/ff excess with -30% length & -30% depth. **2004 Waterfront Trend: 1.10
Base ocr. 300' at improved rate with remainder at non-build rate with length and depth adj. applied. W.F. values from geo 5081. 03 reval. JRC-09/04

Supplemental Cards

3.6992

MEASURED ACREAGE

Supplemental Cards

TRUE TAX VALUE

1104304

Supplemental Cards

TOTAL LAND VALUE

1104304

VALUATION RECORD	
Assessment Year	
Reason for Change	
VALUATION	

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	Soil ID	Acreage		-or-					
	Actual	Effective	Effective	Depth Factor					
	Frontage	Frontage	Depth	Square Feet					

LAND: LAND INFORMATION
05 appeal 05-1457. See as-17. JRC-07/05
100 1600 5-20%
100 500 F-30%
E-30%
8-20%
Market adj below, 2004=1.10, 2005=1.50. 2006=N/A
300ff x \$1600 x -10%L = \$432000
540ff x \$500 x (-30%L, -30%D) = \$108000
\$432000 x 1.10 x 1.50 = \$712800
\$108000 x 1.10 x 1.50 = \$178200

LAW 05/07 2007 Market Adj. = 1.10
712,800 x 1.10 = 784,080
178,200 x 1.10 = 196,020

ADMINISTRATIVE INFORMATION

Date _____

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID	Measured -or- Actual	Table Effective	Prod. Factor -or- Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
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LAND: LAND INFORMATION

RDB-04/08 300ff @3,000/ff - 540ff @ 1,500/ff.

RY14: REVAL

RDB-04/14

RY18: REVAL

RDB-08/17

SA: SALES ANALYSIS

SA: SALES ANALYSIS
06/08/2007 sale included parcels 125546. 131632. 137205.

148612. 114872

148612, 114812
ZS: SOLID WASTE.

ZS: SOLID WASTE
VAY-08/17 SW Account

VAY-08/I / SW Account

Supplemental Cards

TOTAL LAND VALUE

Date

VALUATION RECORD

Assessment Year
Reason for Change
VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage	Effective	Depth					
	-or-	-or-	-or-	-or-	Rate	Rate	Value	Factor	
	Actual	Effective	Effective	Square					
	Frontage	Frontage	Depth	Feet					

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
47N03W197550
Parent Parcel Number
47N03W197550
Property Address
29276 S GARY RD
Neighborhood
27 RESORTS/MARINAS
Property Class
435 435- Com Imp rural tracts
TAXING DISTRICT INFORMATION
Jurisdiction 28
Area 001
District 066000

OWNERSHIP

TIMOTHY D KIRKPATRICK REVOCABLE TRUS
THOMAS J KIRKPATRICK REVOCABLE TRUST
20 W JERRY LN
WORLEY, ID 83876
TAX#9658 EX TXHS, TAX#21203 IN LT 8A BLK 3 NEBELS ADD
TO CONKLING PARK & GL2
1947N03W

Tax ID 131632

TRANSFER OF OWNERSHIP

Date		Doc #
01/01/2016	TIMOTHY D KIRKPATRICK REVOCABLE TRUS	Doc #: 2533505
06/02/2015	KIRKPATRICK TOM	Doc #: 2500454
10/02/2014	TIMOTHY D KIRKPATRICK REVOCABLE TRUS	Doc #: 2401213 CORRECT V
01/01/2013	COEUR D ALENE MARINA PROJECT LLC	Doc #: 2401213
01/01/2007	KIRKPATRICK THOMAS J	Doc #: 2104129

COMMERCIAL

VALUATION RECORD

Assessment Year	01/01/2013	01/01/2014	01/01/2015	01/01/2016	01/01/2017	10/01/2017	Worksheet
Reason for Change							
VALUATION	I	56721	77700	77700	77700	77700	OCC
Market Value	E	230986	215893	210942	207211	202379	108930
	T	287707	293593	288642	284911	280079	526084
						617613	635014

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

1 Commercial/Industrial
2 Commercial/Industrial
8.7598

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	7.5400		1.00	4500.00	4500.00	33930		33930
	1.0000		1.00	75000.00	75000.00	75000		SV 75000

IMP: IMPROVEMENT INFORMATION
RDB-11/17 New Boat Stg Bldg for 2017.
JRH-04/11/14 Field inspected, updated photo's.
LAND: LAND INFORMATION
VAY-04/17 2018 Merge. 125546 (geo 5111 merged into 131632 for 2018.
VAY-04/15 Residential Geo 5100.
VAY-03/13 Part of Conkling Marina. Geo 109, Boat Storage Bldgs. D27
Land values from geo 5100, 01 reval. JRC-09/04
NCL7: 2017 NEW CONSTRUCTION
OC10: Occupancy Sep 16-Oct 15
RDB-11/06/2017
RY14: REVAL
RDB-04/14

Supplemental Cards
MEASURED ACREAGE 8.5400

Supplemental Cards
TRUE TAX VALUE 108930

Supplemental Cards
TOTAL LAND VALUE 108930

Date

VALUATION RECORD

Assessment Year
Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	Soil ID	Acreage		-or-					
	Actual Frontage	Effective Frontage	Effective Depth	Depth Factor					

Date

VALUATION RECORD

Assessment Year
Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	Soil ID	Acreage	Effective	Depth					
	-or-	-or-	-or-	-or-					
	Actual	Effective	Depth	Square Feet					
	Frontage	Frontage							