

**IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS**

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE COEUR D'ALENE-SPOKANE RIVER
BASIN WATER SYSTEM

CIVIL CASE NUMBER: 49576

Ident. Number: 95-14394
Date Received: 7/15/2009
Receipt No: N021326
Claim Fee: \$25.00
Received By: _____

**NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW
For Domestic and/or Stockwater Purposes
Where Daily Use is less than 13,000 gallons per day**

1. Name of Claimant(s)

Prairie Schooner, LLC Phone: (208) 660-8623

P.O. Box 372, Coeur d'Alene, ID 83816 Email: drucker@tolmanandwiker.com

2. Date of Priority: 7/2/1992

3. Source:

GROUND WATER

Trib. to:

4. Point of Diversion:

Township	Range	Section	¼ of ¼ of ¼	Lot	County	Type
52N	04W	27	SE SE		KOOTENAI	

5. Description of diverting works:

Well drilled approximately 310 feet to Rathdrum Aquifer. New pump installed in 2007 providing 65 gallons per minute.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A
DOMESTIC	1/1	12/31	0.04		

7. Total Quantity Appropriated is:

0.04 C.F.S.

8. Non-irrigation uses:

49 MOBILE HOME SITES AND 13 RV SITES

9. Place of use:

DOMESTIC within KOOTENAI County

Township	Range	Section	¼	of	¼	Lot	Acres
52N	04W	27	SW		SE		
52N	04W	27	SE		SE		

10. Do you own the property listed above as place of use? Yes

If your answer is no, describe in remarks below the authority you have to claim this water right.

11. Other Water Rights Used:

12. Remarks:

Priority Date Explanation:

Claim submitted for well that has been in use/operation since July, 1992 for Prairie Schooner Estates Mobile Home and RV park.

Parcel No. 05760000020A

The quantity of water under this right shall not exceed 2,500 gallons per day.

13. Basis of Claim: Beneficial Use

14. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the COEUR D'ALENE-SPOKANE River Basin Adjudication." (b.) I/We do _____ do not X wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: _____

For Organizations:

I do solemnly swear or affirm under penalty of perjury that I am

David L Rucker, Member of Prairie Schooner, LLC
Title Organization

that I have signed the foregoing document in the space below as

David L Rucker, Member of Prairie Schooner, LLC
Title Organization

and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent David L Rucker Date 5-1-18

Title and Organization David L Rucker, Member of Prairie Schooner, LLC

15. Notice of appearance:

Notice is hereby given that I, Megan O'Dowd of Lyons O'Dowd, PLLC will be acting as attorney at law of behalf of the claimant signing above, and that all notices required by law to be mailed by the director to the claimant signing above should be mailed to me at the address listed below.

Signature: [Signature] Date: 5/1/18

Address: Lyons O'Dowd, PLLC
P.O. Box 131
Coeur d'Alene, ID 83816

**Kootenai County
Property Information**



First American Title Company
1866 N. Lakewood Drive
Coeur d'Alene, ID 83814
Phone: 208-667-0567
Fax: 208-667-0832

Property Address: 2175 W Highway 53
Rathdrum ID 83858

Owner Information

Name: Prairie Schooner LLC
Address: PO Box 3270
City State ZIP: Coeur D Alene ID 83816

Assessor Information

Property ID #: 05760000020A
Tax ID #: 105863
Section: 52N04W27
Instrument: 1654504
TCA Code: 107000
Legal Description: PANHANDLE VILLAGE, TRS 20, 21
2752N04W
Property Class: 441 - Mixed Use Comm/Ind
Neighborhood Code: 29 MH PARKS
Acres: 15.66
Taxes: \$21,339 - 2017

Assessments

Description	Value
Total Market Value	\$1,898,523
Assessed Land Value	\$391,500
Assessed Improvement Value	\$1,507,023
Total Assessed Value	\$1,898,523
Exemption:	\$0
Net Taxable Value (2017)	\$1,898,523

Value Details

Dwl	Ext	Type	Category	Value
0	C01	MWRHSE	38 Comm imp on 16	\$887,093
0	C02	MHPARK2	38 Comm imp on 16	\$547,080
1	R01	DWELL	38 Comm imp on 16	\$61,540
0	R01	ATTGAR	38 Comm imp on 16	\$11,310

Land Information

Land Description: 441 - Mixed Use Comm/Ind
Zoning: County-COM - Commercial
Sewer Available:
Waterfront: - 0
Watershed: 1701030503 - Rathdrum Creek-Spokane River
Recreation: -

Property Picture



Improvement Information

Improvement Type: MWRHSE MWRHSE
Building:
Year Built: 1997
Stories: 0.00
Heat:
Central Air:
Foundation:
Construction Type:
Finished Sq. Ft.: 1,155
Commercial Sq. Ft.: 37,320

Improvements by Floor

Dwl	Ext	Fir	BR	Full Bath	Half Bath	LR	DR	GR	Kit	Den	Oth	Base Area	Fin. Area
1	R01	1.0	2	1	0	1	1	0	1	0	1	1,155	1,155

Commercial Details By Floor

Floor	Use Code	Base Area	Fin Area
1	MWRHSE	37320	37320

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
1866 North Lakewood Drive
Coeur d'Alene, ID 83814

JIM BRANNON 2 P 2590418000
KOOTENAI COUNTY RECORDER
KKR 4/14/2017 3:02 PM
REQ OF FIRST AMERICAN TITLE -
KOOTENAI

RECORDING FEE: \$13.00 DD
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **626401-C (ms)**

Date: **April 10, 2017**

For Value Received, **David L. Rucker, an unmarried person who acquired title as a married man his sole and separate property**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Prairie Schooner, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **P.O. Box 3270, Coeur d'Alene, ID 83816**, the following described premises, situated in **Kootenai County, Idaho**, to-wit:

LOTS 20 AND 21, PANHANDLE VILLAGE, ACCORDING TO THE PLAT RECORDED IN BOOK E OF PLATS, PAGE 87, RECORDS OF KOOTENAI COUNTY, IDAHO.

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 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.

Date: 04/10/2017

Warranty Deed
- continued

File No.: 626401-C (ms)

David L. Rucker

David L. Rucker

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On 4/12/17 before me, Shelli Kay Brennan, Notary Public
(insert name and title of the officer)

personally appeared David L. Rucker
who 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shelli Kay Brennan (Seal)

