



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

May 22, 2018

SHAUN & STEPHANIE LIMESAND
PO BOX 833
POST FALLS ID 83877

RE: Coeur d'Alene-Spokane River Basin Adjudication (CSRBA)
Incomplete Notice of Change in Water Right Ownership

Dear Claimant:

I am writing to you in regards to the change of ownership you sent in for Kootenai County Parcel # 50N05W194720, Claim # 95-14785.

I have reviewed your change in water right ownership form you submitted and we cannot accept a copy of your signature. We also cannot accept screenshots of your Warranty Deed due to the fact it has "UNOFFICIAL DOCUMENT" across the front. Please send the original Notice of Change in Water Right Ownership form along with copies of the signed and notarized Warranty Deed. I am returning your form, and when you get everything that is needed, please return all documents to the following address....

Idaho Department of Water Resources
Attn: Dawn Lenon
7600 N Mineral Drive Suite 100
Coeur D Alene ID 83815.

If you have any questions please feel free to call me at 208-762-2800.

Thank you,

Dawn Lenon
Technical Records Specialist 1

Enclosure: Original Notice of Change in Water Right Ownership 95-14785

DE

Form 42-248/42-1409(6) Rev. 03/13

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?
95-14785	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Lester & Valerie Watson
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Shawn & Stephanie Limesand
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or

* PO Box 833 Post Falls Id. 83877
Mailing address City State ZIP
(208) 713-1161 Sandslimesand@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: February 9th, 2017.

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: Shawn Limesand 5/7/2018
Signature of new owner/claimant Title, if applicable Date
Signature: Stephanie Limesand 5/7/2018
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 _____

5/7/2018

Kootenai County, Idaho

Kootenai County, Idaho

generated on 5/7/2018 10:45:05 PM CDT

Parcel Number 50N05W194720	AIN 143273	Situs Address 16778 W DEER RIDGE DR, POST FALLS	Data as of 5/5/2018
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Owner Name	LIMESAND SHAUN LIMESAND STEPHANIE M
Owner Address	PO BOX 833 POST FALLS ID 83877
Transfer Date	01/01/2017
Document #	
Deed Book/Page	

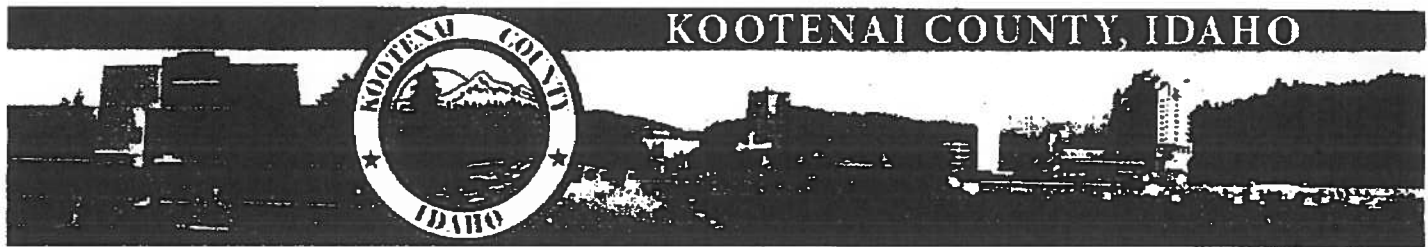
Tax Authority Group	073000	Current Legal Desc.	TAX#24802 [IN N2-SEC] 1950N05W
Situs Address	16778 W DEER RIDGE DR, POST FALLS		
Acreage	12.1027		

Property Class Code	534- Imp res rural tract
Neighborhood Code	5800 50-5W 7-18 S-RIVER,50-6W 12,13

Appraisal Date	07-11-2017	Current Year	2017	Prior Year	2016
Market Value Land	\$174,262	Homeowners Eligible Amt Land	\$117,810	Homeowners Eligible Amt Land	\$0
Market Value Improvement	\$308,640	Homeowners Eligible Amt Imp	\$308,640	Homeowners Eligible Amt Imp	\$0
Total Market Value	\$482,902	Sum Homeowners Eligible Amt	\$426,450	Sum Homeowners Eligible Amt	\$0
		Homeowners Exemption Allowed	\$100,000	Homeowners Exemption Allowed	\$0
Acreage	12.1027	Total Market Value	\$482,902	Total Market Value	\$440,138
		Homeowners Exemption Allowed	\$100,000	Homeowners Exemption	\$0
		Ag/Timber Exemption	\$0	Ag/Timber Exemption	\$0
		Other Exemptions	\$0	Other Exemptions	\$0
		Net Taxable Value	\$382,902	Net Taxable Value	\$440,138

5/7/2018

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2582378000

Legal Description Related Documents

2582378000

Document Detail	
Instrument #: 2582378000	
Date Filed: 02/06/2017 11:23:56 AM	
Document Type: DD - DEEDS	
Book Type:	
Book:	
Page:	
Consideration Amount: \$0.00	
Remarks:	
# Pages in Image: 2	
Image:	
Grantor(s) >	
1	WATSON LESTER E
2	WATSON VALERIE L
Grantee(s)	
1	LIMESAND SHAUN
2	LIMESAND STEPHANIE M
Returnee	
Name: Alliance Title - Coeur D' Alene Office	
Address: 1270 Northwood Center Ct	
City, State, Zip: Coeur D' Alene ID 83814	

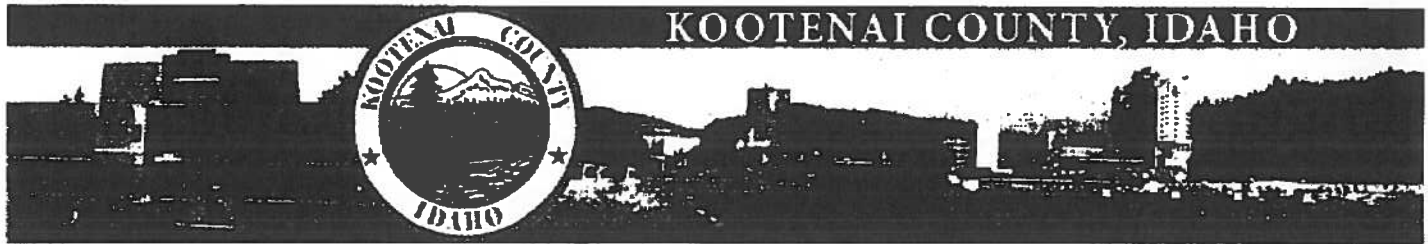
1 of 2

2 of 2

WARRANTY DEED	
Alliance Title & Escrow Corp Order No. 33957	
FOR VALUE RECEIVED	
Lester E. Watson and Valerie L. Watson husband and wife	
the grantor(s), do hereby grant, bargain, sell and convey unto	
Shaun Limesand and Stephanie M. Limesand husband and wife	
whose current address is 76779 West Deer Ridge Drive	
Post Falls, ID 83854	
the grantor(s), the following One-Undivided interest, in Kootenai County, Idaho, TO WIT	
SEE ATTACHED EXHIBIT "A"	
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (whether by the power(s) in fee simple of said premises, that they are free from all encumbrances Except as Noted, Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, appurtenant or of record.	
And that the will warrant and defend the same from all lawful claims = hereon or	
Dated: February 1, 2017	
Lester E. Watson	
Valerie L. Watson	
State of Idaho; ss	
County of Kootenai	
On this 1 st day of February, 2017, before me, Robin Denison, a Notary Public in and for said state, personally appeared Lester E. Watson and Valerie L. Watson, known or identified to me to be the person(s) whose name(s) were subscribed to the within instrument and acknowledged to me that he/she/they executed same.	
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year in that certificate first above written.	
Robin Denison	
Notary Public for the State of Idaho	
Residing at: Hayden, ID	
Commission Expires: 04-04-18	
Residing at: Rathfriland, ID	

5/7/2018

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Legal Description Related Documents

2582378000

Document Detail	
Instrument #: 2582378000	
Date Filed: 02/09/2017 11:23:56 AM	
Document Type: DD - DEEDS	
Book Type:	
Book:	
Page:	
Consideration Amount: \$0.00	
Remarks:	
# Pages in Image: 2	
Image:	
Grantor(s)>	
1	WATSON LESTER E
2	WATSON VALERIE L
Grantee(s)	
1	LIMESAND SHAUN
2	LIMESAND STEPHANIE M
Returnee	
Name: Alliance Title - Coeur D' Alene Office	
Address: 1270 Northwood Center Ct	
City, State, Zip: Coeur D' Alene ID 83814	

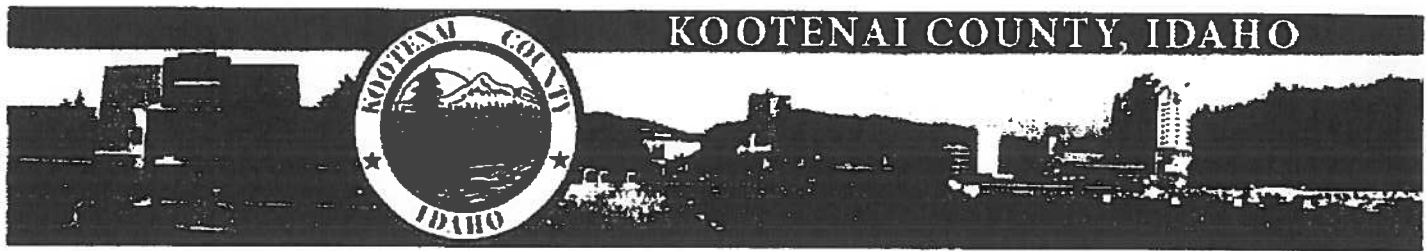
1 of 2

2 of 2

EXHIBIT "A"	
A portion of land located in a portion of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 19, Township 59 North, Range 5 West of the Boise Meridian, Kootenai County, Idaho and more particularly described as follows: BEGINNING at the center Quarter corner of said Section 19 as witnessed by a 2" aluminum cap measuring 10" CP&SF Instrument No. 2181134000, Kootenai County Records, from which the North Quarter corner of said Section 19 is measured by a 5.8" iron rod per CP&SF Instrument No. 117734-1000, North 4° 05' 42" West, 263.58 feet, Thence, North 19° 42' 36" West, along the East-West cornerline of said Section, 751.40 feet to a 1.00 pin, Thence, North 69° 37' 36" West, 323.53 feet to a point, Thence, North 89° 01' 00" East, 279.55 feet more or less to a point on the West Line of a parcel of land described as "Road 23892" of Quaternary Deed Instrument No. 982347, Records of Kootenai County (incorrectly appearing of record as 982347), Thence, along said parcel line to the following relative (12) corners: 1) South 30° 43' 45" East, 4.32 feet, 2) South 08° 01' 19" East, 214.33 feet, 3) South 01° 42' 39" West, 262.06 feet, 4) South 01° 52' 54" West, 181.40 feet, 5) South 12° 43' 11" East, 85.12 feet, 6) South 68° 50' 41" East, 123.73 feet, 7) North 25° 49' 03" East, 150.22 feet, 8) North 35° 18' 52" East, 51.21 feet, 9) North 48° 22' 27" East, 285.43 feet, 10) North 59° 40' 15" East, 127.32 feet, 11) North 74° 31' 05" East, 34.84 feet, 12) South 47° 51' 01" East, 132.75 feet to a point on the Northwest corner of the parcel of land described as "Colless, #2" in a Quaternary Deed Instrument No. 912547, Records of Kootenai County (incorrectly appearing of record as 982347) and measured by a 5.8" iron rod and cap "A" TS PLS 8902. Thence, bearing said "Road 23892" parcel line, South 64° 05' 05" West, 24.52 feet to a 5.8" iron rod, and cap "PLS 4184" as shown on a Survey recorded in Book 21 of Surveys at Page 57, Records of Kootenai County, Thence, South 33° 50' 00" East, 72.62 feet to a 5.8" iron rod and cap "PLS 4184". Thence, South 28° 51' 04" East, 39.52 feet to a 1/2" iron rod as shown on a Survey recorded in Book 18 of Surveys at Page 460, Records of Kootenai County, Thence, South 05° 42' 34" West, 37.37 feet to a 1/2" iron rod, Thence, South 06° 49' 55" West, 73.26 feet to a 1/2" iron rod, Thence, South 24° 04' 06" East, 107.04 feet to a 1.2" iron rod.	

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2582379000

Legal Description Related Documents

2582379000

Document Detail	
Instrument #: 2582379000 Date Filed: 02/09/2017 11:23:56 AM Document Type: MD - DEED OF TRUST/MORTGAGE Book Type: Book: Page: Consideration Amount: \$424,000.00 Remarks: # Pages in Image: 10 Image:	
Grantor(s)>	
1	LIMESAND SHAUN
2	LIMESAND STEPHANIE M
Grantee(s)	
1	ACADEMY MORTGAGE CORPORATION
Returns	
Name: ALLIANCE TITLE - COEUR D'ALENE OFFICE Address: City, State, Zip:	

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Title Order No. 33990
Escrow No. 33990
Loan # 118044

DEED OF TRUST

DEFINITIONS
Words used in multiple sections of this deed, meaning defined herein and other words are defined in Sections 2, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 19.

(A) "Security instrument" means this deed, which is dated February 3, 2017, together with all amendments to this document.

(B) "Borrower" is SHAUN LIMESAND AND STEPHANIE M LIMESAND, HUSBAND AND WIFE.

Borrower is the Trustor under this Security instrument.

(C) "Lender" is Academy Mortgage Corporation.

Lender is a UT Corporation, organized and existing under the laws of Utah, Chartered, UT 84202.

"Trustee" is Alliance Title Company, 2157 N Main St, Coeur d'Alene, ID 83814.

(D) "MERS" is Mortgage Electronic Registration System, Inc. MERS is a separate corporation that is authorized as a nominee for Lender and Lender's successors and assigns. MERS is a registered company under the Security instrument. MERS is organized and existing under the laws of Delaware, Inc. has an address and telephone number of 700 Delaware Park, VI 43021-2020, Tel: (888) 473-4555.

(E) "Mortgage" means the promissory note signed by Borrower and dated February 3, 2017. The face value of this document is \$424,000.00. The principal amount of this loan is \$424,000.00. The loan is secured by the property described in this deed. The loan is to be repaid by Borrower in monthly payments of \$2,120.00, plus interest, for a term of 30 years, beginning on the day of closing and continuing until the day of maturity, which is March 1, 2047.

(F) "Property" means the property that is described below under the heading "Tracked Property" in the "Response" section of this deed, evidenced by the state issue official, any amendments, and any other charges due under the deed and all sums due under this Security instrument, plus interest.

(G) "Borrower" means all persons to the Security instrument and their successors. The following items are to be included in the Security instrument as applicable:

☐ Adjustable Rate Rider	☐ Condominium Rider	☐ Subsequent Sale Rider
☐ Balloon Rider	☐ Planned Unit Development Rider	☐ Other Rider(s)
☐ 1st Party Rider	☐ Secondary Payment Rider	
☐ 2nd Party Rider		

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (including the effect of any amendments) that may be applicable to this deed.

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2582379000

Legal Description	Related Documents
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2582379000

Document Detail

Instrument #: 2582379000
Date Filed: 02/09/2017 11:23:58 AM
Document Type: MO - DEED OF TRUST/MORTGAGE
Book Type:
Book:
Page:
Consideration Amount: \$424,000.00
Remarks:
Pages in Image: 10
Image: 

Grantor(s) >

1 LINESAND SHAUN
2 LINESAND STEPHANIE N

Grantee(s)

1 ACADEMY MORTGAGE CORPORATION

Returnee

Name: ALLIANCE TITLE - COEUR D'ALENE OFFICE
Address:
City, State, Zip:

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[illegible]