

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
MAY 02 2018
IDWR/NORTHERN

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?
95-14284	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: DAN & DEB ROBERTSON
Name of current water right holder/claimant

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

105 MILLER AVE COEUR D'ALENE ID 83814
Mailing address City State ZIP
CELL 206-321-5850 RANKIN944@COMCAST.NET
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: YES

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: Dennis Rankin Title, if applicable Date

Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by N/A Date N/A Receipt No. N/A Receipt Amt. N/A
Approved by JD Processed by JD Date 6-1-2018

**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: 6027 E Yellowstone Trl
Coeur D Alene ID 83814-5103

Owner Information

Name: Rankin Dennis
Address: 105 E Miller Ave
City State ZIP: Coeur D Alene ID 83814

Assessor Information

Property ID #: 04620000040J
Tax ID #: 125667
Section: 50N03W33
Instrument: 1714896
TCA Code: 020000
Legal Description: LAKESHORE ADD TO SUNNYSIDE, TAX #4126 EX TAX#, TAX#16122, TAX#19255 [ALL IN LT 40] 3350N03W
Property Class: 537 - Imp res rural sub
Neighborhood Code: 6462 RURAL SUBS WITHIN 6460
Acres: 0.859
Taxes: \$1,510 - 2017

Assessments

Description	Value
Total Market Value	\$145,720
Assessed Land Value	\$96,000
Assessed Improvement Value	\$49,720
Total Assessed Value	\$145,720
Exemption:	\$0
Net Taxable Value (2017)	\$145,720

Value Details

Dwl	Ext	Type	Category	Value
0	R01	DETGAR	37H Res imp on 15	\$5,990
1	R01	DWELL	37H Res imp on 15	\$40,690
0	R01	ICP	37H Res imp on 15	\$3,040

Land Information

Land Description: 537 - Imp res rural sub
Zoning: County-AGSUB - Ag-Suburban
Sewer Available: Sewer
Waterfront: - 0
Watershed: 1701030304 - Fernan Lake-Coeur d'Alene Lake
Recreation: -

Property Picture



Improvement Information

Improvement Type: DWELL
Building:
Year Built: 1915
Stories: 1.00
Heat: Heat pump
Central Air: N
Foundation: Formed conc
Construction Type:
Finished Sq. Ft.: 4,229
Commercial Sq. Ft.: 0

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	1	1	1	1	0	0	1	0	0	2,286	2,286
1	R01	B	2	1	0	1	0	0	0	0	0	1,943	1,943

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
Dennis and Diane Rankin
5506 N.E. 73rd St
Seattle, WA 98115

JIM BRANNON 5 P 2537017000
KOOTENAI COUNTY RECORDER
JAJ 3/15/2016 1:51 PM
REQ OF FIRST AMERICAN TITLE -
KOOTENAI
RECORDING FEE: \$22.00 DD
Electronically Recorded

JIM BRANNON 5 P 2544074000
KOOTENAI COUNTY RECORDER
JAJ 5/8/2016 12:01 PM
REQ OF FIRST AMERICAN TITLE -
KOOTENAI
RECORDING FEE: \$22.00 DD
Electronically Recorded

re record to correct legal

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 577658-C (smc)

Date: March 02, 2016

For Value Received, Daniel L. Robertson and Deborah L. Robertson, husband and wife, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Dennis Rankin and Diane Rankin, husband and wife, hereinafter called the Grantee, whose current address is 5506 N.E. 73rd St, Seattle, WA 98115, the following described premises, situated in Kootenai County, Idaho, to-wit: Legal Description attached hereto as Exhibit A, and by this referenced Incorporated herein.

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.

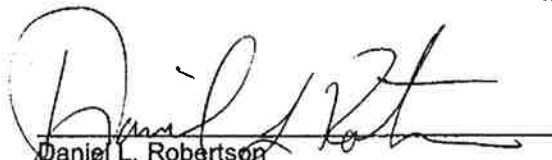
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from 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.

JIM BRANNON 5 P 2623039000
KOOTENAI COUNTY RECORDER
TAC 12/4/2017 2:38 PM
REQ OF FIRST AMERICAN TITLE -
KOOTENAI
RECORDING FEE: \$15.00 DD
Electronically Recorded

Date: 03/02/2016

Warranty Deed
- continued

File No.: 577658-C (smc)

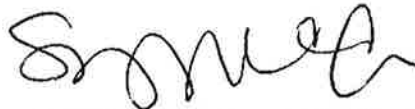

Daniel L. Robertson


Deborah L. Robertson

STATE OF Idaho)
SS.
COUNTY OF Kootenai)

On this 3rd day of March, 2016, before me, a Notary Public in and for said State, personally appeared **Daniel L. Robertson and Deborah L. Robertson**, known or identified to me 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.





Notary Public for the State of Idaho

Residing at: Harlem, ID

My Commission Expires: 11/16/2016

EXHIBIT A

That part of Tract 40, LAKESHORE ADDITION TO SUNNYSIDE, according to the plat recorded in Book "C" at page 64, records of Kootenai County, Idaho, more fully described as follows:

BEGINNING at a stake in a mound of rock 533 feet North 79°35' East from the Southeast corner of Tract 34, running thence North 00°02' West 100 feet to the TRUE POINT OF BEGINNING for this description; thence

North 00°02' West 74 feet to South side of Hill Road; thence

Along Hill Road North 66°25' West 160 feet; thence

Along Hill Road North 03°51' East 135 feet thence

Along Hill Road North 52°02' West 151 feet to the East side of Highway No. 10 (Old Yellowstone Trail Highway); thence

Southerly along East side of Highway #10, 435 feet more or less, to a point which is South 67° from the TRUE POINT OF BEGINNING; thence

^{West} North 67° ^{East} along the North line of tract of land conveyed to James F. Weaver and Marie Weaver, husband and wife, 160 feet more or less to the TRUE POINT OF BEGINNING.

EXCEPT a tract of land described as follows:

BEGINNING at a stake in a mound of rock, 533 feet North 79°35' East from the Southeast corner of said Tract 34, LAKESHORE ADDITION TO SUNNYSIDE, according to the plat recorded in Book "C" at page 64, records of Kootenai County, Idaho, and running thence

North 00°02' West 174 feet to South side of Hill Road; thence

Along Hill Road North 66°25' West 160 feet; thence

Along Hill Road North 03°51' East 26 feet to the PLACE OF BEGINNING for this description; thence

North 03°51' East 109 feet; thence

Along Hill Road North 52°02' West 151 feet to the East side of Old Highway No. 10; thence

Southerly along East side of Old Highway No. 10, 182 feet; thence

South 77° East 100 feet, more or less, to the PLACE OF BEGINNING.
AND a tract of land described as follows:

Date: 03/02/2016

Warranty Deed
- continued

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A parcel of land being a portion of Tax No. 5951 in Tract 40, LAKESHORE ADDITION TO SUNNYSIDE, according to the plat recorded in Book "C" at page 64, records of Kootenai County, Idaho in Government Lot 3, Section 33, Township 50 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and being more particularly described by metes and bounds as follows, to wit:

COMMENCING, an existing mound of stone with rotted remains of a fence corner post, marking the Southeasterly corner of said Tract 40 which point bears North 79°35'00" East, a distance of 532.44 feet (533.00 feet - Deed), from the Southeast corner of Lot 34 of said Lakeshore Addition to Sunnyside; thence

North 00°02'00" West, a distance of 174.00 feet to a previously set iron rod and cap on the South side of Hill Road; thence

Along the South side of Hill Road, North 66°25'00" West, a distance of 160.00 feet to a previously set iron rod and cap on the West side of Hill Road; thence

Along the West side of Hill Road, North 03°51'00" East, a distance of 26.00 feet to a previously set iron rod and cap marking the Southeast corner of Tax No. 5951 the POINT OF BEGINNING; Thence

Along the South line of Tax No. 5951, North 77°00'00" West, a distance of 100.00 feet to a previously set iron rod and cap marking the Southwest corner of Tax No. 5951, on the East side of Yellowstone Trail Road; thence

North 75°43'56" East, a distance of 51.40 feet to a set iron rod and cap in a wood rail fence line; thence

Along said fence line, South 82°04'28" East, a distance of 50.00 feet to a set iron rod and cap at the intersection of said fence line with the East line of tax No. 5951; thence

Along the East line of Tax No. 5951, South 03°51'00" West, a distance of 28.33 feet to the POINT OF BEGINNING and containing 1884.84 square feet of land, more or less.

Together with
also a tract of land described as follows:

A strip of land varying in width being a portion of Old Hill Road located in Tract 40, LAKESHORE ADDITION TO SUNNYSIDE, according to the plat recorded in Book "C" at page 64, records of Kootenai County, Idaho and located in the East half of Section 33, Township 50 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and being described by metes and bounds as follows:

BEGINNING at a found iron rod and PLS 4194 cap marking the Northeast corner of Tax No. 4126 on the Southerly right of way line of Old Hill Road; thence

along the Southerly and Westerly right of way line of Old Hill Road the following two (2) courses:

1. North 66°25'00" West, a distance of 160.0 feet; thence

Date: 03/02/2016

Warranty Deed
- continued

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2. North 03°51'00" East, a distance of 54.33 feet to a found iron rod and PLS 4194 cap; thence

leaving said Westerly right of way line, South 58°24'25" East, a distance of 17.84 feet to a set iron rod and PLS 4194 cap at the intersection with the centerline of Old Hill Road; thence

along the centerline of Old Hill Road the following two (2) courses:

1. South 03°15'44" West, a distance of 27.32 feet; thence

2. South 68°27'52" East, a distance of 139.03 feet to a set iron rod and PLS 4194 cap; thence;

leaving said centerline, South 00°02'00" East, a distance of 30.57 feet to the POINT OF BEGINNING.



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

June 1, 2018

DENNIS & DIANE RANKIN
105 MILLER AVE
COEUR D ALENE ID 83814

SUBJECT: Ownership Change on Notice of Claim Number(s) 95-14284

Dear Mr. & Mrs. Rankin:

We have processed your change of ownership request on the Notice of Claim to a Water Right Number(s) listed above. Enclosed is a copy of the claim showing such change; for your records. Also, this information can be accessed on our website at www.idwr.idaho.gov.

Sincerely,

A handwritten signature in black ink that reads "Dawn R. Lenon". The signature is written in a cursive, flowing style.

Dawn R. Lenon
Technical Records Specialist 1

Enclosure(s) Notice of Claim 95-14284