

RECEIVED

JUN 04 2018

IDWR / NORTH

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?
95-10900	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Larrie R. Nelson & Patricia Nelson
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Andrew McComas & Tina McComas
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
7466 W Happy Hill Rd, Coeur d'Alene, ID 83814
Mailing address City State ZIP
(208) 664-6357
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: November 30, 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: [Signature] Date: 5/31/2018
Signature of new owner/claimant Title, if applicable
Signature: Tina McComas Date: May 31, 2018
Signature of new owner/claimant Title, if applicable

For IDWR Office Use Only:

Received by N/A Date N/A Receipt No. N/A Receipt Amt. N/A
Approved by [Signature] Processed by [Signature] Date 6-26-2018

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:372656

FOR VALUE RECEIVED

Larrie R. Nelson and Patricia Nelson, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Andrew Kent McComas and Tina McComas, husband and wife as community property with right of survivorship

whose current address is: **7466 W Happy Hill Rd., Coeur d'Alene, ID 83814**

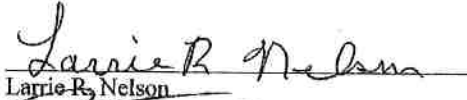
the grantee(s), the following described premises, in Kootenai County, Idaho, TO WIT:

SEE ATTACHED "EXHIBIT A" LEGAL DESCRIPTION

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 (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: November 28, 2017


Larrie R. Nelson


Patricia Nelson

State of Idaho } ss
County of Kootenai }

On this 29 day of November, 2017, before me, K. Anstine, a Notary Public in and for said state, personally appeared Larrie R. Nelson and Patricia Nelson, 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 same.

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


K. Anstine
Notary Public for the State of Idaho
Residing at: Hayden, ID.
Commission Expires: 8/22/21



Exhibit 'A'

The North Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 19, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, State of Idaho.

Excepting therefrom the following described parcel:

A Survey of a parcel of land located in the North Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 19, said point being the TRUE POINT OF BEGINNING; thence

North $0^{\circ}05'14''$ East along the West boundary line of the Duke property for a distance of 53.60 feet; thence

South $44^{\circ}45'30''$ East, for a distance of 74.27 feet to the South boundary line of the Duke Property; thence

South $89^{\circ}03'39''$ West along the South boundary line of the Duke property for a distance of 52.39 feet to the TRUE POINT OF BEGINNING.

AND EXCEPT

BEGINNING at the Southeast corner of the North Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 19, said point being the TRUE POINT OF BEGINNING; thence

South $89^{\circ}03'39''$ West along the South boundary line of the Duke property for a distance of 206.17 feet; thence

North $66^{\circ}15'30''$ East for a distance of 40.70 feet; thence

Northeasterly along the arc of a curve to the right, having a 261.73 feet radius for a distance of 172.31 feet through a delta angle of $37^{\circ}43'18''$ the long chord of which bears North $85^{\circ}07'09''$ East and has a distance 169.22 feet, to the East boundary line of the Duke property; thence

South $0^{\circ}35'33''$ East along the East boundary line of the Duke property for a distance of 27.40 feet to the TRUE POINT OF BEGINNING.

Less any portion within the road right of way.



Customer Reference No.
File No. 372656
Underwriter: Chicago Title Insurance Company

SCHEDULE B - SECTION 1

REQUIREMENTS

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the Land and/or the Mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
- e. We will require a statement of information from the parties named below in order to complete this commitment based on the effect of documents, proceedings, liens, decrees or other matters which do not specifically describe said land, but which, may effect the title or impose liens or encumbrances thereon. Parties: Larrie R. Nelson.

(Note: This statement of information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed statement of information assists the company in the elimination of certain matters which appear to involve the parties but in fact effect another party with the same or similar name. Be assured that the statement of information is essential and will be kept strictly confidential in this file.)

Note No. 1: We find no activity in the past 24 months regarding transfer of title to subject property. We note the following transfer of title to subject property:
Warranty Deed

Grantor: Susan B. Faville, an unmarried person

Grantee: Larrie R. Nelson and Patricia Nelson, husband and wife

Recorded: November 13, 2013

Instrument No.: 2436131000

- OK

Note No. 2: As of the date hereof there are no matters against Andrew McComas and Tina McComas which would appear as exceptions in the policy to issue, except as shown herein.

Note No. 3: In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.

Note No. 4: According to the available County Assessor's Office records, the purported address of said land is:

7466 W Happy Hill Rd., Coeur d'Alene, ID 83814



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 26, 2018

ANDREW & TINA MCCOMAS
7466 W HAPPY HILL RD
COEUR D ALENE ID 83814-7937

SUBJECT: Ownership Change on Notice of Claim Number(s) 95-10900

Dear Mr. & Mrs. McComas:

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 blue 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 95-10900