

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**RECEIVED**  
**JUL 12 2018**

## Notice of Change in Water Right Ownership

1. List the number(s) 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?                       |
|-----------------------|------------------------------|-----------------------|------------------------------|-----------------------|------------------------------|
| 95-12980              | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> |

2. Previous Owner's Name:

Wyatt & Teri Luce  
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Charles & Jessica Argon  
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

708 S. Gold Finch Rd. Post Falls ID 83854  
Mailing address City State ZIP

208 695 4450 charadargon@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: MAY 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 of new owner/claimant

owner  
Title, if applicable

5/30/18  
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

**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 3 P 2593553000  
KOOTENAI COUNTY RECORDER  
PRP 5/8/2017 4:26 PM  
REQ OF FIRST AMERICAN TITLE -  
KOOTENAI  
RECORDING FEE: \$16.00 DD  
Electronically Recorded

Space Above This Line for Recorder's Use Only

## **WARRANTY DEED**

File No.: **629219-C (dse)**

Date: **May 04, 2017**

For Value Received, **Wyatt F. Luce and Theresa L. Luce, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Charles S. Argon and Jessica A. Argon, husband and wife**, hereinafter called the Grantee, whose current address is **728 S. Goldfinch Road, Post Falls, ID 83854**, 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.

**Date: 05/04/2017**

**Warranty Deed**  
- continued

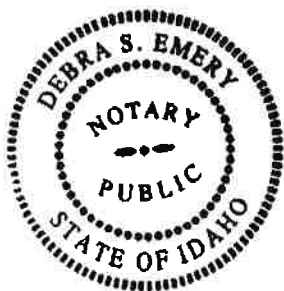
File No.: 629219-C (dse)

Wyatt F. Luce

**Theresa L. Luce**

STATE OF Idaho )  
 )  
 ) ss.  
COUNTY OF Kootenai )

On this **Eighth day of May, 2017**, before me, a Notary Public in and for said State, personally appeared **Wyatt F. Luce and Theresa L. Luce**, 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:

**My Commission Expires:**

11-18-2021

Date: 05/04/2017

Warranty Deed  
- continued

File No.: 629219-C (dsa)

### EXHIBIT A

**A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 7 WHICH BEARS NORTH 00°13'54" WEST, A DISTANCE OF 1026.29 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7 TO AN IRON PIN; THENCE**

**NORTH 00°13'54" WEST, A DISTANCE OF 670.38 FEET TO A 1/2 INCH REBAR; THENCE**

**NORTH 89°46'06" EAST, A DISTANCE OF 482.94 FEET TO A 5/8 INCH REBAR; THENCE**

**NORTH 44°02'44" EAST, A DISTANCE OF 92.46 FEET (SHOWN ON RECORD AS NORTH 43°57'41" EAST A DISTANCE OF 92.45 FEET) TO A 5/8 INCH REBAR; THENCE**

**NORTH 76°55'10" EAST A DISTANCE OF 76.10 FEET (SHOWN OF RECORD AS NORTH 76°52'05" EAST A DISTANCE OF 76.06 FEET) TO A 5/8 INCH REBAR; THENCE**

**NORTH 39°00'21" EAST, A DISTANCE OF 119.21 FEET TO A 5/8 INCH REBAR (SHOWN OF RECORD AS NORTH 39°01'55" EAST A DISTANCE OF 120.05 FEET TO AN IRON PIN) AND THE SHORELINE OF THE SPOKANE RIVER; THENCE**

**SOUTHEASTERLY ALONG SAID SHORELINE A DISTANCE OF 197 FEET, MORE OR LESS, TO A 5/8 INCH REBAR (SHOWN OF RECORD AS AN IRON PIN) ON THE SHORELINE OF THE SPOKANE RIVER WHICH BEARS SOUTH 50°49'30" EAST A DISTANCE OF 195.41 FEET FROM THE PREVIOUS 5/8 INCH REBAR (SHOWN OF RECORD AS AN IRON PIN); THENCE**

**SOUTH 00°42'52" WEST, A DISTANCE OF 572.68 FEET TO A 5/8 INCH REBAR; THENCE**

**NORTH 38°21'18" WEST, A DISTANCE OF 325.81 FEET (SHOWN OF RECORD AS NORTH 38°23'37" WEST, A DISTANCE OF 325.62 FEET) TO A 5/8 INCH REBAR; THENCE**

**SOUTH 25°13'04" WEST, A DISTANCE OF 449.50 FEET (SHOWN OF RECORD AS SOUTH 25°11'56" WEST, A DISTANCE OF 449.53 FEET) TO A 5/8 INCH REBAR; THENCE**

**SOUTH 89°46'06" WEST, A DISTANCE OF 444.80 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](http://www.idwr.idaho.gov)

C.L. "BUTCH" OTTER  
Governor

GARY SPACKMAN  
Director

July 12, 2018

CHARLES S ARGON  
JESSICA A ARGON  
728 S GOLDFINCH RD  
POST FALLS ID 83854-4619

SUBJECT: Ownership Change on Notice of Claim Number(s) 95-12980

Dear Mr. & Mrs. Argon:

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](http://www.idwr.idaho.gov).

Sincerely,

A handwritten signature in blue ink that reads "Dawn R. Lenon". The signature is fluid and cursive, with the first name "Dawn" being the most prominent.

Dawn R. Lenon  
Technical Records Specialist 1

Enclosure(s) Notice of Claim 95-12980