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JUN 01 2018

DEPARTMENT OF
WATER RESOURCES

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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?
95-267	Yes ☒		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name:

Clyde R. Penniston
Name of current water right holder/claimant

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

Bruce & Harrie Ratchford
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

6204 English Pt. Hayden ID. 83814
Mailing address City State ZIP
509 948 8422 BWRCApolloMech.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: Sept. 2015

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]
Signature of new owner/claimant

owner
Title, if applicable

5/28/18
Date

Signature:

[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 _____

M

Escrow No.: N-36975-JAH

WARRANTY DEED

FOR VALUE RECEIVED, **Peter S. Denniston, Successor Trustee of the Clyde and Marjanna Denniston Living Trust**,

Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Bruce Wayne Ratchford and Lorrie A. Ratchford, husband and wife, as community property with right of survivorship**, Grantee, whose address is:

501 S. Ely St., Kennewick, WA 99337 the following described premises, County of Kootenai, State of Idaho to-wit:

Parcel I:

That part of Government Lot 1, Section 16, Township 51 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, lying West of the County Road, EXCEPT, Beginning at the Northwest corner of Lot 8, Block B, English Point Building Sites, Kootenai County, State of Idaho, according to the plat recorded in Book "C" of Plats, page 205;

thence North 81°51' West, 150 feet;

thence South 0°25' West, 178.71 feet;

thence South 79°08' East 150 feet to the Southwest corner of Lot 9, Block B, English Point Building Sites;

thence North 4°08' East 93.00 feet along the West line of said Lot 9 to the Southwest corner of Lot 8;

thence North 1°55' West 93 feet along the West line of Lot 8 to the Point of Beginning.

EXCEPTING therefrom the following:

That portion of Government Lots 1 and 3, Section 16, Township 51 North, Range 3 West, Boise Meridian, lying Southeasterly of English Point Road, Northwesterly of Lots 14 and 15, Block B, The English Point Building Sites, Kootenai County, State of Idaho, according to the plat recorded in Book "C" of Plats, page 205; and Lots 16, 17, 18 and 19, Block B, First Addition to Block "B" English Point Building Sites as recorded in Book "D" of Plats at page 150; and between the extended South lot line of Lot 19, Block B, First Addition to Block "B" English Point Building Sites, and the extended North lot line of Lot 14, Block "B", English Point Building Sites.

Parcel II:

A tract of land in Government Lot 2, Section 16, Township 51 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

Beginning at a point on the West line of Government Lot 2, said point being South 0°74' West 1655.8 feet from the Northwest corner of Section 16;

thence South 89°42' East 57.58 feet;

thence South 63°21' East 125.86 feet to the True Point of Beginning for this description, being an East corner of Tax #3853;

thence South 67°24'1/2" East 129.6 feet to the Northwest corner of Tax #4894;

thence along the West line of Tax #4894 South 34°10'1/2" East 155.9 feet to a point on the shore of Hayden Lake;

thence along the shore of Hayden Lake to a point which is South 79°22' West 223.3 feet from the aforesaid point and on the East line of Tax #3566;

thence along the East line of Tax #3566 North 0°24' East 163.1 feet to the Northeast corner of Tax #3566 and the Southeast corner of Tax #3853;

thence along the East line of Tax #3853 North 19°37' East 62.34 feet to the True Point of Beginning.

Parcel III:

A tract of land in Government Lots 2 and 3, Section 16, Township 51 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

Beginning at a point on the North line of Government Lot 2, said point being the Northeast corner of Tax #5317 and being North 89°57' East 180.45 feet from the Northwest corner of said Lot 2;

thence along the East line of Tax #5317 South 0°24' West 359.65 feet to the Southeast corner of Tax #5317;

thence Easterly and Northerly along the North line of the existing Country Road to the North line of Government Lot 3;

thence along the North line of said Lot 3 and the North line of Government Lot 2, South 89°57' West 2324.74 feet to the point of beginning, being that portion of Government Lot 2 lying North of the existing Country Road and East of Tax #5317, and all of Government Lot 3, lying North of the existing Country Road.

Parcel IV:

The East 10 feet of Lot 30 and Lot 29, First Addition to Block B, English Point Building Sites, according to the plat recorded in Book "D" of Plats at page 150, records of Kootenai County, Idaho.

EXCEPTING therefrom Tax No. 14559, described as follows:

A tract of land being a portion of Lot 29, First Addition to Block "B", The English Point Building Sites, as recorded in Book "D", page 150, Plat records and as amended by Instrument No. 1026220, Kootenai County, located in Government Lot 3, Section 16, Township 51 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and being further described as follows:

Beginning at a found iron rod marking the Northwest corner of Lot 29;

thence along the West line of Lot 29, South 03°50'37" West, a distance of 27.53 feet to a found 1/2" iron rod and cap for the Point of Beginning;

thence South 53°50'39" East, a distance of 126.41 feet to a found iron rod on the projected East line of Lot 29;

thence along the projected East line of Lot 29, South 06°56'48" East, a distance of 14.78 feet to a set iron rod and cap on the highwater mark of Hayden Lake;

thence along the high water mark of Hayden Lake, North 70°57'04" West, a distance of 41.96 feet to a set iron rod and cap;

thence leaving the highwater mark of Hayden Lake, North 40°20'56" West, a distance of 99.14 feet to the Point of Beginning.

ALSO EXCEPTING therefrom Tax No. 13383, described as follows:

A portion of Government Lot 3, Section 16, Township 51 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Beginning at a found iron rod marking the Northwest corner of Lot 29;

thence, along the North line of Lot 29, North 80°55'33" East, a distance of 87.20 feet to a set iron rod and cap at the Northeast corner of Lot 29;

thence, along the East line of Lot 29, South 06°56'48" East, at 80.11 feet past an Iron rod on the East line of Lot 29, in all a total distance of 116.66 feet to the high water line of Hayden Lake;

thence, North 53°50'39" West, a distance of 126.41 feet to a set iron rod and cap at the intersection with the West line of Lot 29;

thence, along the West line of Lot 29, North 03°50'22" East, a distance of 27.53 feet to the Point of Beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

And that he/she/they will warrant and defend the same from all lawful claims whatsoever.

21st
DATED, December 18, 2015

The Clyde and Marjanna Denniston Living Trust

By: Peter S. Denniston
Peter S. Denniston, Successor Trustee

STATE OF WA }
COUNTY OF KING } ss.

On this 21st day of DECEMBER, 2015 before me, the undersigned, a notary public in and for said state, personally appeared PETER S. DENNISTON known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument as Trustee(s) of the Trust for the benefit of THE CLYDE AND MARJANNA DENNISTON LIVING TRUST and Acknowledged to me that he/she/they executed the same as Trustee(s).

Lelei Chan
NOTARY PUBLIC
Residing at: Bellvue
My Commission Expires: April 1st 2019



7076.005



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 11, 2018

BRUCE & LORRIE RATCHFORD
6204 ENGLISH PT RD
HAYDEN ID 83814

RE: Notice of Change in Water Right Ownership 95-267

Dear Mr. & Mrs. Ratchford:

I am returning the Notice of Change in Water Right Ownership form you submitted because we require a conveyance document showing the transfer of the property from the previous owner to you. Please return this form with a copy of the **signed and notarized Warranty Deed** along with Exhibit A showing the legal description of the property.

Sorry for any inconvenience this may have caused you.

If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in cursive script that reads "Dawn R. Lenon".

Dawn R. Lenon
Technical Records Specialist I

Enclosure(s): Original Notice of Change in Water Right Ownership 95-267



State of Idaho

DEPARTMENT OF WATER RESOURCES

NORTHERN REGION • 7600 N MINERAL DR STE 100 • COEUR D'ALENE ID 83815-7763
Phone: (208) 762-2800 • Fax: (208) 762-2819 • Website: idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

August 23, 2018

BRUCE & LORRIE RATCHFORD
6204 ENGLISH PT RD
HAYDEN ID 83814

Re: Water Right No. 95-267

Dear Mr. & Mrs. Ratchford:

Enclosed is a copy of the Notice of Completed Administrative Procedure and associated water right(s) that has been sent to the Coeur d'Alene-Spokane River Basin Adjudication Court, reflecting the ownership change for your water right(s). These documents are now required to be filed by the Department in order to notify the Court of any changes to your water right(s).

This notification to the Court does not affect the previous approval of this water right(s). You will be notified of any future action on your water right(s) by the CSRBA Court or Water Resources.

Please contact this office if you have any questions concerning this notification.

Sincerely,

A handwritten signature in blue ink that reads "Dawn R. Lenon".

Dawn Lenon
Technical Records Specialist 1

Cc: STEWART SOKOL & LARKIN LLC