

DEV

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

AUG 27 2018

Notice of Change in Water Right Ownership

IDWR / NORTH

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?
95-8157	Yes ☐		Yes ☐		Yes ☐
95-14210	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Rocky Watson

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Benjamin McGregor Julie McGregor

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☒ and/orMailing address 11618 W. Rockford Bay Ct CDA

City

State IDZIP 83814Telephone 530-306-5555Email McGregorConsulting@yahoo.com

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: 10/15/2017

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]

Signature of new owner/claimant

Title, if applicable

Date 8/1/18Signature: [Signature]

Signature of new owner/claimant

Title, if applicable

Date 8/1/18

For IDWR Office Use Only:

Received by N/ADate N/AReceipt No. N/AReceipt Amt. N/AApproved by [Signature]Processed by [Signature]Date 9-10-2018

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 2615771000
KOOTENAI COUNTY RECORDER
TAC 10/13/2017 10:09 AM
REQ OF FIRST AMERICAN TITLE -
KOOTENAI
RECORDING FEE: \$15.00 DD
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **644931-C (smc)**

Date: **October 10, 2017**

For Value Received, **Rocky Watson and Mary Watson, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Benjamin McGregor and Julie K. McGregor, husband and wife**, hereinafter called the Grantee, whose current address is **11618 W. Rockford Bay Road, Coeur d' Alene, ID 83814**, the following described premises, situated in **Kootenai County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

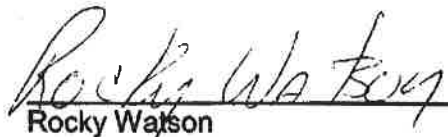
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

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: 10/10/2017

Warranty Deed
- continued

File No.: 644931-C (smc)


Rocky Watson


Mary Watson

STATE OF Idaho)
ss.
COUNTY OF Kootenai)

On this 13 day of October, 2017, before me, a Notary Public in and for said State, personally appeared **Rocky Watson and Mary Watson**, 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.

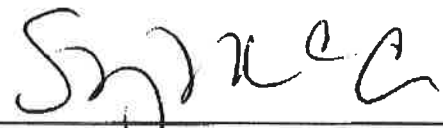

Notary Public for the State of Idaho
Residing at: Hayden, ID
My Commission Expires: 7-6-2021



EXHIBIT A

A portion of the West Half of the Southwest Quarter of Section 7, Township 48 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Commencing at a found Aluminum Cap monumenting the Southwest Corner of Said Section 7;

thence along the westerly line of said Southwest Quarter North 00°12'21" East, 2632.22 feet to an Aluminum Cap monumenting the West Quarter Corner of said Section 7, the POINT OF BEGINNING;

thence leaving said westerly line along the northerly line of said Southwest Quarter North 89°45'23" East, 651.95 feet to the westerly right of way of Rockford Bay Road, as described in Instrument No. 1353024 (records of Kootenai County, Idaho);

thence southerly, southeasterly and easterly along said right of way the following courses and distances:

southerly, 178.10 feet along the arc of a non-tangent circular curve concave to the northeast, having a radius of 230.00 feet, a central angle of 44°21'59" and a long chord that bears South 23°12'09" East, 173.68 feet;

thence South 45°23'09" East, 81.24 feet;

thence southerly 109.53 along the arc of a circular curve concave to the southwest, having a radius of 170.00 feet, a central angle of 36°54'57" and a long chord that bears South 26°55'41 " East 107.65 feet;

thence South 8°28'12" East, 289.31 feet;

thence southeasterly 331.01 feet along the arc of a circular curve concave to the northeast, said curve having a radius of 280.00 feet, a central angle of 67°44'00" and a long chord that bears South 42°20'12" East, 312.07 feet;

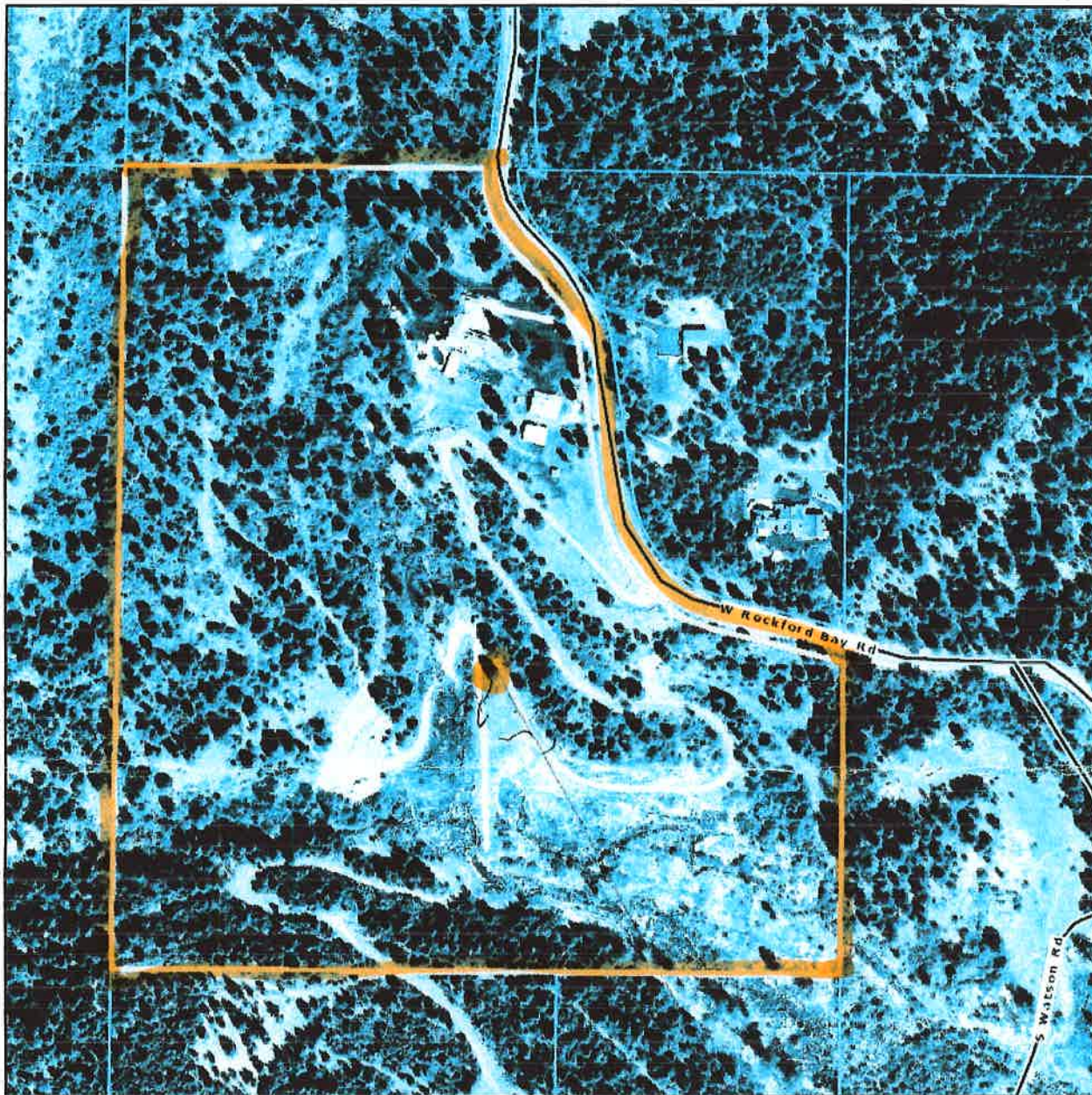
thence South 76°12'12" East, 239.63 feet to the easterly line of the West Half of the Southwest Quarter of said Section 7, as shown on a Survey filed in Book 15 of Surveys at Page 151 (records of Kootenai County, Idaho);

thence leaving said right of way along said easterly line South 00°13'44" West, 570.20 feet;

thence leaving said easterly line South 89°37'59" west, 1315.45 feet to the westerly line of said Section 7;

thence along said westerly line North 00°12'21 " East, 1462.51 feet to the POINT OF BEGINNING.

 = Property Boundary



First American Title Company
 1866 N. Lakewood Drive
 Coeur d'Alene, ID 83814
 Phone: 208-667-0567
 Fax: 208-667-0832

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

geoAdvantage
www.sentrydynamics.net

Diversion Pool

Handwritten notes:
 from the mouth of the river
 8-9 pm
 tonight
 (with a drawing of a bird or animal)





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

September 11, 2018

BENJAMIN & JULIE MC GREGOR
11618 W ROCKFORD BAY RD
COEUR D ALENE ID 83814-8602

SUBJECT: Ownership Change on Notice of Claim Number(s) 95-8157 & 95-14210

Dear Mr. & Mrs. McGregor:

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,

Dawn R. Lenon
Technical Records Specialist 1

Enclosure(s) Notice of Claim 95-8157 & 95-14210