

OCT 26 2018

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR / NORTH

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. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-820	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Kelly R. Tobbs Revocable Trust 1/23/13
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): GARY A. BAKER AND PRISCILLA BAKER
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
921 E. 3rd Ave. Post Falls, ID 83854
Mailing address City State ZIP
208-661-5031 G Baker ID @ G MAIL . 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: OCT 15, 2018

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

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):
o \$25 per undivided water right.
o \$100 per split water right.
o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature] 10/26/18
Signature of new owner/claimant Title, if applicable Date
Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by N/A Date N/A Receipt No. N/A Receipt Amt. N/A
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 [Signature] Approved by [Signature] Processed by [Signature] Date 11-5-2018

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:404652

FOR VALUE RECEIVED

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST-
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

**Kelly R. Tubbs, Trustee of the Kelly Tubbs Revocable Trust dated January 22, 2013
and Dawn M. Tubbs, Trustee of the Dawn Tubbs Revocable Trust dated January
22, 2013**

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

Gary A. Baker and Priscilla Baker, husband and wife

whose current address is **921 E Third Street
Post Falls, ID 83854**

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

**Lots 7 and 8, Block A, Second Addition to Lake Park, according to the official plat
thereof, filed in Book C of Plats at Page(s) 114, records of Kootenai County, Idaho.**

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: October 11, 2018

The Kelly Tubbs Revocable Trust dated January 22, 2013

Kelly R. Tubbs, Trustee
By: Kelly R. Tubbs, Trustee

The Dawn Tubbs Revocable Trust dated January 22, 2013

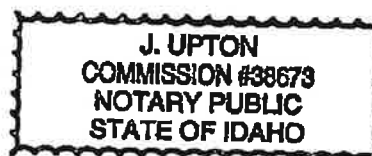
Dawn M. Tubbs, Trustee
By: Dawn M. Tubbs, Trustee

State of Idaho} ss.
County of Kootenai}

On this 11 day of October, 2018, before me, J. Upton, a Notary Public in and for said state,
personally appeared Kelly R. Tubbs known or identified to me to be the person whose name is
subscribed to the foregoing instrument as trustee of the Kelly Tubbs Revocable Trust, and
acknowledged to me that he/she/they executed the same as Trustee.

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

J. Upton
J. Upton
Notary Public for the State of Idaho
Residing at: Post Falls, ID
Commission Expires: 09/03/2020



WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:404652

FOR VALUE RECEIVED

**Kelly R. Tubbs, Trustee of the Kelly Tubbs Revocable Trust dated January 22, 2013
and Dawn M. Tubbs, Trustee of the Dawn Tubbs Revocable Trust dated January
22, 2013**

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Gary A. Baker and Priscilla Baker, husband and wife

whose current address is **921 E Third Street
Post Falls, ID 83854**

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**Lots 7 and 8, Block A, Second Addition to Lake Park, according to the official plat
thereof, filed in Book C of Plats at Page(s) 114, records of Kootenai County, Idaho.**

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: October 11, 2018

The Kelly Tubbs Revocable Trust dated January 22, 2013

Kelly R. Tubbs, Trustee
By: Kelly R. Tubbs, Trustee

The Dawn Tubbs Revocable Trust dated January 22, 2013

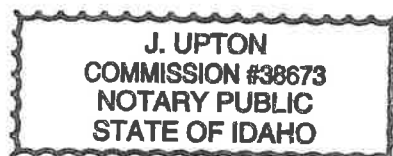
Dawn M. Tubbs, Trustee
By: Dawn M. Tubbs, Trustee

State of Idaho} ss.
County of Kootenai}

On this 11 day of October, 2018, before me, J. Upton, a Notary Public in and for said state, personally appeared Kelly R. Tubbs known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Kelly Tubbs Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

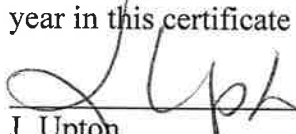
J. Upton
J. Upton
Notary Public for the State of Idaho
Residing at: Post Falls, ID
Commission Expires: 09/03/2020



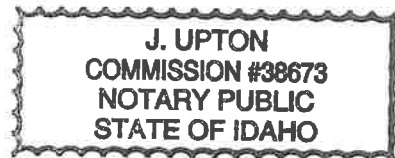
State of Idaho} ss.
County of Kootenai}

On this 11 day of October, 2018, before me, J. Upton, a Notary Public in and for said state, personally appeared Dawn M. Tubbs known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Dawn Tubbs Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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



J. Upton
Notary Public for the State of Idaho
Residing at: Post Falls, ID
Commission Expires: 09/03/2020





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

November 5, 2018

GARY & PRISCILLA BAKER
921 E 3RD AVE
POST FALLS ID 83854-9501

Re: Water Right No. 95-820

Dear Mr. & Mrs. Baker:

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,

Dawn R. Lenon
Technical Records Specialist 1