

DEV

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOV 15 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?
95-4078	Yes ☐		Yes ☐		Yes ☐
95-8528	Yes ☐		Yes ☐		Yes ☐
95-17037	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Kristian Scott Hutchings Personal Rep. of the Estate of Kimberly Rohde, deceased
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Kevin L. Swanson and Diana S. Swanson
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- Mailing address 3200 NW Angelo Jay Dr. City Albany State OR ZIP 97321
- Telephone 541-979-5804 Email KevinS@ustacticalsupply.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: August 3, 2018
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] Title, if applicable _____ Date 11/8/18
- Signature: [Signature] Title, if applicable _____ Date 11-8-18

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 12-5-2018

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

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **684873-C (ms)**

Date: **July 24, 2018**

For Value Received, **Kristian Scott Hutchins, Personal Representative of The Estate of Kimberly Rohde, deceased**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Kevin L. Swanson and Diana J. Swanson, husband and wife**, hereinafter called the Grantee, whose current address is **3200 NW Angelo Jay Dr., Albany, OR 97321**, 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: 07/24/2018

Warranty Deed
- continued

File No.: 684873-C (ms)

Kristian Scott Hutchins, Personal Representative
of The Estate of Kimberly Rohde, deceased

Kristian Scott Hutchins - PERSONAL REPRESENTATIVE
Kristian Scott Hutchins, Personal Representative

STATE OF Idaho)
COUNTY OF Kootenai)
SS.

On this ~~Third~~ ^{2nd} day of August, 2018, before me, a Notary Public in and for said State, personally appeared **Kristian Scott Hutchins**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Personal Representative of the Estate of **Kimberly Rohde**, and acknowledged to me that he executed the same as such Personal Representative.



Notary Public of Idaho
Residing at: Coeur d'Alene
Commission Expires: 4/2/2020



EXHIBIT A

PARCEL 1:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 2 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, STATE OF IDAHO, LYING SOUTH AND WEST OF THE COUNTY ROAD AS IT EXISTED FEBRUARY 20, 1948.

EXCEPTING THEREFROM THAT PORTION CONVEYED IN BOOK 133 OF DEEDS, PAGE 340, RECORDS OF KOOTENAI COUNTY, IDAHO, AND REFERRED TO AS TAX NO. 12973.

PARCEL 2:

A PARCEL OF LAND DESCRIBED AS THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 50 NORTH, RANGE 2 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO.

TOGETHER WITH:

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 2 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 21, WITNESSED BY A 2.5" BRASS CAP (PER CP&F INSTRUMENT NO. 897675), FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 21, WITNESSED BY A 3.25" BRASS CAP (PER CP&F INSTRUMENT NO. 2237857000) BEARS SOUTH 00°54'11 " EAST, 2625.10 FEET;

THENCE, SOUTH 89°16'18" EAST, 100.04 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE LEAVING SAID NORTH LINE AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°54'11 " EAST, 100.00 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE, SOUTH 44°55'28" WEST, 139.42 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE, NORTH 00°54'11" WEST, 200.00 FEET RETURNING TO THE POINT-OF-BEGINNING FOR THIS DESCRIBED PARCEL.

PARCEL 3:

A PARCEL OF LAND DESCRIBED AS THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 50 NORTH, RANGE 02 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO.

PARCEL 4: 50N02W215790

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 2 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE AFOREMENTIONED WEST QUARTER CORNER OF SAID SECTION 21; THENCE

SOUTH 00°54'11" EAST, 795.00 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962" BEING THE TRUE POINT-OF-BEGINNING FOR THIS DESCRIBED PARCEL OF LAND; THENCE

LEAVING SAID WEST SECTION LINE, NORTH 89°05'49" EAST, 235.00 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE, SOUTH 83°16'55" EAST, 335.29 FEET TO A POINT ON THE EAST LINE OF WOLF LODGE CREEK, AS REFERENCED IN A DEED TO WILLIAM A. STALLMAN, ET UX, RECORDED IN BOOK 179 AT PAGE 193, KOOTENAI COUNTY RECORDS AND WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962" AS REFERENCED IN A SURVEY RECORDED AS BOOK 21 OF SURVEYS AT PAGE 500, RECORDS OF KOOTENAI COUNTY;

THENCE ALONG SAID EAST LINE OF WOLF LODGE CREEK, SOUTH 34°11'02" WEST, 123.88 FEET TO CORNER NO. 3 AS DESCRIBED IN SAID DEED (WITNESSED BY A 5/8" IRON ROD);

THENCE CONTINUING ALONG SAID EAST LINE OF WOLF LODGE CREEK AS REFERENCED IN A DEED RECORDED IN BOOK 99 AT PAGE 88, SOUTH 02°38'24" WEST, 204.90 FEET TO AN ANGLE POINT IN THE NORTH LINE OF WARRANTY DEED INSTRUMENT NO. 1399191, WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE ALONG THE NORTH LINE OF SAID WARRANTY DEED, NORTH 78°05'00" WEST, 127.17 FEET TO AN ANGLE POINT THEREOF AND BEING A COMMON CORNER WITH QUITCLAIM DEED INSTRUMENT NO. 1393584, WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE ALONG THE NORTH LINE OF SAID QUITCLAIM DEED, SOUTH 60°33'58" WEST, 409.14 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, WITNESSED BY A 5/8" REBAR;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°54'11" WEST, 517.55 FEET RETURNING TO THE POINT-OF-BEGINNING.

PARCEL 5: 50N02W215575

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 2 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, WITNESSED BY A 2.5"

BRASS CAP (PER CP&F INSTRUMENT NO. 897675), FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 21, WITNESSED BY A 3.25" BRASS CAP (PER CP&F INSTRUMENT NO. 2237857000) BEARS SOUTH 00°54'11" EAST, 2625.10 FEET; THENCE

ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°54'11" EAST, 200.00 FEET TO THE TRUE POINT-OF-BEGINNING FOR THIS PARCEL OF LAND, WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE, NORTH 44°55'28" EAST, 139.42 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE, NORTH 00°54'11" WEST, 100.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE ALONG SAID NORTH LINE, SOUTH 89°16'15" EAST, 293.95 FEET TO THE POINT OF INTERSECTION WITH THAT PORTION CONVEYED IN BOOK 133 OF MISCELLANEOUS, PAGE 340, KOOTENAI COUNTY RECORDS AND WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE ALONG SAID DEED LINE, NORTH 13°45'58" EAST, 162.11 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MEYERS HILL ROAD WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 34°30'07" EAST, 158.43 FEET TO THE POINT OF TANGENT CURVATURE TO THE LEFT;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY CURVE 38.94 FEET, HAVING A RADIUS OF 169.09 FEET, A CENTRAL ANGLE OF 13°11'37" AND A CHORD BEARING SOUTH 41°05'56" EAST, 38.85 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962" AND BEING THE NORTHWEST CORNER OF THAT PORTION CONVEYED IN BOOK 321 OF DEEDS, PAGE 128, KOOTENAI COUNTY RECORDS;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE AND ALONG SAID DEED LINE, SOUTH 13°45'58" WEST, 358.82 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 350.0 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 21 MONUMENTED BY A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE ALONG SAID SOUTH LINE, NORTH 89°16'18" WEST, 456.95 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE, NORTH 00°54'11" WEST, 150.14 FEET ALONG SAID WEST LINE RETURNING TO THE POINT-OF-BEGINNING.

PARCEL 6: 50N02W21S750

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 02 WEST OF THE BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, WITNESSED BY A 2.5"

BRASS CAP (PER CP&F INSTRUMENT NO. 897675), FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 21, WITNESSED BY A 3.25" BRASS CAP (PER CP&F INSTRUMENT NO. 2237857000) BEARS SOUTH 00°54'11" EAST, 2625.10 FEET; THENCE

ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°54'11" EAST, 350.14 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 350.00 FEET OF SAID SOUTHWEST QUARTER, WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962" AND BEING THE TRUE POINT-OF-BEGINNING FOR THIS PARCEL OF LAND; THENCE

SOUTH 89°16'18" EAST, 456.95 FEET ALONG THE SOUTH LINE OF SAID NORTH 350.0 FEET TO THE POINT OF INTERSECTION WITH THE WEST BOUNDARY OF THAT PORTION CONVEYED IN BOOK 321 OF DEEDS, PAGE 128, KOOTENAI COUNTY RECORDS, WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962"; THENCE

ALONG SAID WEST DEEDED LINE, SOUTH 13°45'58" WEST, 46.35 FEET TO THE SOUTHWEST CORNER THEREOF, WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962"; THENCE

ALONG THE SOUTH BOUNDARY THEREOF, SOUTH 71°41'07" EAST, 406.06 FEET TO A 2.5 INCH BRASS CAP MARKED "W.L.E.C. #4"; THENCE

LEAVING SAID DEED LINE, SOUTH 18°46'08" WEST, 158.40 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE SOUTH 82°01'31" WEST, 80.74 FEET TO THE JUNCTION OF THE SOUTH LINE OF MARIE CREEK AND THE EAST LINE OF WOLF LODGE CREEK, WHICH IS DESIGNATED AS CORNER NO. 4 IN DEED TO WILLIAM A. STALLMAN, ET UX, RECORDED IN BOOK 179 AT PAGE 193, KOOTENAI COUNTY RECORDS WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962"; THENCE

CONTINUING ALONG THE EAST LINE OF WOLF LODGE CREEK, SOUTH 41°43'24" WEST, 188.54 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962"; THENCE

LEAVING SAID EAST LINE, NORTH 83°16'55" WEST, 335.29 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962"; THENCE

SOUTH 89°05'49" WEST, 235.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER WITNESSED BY A 5/8" REBAR & CAP "ATS PLS 8962"; THENCE

NORTH 00°54'11" WEST, 444.86 FEET ALONG SAID WEST LINE RETURNING TO THE POINT-OF-BEGINNING.

PARCEL 7:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 2 WEST, BOISE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BEING 2-1/2" IRON PIPE WITH A 3" BRASS CAP ESTABLISHED BY JON P.

MONACO, A LICENSED LAND SURVEYOR, BETWEEN OCTOBER AND DECEMBER 1981; THENCE

SOUTH 48°23'23" EAST, 603.74 FEET TO A 2" DIAMETER IRON PIPE, BEING THE REAL POINT OF BEGINNING; THENCE

NORTH 13°45'58" EAST, 400 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF THE MEYERS HILL ROAD; THENCE

EASTERLY 600 FEET, MORE OR LESS, ALONG THE SAID SOUTH RIGHT OF WAY LINE OF MEYERS HILL ROAD TO THE WEST RIGHT OF WAY LINE OF THE WOLF LODGE-HONEYSUCKLE ROAD; THENCE

SOUTHWESTERLY 570 FEET, MORE OR LESS, ALONG SAID WEST RIGHT OF WAY LINE OF THE WOLF LODGE-HONEYSUCKLE ROAD TO A BRASS CAP BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 170 OF DEEDS AT PAGE 455 AS INSTRUMENT NO. 332829, KOOTENAI COUNTY, IDAHO; THENCE

NORTH 70°WEST, 132 FEET, MORE OR LESS, ALONG THE NORTHERLY LINE OF SAID TRACT TO A BRASS CAP, BEING THE NORTHWEST CORNER OF SAID TRACT; THENCE

NORTH 68°47'49" WEST, 403.1 FEET, MORE OR LESS, TO THE REAL POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 200 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 2 WEST, BOISE MERIDIAN, LYING EAST OF WOLF LODGE CREEK AND WEST OF WOLF LODGE ROAD AND NORTH OF THE NORTH LINE OF THE PARCEL DESCRIBED IN THE DEED TO THE UNITED STATES OF AMERICA, RECORDED MAY 18, 1933 IN BOOK 100 OF DEEDS AT PAGE 292, RECORDS OF KOOTENAI COUNTY, IDAHO.



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

December 5, 2018

KEVIN & DIANA SWANSON
3200 NW ANGELO JAY DR
ALBANY OR 97321-9221

Re: Water Right No. 95-4078, 95-8528 & 95-17037

Dear Mr. & Mrs. Swanson:

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