



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

December 17, 2018

NICHOLAS ZAHLER
1622 BAYVIEW RD
ATHOL ID 83801

RE: Coeur d'Alene-Spokane River Basin Adjudication (CSRBA)
Incomplete Notice of Change in Water Right Ownership

Dear Mr. Zahler:

I am writing to you in regards to the change of ownership you sent in for Bonner County Parcel # RP54N02W19S101A, Claim # 95-16320.

I have reviewed your change in water right ownership form you submitted, and we cannot accept the conveyance document you have provided because it has "UNOFFICIAL DOCUMENT" stamped across it. Please send a copy of the recorded Warranty Deed along with Exhibit A.

I am returning your original Change of Ownership form, and when you get the required document(s), please send that and this form back to me to the following address.....

Idaho Department of Water Resources
Attn: Dawn Lenon
7600 N Mineral Drive Suite 100
Coeur D Alene ID 83815.

I'm sorry for any inconvenience this may have caused you.

If you have any questions, please feel free to call me at 208-762-2800.

Thank you,

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

Dawn R. Lenon
Technical Records Specialist 1

Enclosure: Original Notice of Change in Water Right Ownership 95-16320

RECEIVED

DEC 11 2018

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?
95-16320	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Mike and Katrina Gallegos?
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Nicholas Zahler
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1622 Bayview Rd Alhol ID 83801
Mailing address City State ZIP
- 541-401-7894
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: YES Oct 14, 2016

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] 12-10-2018
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 _____ Date _____ Receipt No. _____ Receipt Amt. _____

Approved by _____ Processed by _____ Date _____

File No. 88721 SM

WARRANTY DEED

For Value Received

Michael L. Gallagher and Katina L. Gallagher, husband and wife

The Grantor, does hereby grant, bargain, sell and convey unto

Nicholas J. Zahler, an unmarried man

Address: 1622 Bayview Rd - Athol, Id 83801
SA BONNER

The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
FOR LEGAL DESCRIPTION**

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.

Dated: October 11, 2016

Michael L. Gallagher
Michael L. Gallagher

Katina L. Gallagher
Katina L. Gallagher

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

On this 11th day of October, in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael L. Gallagher and Katina L. Gallagher, 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 for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Sandia Motz
Notary Public in and for said State
Residing at: Post Falls
Commission Expires: 09.16.2021

EXHIBIT "A"

The North half of the South half of the Northeast quarter of the Southwest quarter, lying West of State Highway, in Section 19, Township 54 North, Range 2 West of the Boise Meridian, Bonner County, Idaho.

EXCEPT the following described tract:

Beginning at the point of intersection of the North line of said North half of the South half of the Northeast quarter of the Southwest quarter of said Section 19 with the aforementioned West line of the State Highway, said point being the Point of Beginning of this description; thence West along said North line of the North half of the South half of the Northeast quarter of the Southwest quarter to the Northwest corner of said subdivision; thence South, along the West line of the North half of the South half of the Northeast quarter of the Southwest quarter, a distance of 160.00 feet; thence Northeasterly to the Point of Beginning.