

RECEIVED
SEP 24 2018
IDWR/NORTHERN

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?
95-15409	Yes ☒		Yes ☐		Yes ☐
95-15411	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Bomar family Revocable Living trust
 Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Sarah Anderson
 New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

PO Box 780 Alto ID 83801
 Mailing address City State ZIP

208-255-6651 sarahanderson1@gmail.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: March 7, 2018 / May 15, 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: Sarah Anderson Title, if applicable _____ Date Sept. 24, 2018
 Signature of new owner/claimant

Signature: _____ Title, if applicable _____ Date _____
 Signature of new owner/claimant

For IDWR Office Use Only:

Received by N/A Date N/A Receipt No. N/A Receipt Amt. N/A
 Approved by JD Processed by JD Date 12-26-2018

95-15409 - OLD WR #
95-17642 - NEW WR #
Escrow No.: N-44495-JAH

WARRANTY DEED

FOR VALUE RECEIVED, **Lynnette Eileen Johnston and Rob Chatters, CPA, Successor Co-Trustees of the Bomar Family Revocable Living Trust,**
Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Sarah D. Anderson, a single person,** Grantee, whose address is:

PO Box 780
Arhol, ID 83801

the following described premises, County of Kootenai, State of Idaho to-wit:

Parcel 1:

A parcel of land located in the Southeast quarter of the Northeast Quarter of Section 24, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Beginning at the East quarter corner of said Section 24;

Thence North along the East boundary line of said Section 24 1330.0 feet to the Northeast corner of the South half of the Northeast quarter, said Section 24;

Thence South 89°29'54" West along the North line of the South half of the Northeast quarter of said Section 24 239.82 feet to the True Point of Beginning;

Thence continuing South 89°29'54" West along said North line 431.50 feet;

Thence South 0°13'25" East, 1166.54 feet to the centerline of an existing road;

Thence Northeasterly along the centerline of said road along the arc of a curve left, having a 3173.14 foot radius, 173.04 feet;

Thence North 52°37'21" East along said centerline 364.86 feet;

This document is now recorded electronically with the County Recorder. Attached to this original document is a copy of the recorder stamp as it appears of record.

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Parcel 1:

A parcel of land located in the Southeast quarter of the Northeast Quarter of Section 24, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Beginning at the East quarter corner of said Section 24;

Thence North along the East boundary line of said Section 24 1330.0 feet to the Northeast corner of the South half of the Northeast quarter, said Section 24;

Thence South 89°29'54" West along the North line of the South half of the Northeast quarter of said Section 24 239.82 feet to the True Point of Beginning;

Thence continuing South 89°29'54" West along said North line 431.50 feet;

Thence South 0°13'25" East, 1166.54 feet to the centerline of an existing road;

Thence Northeasterly along the centerline of said road along the arc of a curve left, having a 3173.14 foot radius, 173.04 feet;

Thence North 52°37'21" East along said centerline 364.86 feet;

Thence North 0°13'25" West 847.59 feet to the True Point of Beginning.

LESS the road right-of-way along the south boundary line of the above described parcel.

Parcel 2:

A parcel of land located in the Southeast quarter of the Northeast Quarter of Section 24, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Beginning at the East quarter corner of said Section 24;

Thence North along the East boundary line of said Section 24 661.0 feet to the True Point of Beginning

Thence continuing North along the East boundary line of said Section, 669.0 feet to the Northeast corner of the South half of the Northeast quarter, said Section 24;

Thence South 89°29'54" West along the North line of the South half of the Northeast quarter of said Section 24, 239.82 feet;

Thence South 0°13'25" East, 847.59 feet to the centerline of an existing road;

Thence North 52°37'21" East along said centerline, 297.63 feet to the True Point of Beginning.

LESS the road rights-of-way along the south and east boundary lines of the above described parcel.

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. May 15, 2018

The Bomar Family Revocable Living Trust

By: 
Lynnette Eileen Johnston, Co-Successor
Trustee

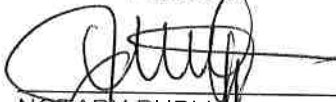
By: 
Rob Chatters, CPA, Co- Successor Trustee

STATE OF IDAHO

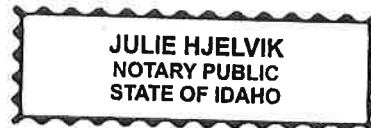
COUNTY OF KOOTENAI

)
)ss.
)

On this 18 day of May, 2018 before me, the undersigned, a notary public in and for said state, personally appeared Lynnette Eileen Johnston and Rob Chatters, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, as Trustees of the Trust for the benefit of The Bomar Family Revocable Living Trust, and acknowledged to me that they executed the same as Trustees.



NOTARY PUBLIC
Residing at: Medimont, ID
My Commission Expires: 9-28-2018



AFTER RECORDING RETURN TO:

RECORDING FEE: \$15.00

DD



The Law Office of John E. Miller
A Professional Corporation
1424 Sherman Avenue, Suite 300
Coeur d'Alene, Idaho 83814

QUITCLAIM DEED

The Bomar Family Revocable Living Trust and its successor Trust A by and through Lynnette E. Johnston and Rob Chatters, CPA, the Co-trustees of said Trusts, herein "Grantors", does hereby release, remise and forever quitclaim unto Sarah Darlene Anderson, herein "Grantee," and to Grantee's assigns forever, any and all right, title and any interest which Grantors now have or may have had in the real property commonly known as N. 26418 Good Hope Road, Athol, Idaho. This Quitclaim carries into effect the distribution of real properties identified in the Trusts. Said described premises are situated in Kootenai County, State of Idaho and legally described as follows:

Parcel No. 53N02W294400

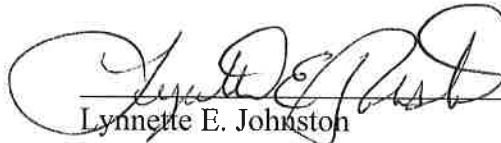
The Southeast Quarter of the Northwest Quarter except the North 775.5 feet thereof of Section 29, Township 53 North, Range 2 West, Boise Meridian, Kootenai County, Idaho.

SUBJECT TO all reservations, rights-of-way, easements, licenses, restrictions and covenants of record or visible on the premises.

TOGETHER WITH all improvements, appurtenances and hereditaments thereunto or in any way appertaining.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto Grantee.

DATED this 7th day of March, 2018.

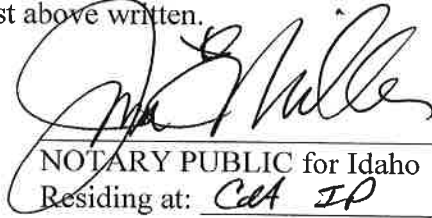

Lynnette E. Johnston

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 7th day of March 2018, before me the undersigned, personally appeared Lynnette E. Johnston, known or identified to me to be the person whose name is subscribed in the within instrument and acknowledged to me that he executed the same.

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




NOTARY PUBLIC for Idaho
Residing at: CA ID
Commission Expires: 8-15-23

DATED this 7th day of March, 2018.


Rob Chatters, CPA

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 7th day of March 2018, before me the undersigned, personally appeared Rob Chatters, CPA, known or identified to me to be the person whose name is subscribed in the within instrument and acknowledged to me that he executed the same.

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




NOTARY PUBLIC for Idaho
Residing at: CA ID
Commission Expires: 8-15-23

Sarah Anderson,

Upon receipt of this quitclaim deed for the property located at 26418 N Good Hope Rd Athol Idaho, Kootenai County, you are now responsible for all Property Taxes, Insurance, Utilities, Care, and Maintenance.

Dated This March 8, 2018


SARAH ANDERSON

1753861
108971

STATE OF IDAHO } ss
COUNTY OF KOOTENAI }
AT THE REQUEST OF
Charles Dodson

SEP 23 4 46 PM '02

DANIEL J. ENGLISH

FEES

DEPUTY

DO NOT CHANGE TAX NOTICE

QUITCLAIM DEED

FOR VALUE RECEIVED GEORGE W. L. BOMAR and VERONA ELAINE BOMAR, husband and wife, GRANTORS, do hereby convey, release and forever quit claim unto the BOMAR FAMILY REVOCABLE LIVING TRUST, dated Sept. 23, 2002, GEORGE WILLIAM LLOYD BOMAR and VERONA ELAINE BOMAR, Trustees, whose address is N. 26628 Good Hope Road, Athol, Idaho 83801, GRANTEES all of GRANTORS' right, title, and interest, in the following described premises, together with now owned or hereafter acquired title, to-wit:

The Southeast Quarter of the Northwest Quarter of Section 29, Township 53 North, Range 2 West, Boise Meridian, Kootenai County, Idaho.

EXCEPT the North 775.5 feet thereof

Subject to easements and encumbrances of view or of record, together with their appurtenances, and subject to any indebtedness thereon, if any, which shall be assumed by the GRANTEES by the recording of this Deed which shall constitute its acceptance thereof.

DATED this 23rd day of Sept., 2002.

George W. L. Bomar
GEORGE W. L. BOMAR

Verona Elaine Bomar
VERONA ELAINE BOMAR
GRANTORS

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 23rd day of Sept., 2002, before me, the undersigned Notary Public in and for said State, personally appeared GEORGE W. L. BOMAR and VERONA ELAINE BOMAR, known or identified to me to be the persons whose names are subscribed to the within instrument

1753861

and acknowledged to me that they executed the same voluntarily and for the purposes set forth therein.

IN WITNESS WHEREOF I have hereunto set my hand and seal on the day and year first set forth hereinabove.



A handwritten signature in black ink, appearing to be "Charles M. Dodson", written over a horizontal line.

NOTARY PUBLIC FOR IDAHO
RESIDING AT: *Pat Falls*
MY COMMISSION EXPIRES: *2/26/04*



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 26, 2018

SARAH ANDERSON
PO BOX 780
ATHOL ID 83801

Re: Water Right No. 95-17642 (Formerly 95-15409) & 95-15411

Dear Ms. Anderson:

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 R. Lenon
Technical Records Specialist 1