

RECEIVED

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IDWR / NORTH

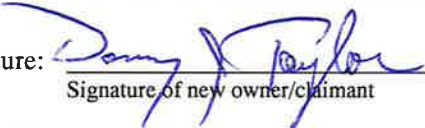
STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
95-9312	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Ridgeview Development
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Blackstone Estates Water Association, Inc.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|--------------------------------------|--------------------------------|-----------|--------------|
| <u>320 E. Neider Ave., Suite 204</u> | <u>Coeur d'Alene</u> | <u>ID</u> | <u>83815</u> |
| Mailing address | City | State | ZIP |
| <u>208-772-6800</u> | <u>office@poormanlegal.com</u> | | |
| 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 31, 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:  Director 12-12-2018
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 N/A Date N/A Receipt No. N/A Receipt Amt. N/A
Approved by  Processed by  Date 1-9-2019



COPY

JIM BRANNON 1 P 2674817000
 KOOTENAI COUNTY RECORDER
 JAJ Date 12/20/2018 1:16 PM
 REQ OF SCOTT POORMAN

JIM BRANNON 2 P 2675946000
 KOOTENAI COUNTY RECORDER
 COB Date 12/31/2018 1:38 PM
 REQ OF SCOTT POORMAN PC

Quitclaim Deed

RECORDING FEE: \$15.00

DD



For good and valuable consideration received, RIDGEVIEW DEVELOPMENT, LLC, an Idaho limited liability company, and BLACKSTONE ESTATES HOMEOWNERS ASSOCIATION, INC., an Idaho nonprofit corporation, do hereby grant, assign, release, convey and quitclaim without warranty or covenant of title to BLACKSTONE ESTATES WATER ASSOCIATION, INC., an Idaho nonprofit corporation with a mailing address of 320 E. Neider Ave., Suite 204, Coeur d'Alene, ID 83815 (hereafter "Grantee"), and to the Grantee's successors and assigns forever, all right, title and interest in **Idaho Water Right No. 95-9312**, the existing well located on Conservation Area Tract A, and all components of the water distribution system serving the BLACKSTONE ESTATES subdivision, according to the plat recorded in Book K of Plats at Page 147, records of Kootenai County, Idaho.

Dated this 17 day of December, 2018.

Ridgeview Development, LLC

Brent Baldwin, Member

Dan Taylor, Member

Blackstone Estates Homeowners Association, Inc.

Brent Baldwin, Director

Dan Taylor, Director

STATE OF IDAHO)
) ss.
 County of Kootenai)

On this 17 day of December 2018, before me, the undersigned, a Notary in and for the State of Idaho, personally appeared **Brent Baldwin** and **Dan Taylor**, known or identified to me to be the Members of Ridgeview Development, LLC, the limited liability company that executed the instrument or the persons who executed the instrument on behalf of said company, and acknowledged to me that such company executed the same. WITNESS my signature and official seal.

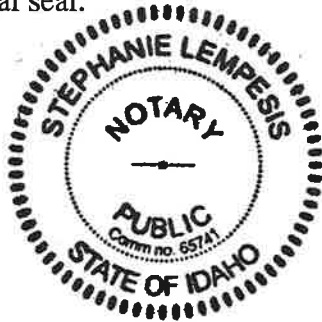


Notary for the State of Idaho

Commission Expires: 6/11/21

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 18 day of December 2018, before me, the undersigned, a Notary in and for the State of Idaho, personally appeared **Brent Baldwin** and **Dan Taylor**, known or identified to me to be the Directors of Blackstone Estates Homeowners Association, Inc., the corporation that executed the instrument or the persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same. WITNESS my signature and official seal.



Stephanie Lempesis
Notary for the State of Idaho
Commission Expires: 6/11/21

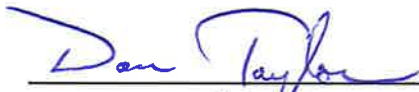
Blackstone Estates Water Association, Inc.

Assignment of Water Rights

For good and valuable consideration received, Ridgeview Development, LLC, does hereby assign and transfer to the Blackstone Estates Water Association, Inc. any and all right, title, interest or claim related to Idaho Water Right No. 95-9312, and in the existing well and water distribution system serving the BLACKSTONE ESTATES subdivision as recorded in Book K of Plats at page 147, records of Kootenai County, Idaho.

Dated this 31 day of March, 2017.

Ridgeview Development, LLC



Dan Taylor, Member



Brent Baldwin, Member

State of Idaho
Department of Water Resources

Water Right
95-9312

MUNICIPAL

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Water Service Area Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters

0 0.05 0.1 0.2 Miles



Map produced on November 30, 2018



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N Mineral Drive, Suite 100 • Coeur D'Alene ID 83815-7763

Phone: (208) 762-2800 • Fax: (208) 762-2819

Website: idwr.idaho.gov • Email: northerninfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

January 9, 2019

BLACKSTONE ESTATES WATER ASSOCIATION INC
320 E NEIDER AVE STE 204
COEUR D ALENE ID 83815-6007

SUBJECT: Ownership Change on Notice of Claim Number(s) 95-9312

Dear Claimant:

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 95-9312