

RECEIVED

MAR 04 2019

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?
95-13933	Yes		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name:

David F. Wilner + William R. Pitts + Dawn Pitts
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

William R. Pitts, Jr. + Dawn Kelly Pitts
New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

7310 N. Ramsay Rd
Mailing address

CDA
City

ID
State

83815
ZIP

(208) 635-5041
Telephone

William R. Pitts Jr. @gmail.com
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: 2015

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:

William R. Pitts
Signature of new owner/claimant

Title, if applicable

3-1-19
Date

- Signature:

Dawn Kelly Pitts
Signature of new owner/claimant

Title, if applicable

3/1/2019
Date

For IDWR Office Use Only:

Received by NIA

Date NIA

Receipt No. NIA

Receipt Amt. NIA

Approved by NIA

Processed by NIA

Date 3-5-2019



WARRANTY DEED

JOAN MARIE BENSON, as personal
FOR VALUE RECEIVED, Rep for estate of DAVID MILNER, The Grantor(s),
do(es) hereby grant, bargain sell and convey unto LAURA JEAN SCHOELS, the
Grantee, whose current address is 7310 N. RAMSEY RD, COEUR D'ALENE ID 83815
the following described premises, in Kootenai County, Idaho, TO WIT:
[Legal Description]

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor(s) do(es) 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: Subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes, assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: 10-31-13

Joan Marie Benson
[Seller's Name] AS PERSONAL REP
for estate of FRANK DAVID MILLNER

[Seller's Name]

State of Idaho)
) S.S.
County of)

On this _____ day of _____, in the year 20____, before me _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument, and acknowledged that he(she) (they) executed the same.

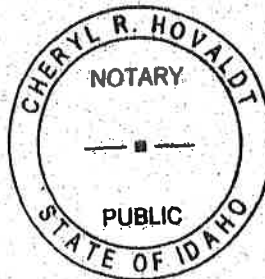
Notary Public
My Commission Expires on _____

STATE OF Idaho

COUNTY OF Kootenai)ss.

On this 31st day of October 2013, before me, the undersigned, personally appeared Joan Marie Benson known or identified to me, to be the person(s) whose names is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

C. R. Hovaldt
Notary Public of
Residing at: Hayden
Commission Expires: 12.12.17



QUITCLAIM DEED

DANIEL J. ENGLISH 1P I 2296085000
 KOOTENAI CO. RECORDER Page 1 of 1
 BBB Date 12/27/2010 Time 10:04:46
 REC-REQ OF DAVID MILNER
 RECORDING FEE: 10.00
 2296085000 DD

FOR VALUABLE CONSIDERATION, The receipt and sufficiency of which are hereby acknowledged,

Rebecca C. Milner and F. David Milner

the Grantor, whose address is 7310 N Ramsey Rd Coeur d'Alene Id 83815

do hereby remise, release and forever

quitclaim unto F. David Milner, a single man

the Grantee, whose address is 7310 N Ramsey Rd Coeur d'Alene, Idaho 83815

and his heirs, successors and assigns, all of the

Grantor's right, title and interest, including after-acquired title, in the following

described premises, in Coeur d'Alene Idaho, County of Kootenai

State of Idaho, to-wit:

All that portion of the Southwest quarter of the Northwest quarter of Section 26, Township 51 North Range 4 West 6th Meridian, Kootenai County, State of Idaho, described as follows: Beginning at a point on the west line of said section 26, which bears north 0 degrees 10'38" east, 405 feet from the west quarter corner of said section 26; then east 330 feet, then north 0 degrees 10'38" east parallel with the west line of said section 26, a distance of 120'; thence west 330 feet to a point on the west line of said section 26; thence south 0 degrees 10'38" west, 120 feet to the point of beginning. Less and except any portion lying within the right of way.

RE: Parcel # 51 N 04 W-26-3850 AIN 151040

together with their appurtenances.

Dated: 9 December 2010

Rebecca C. Milner

F. David Milner

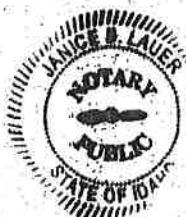
State of Idaho, County of Kootenai

On this 9th day of December, 2010, before me a notary public

In and for said State, personally appeared Rebecca C Milner AND F.

David Milner

known or proved to me to be the persons whose names subscribed to the within instrument and acknowledged to me that they executed the same.



Janice B. Lauer
 Notary Public for the State of Idaho
 Residing at Coeur d'Alene Idaho
 My Commission Expires Nov 14, 2011

AFTER RECORDING MAIL TO:

JIM BRANNON 2P 2495739000
KOOTENAI COUNTY RECORDER Page 1 of 2
JAJ Date 04/29/2015 Time 10:02:54
REQ OF DAWN PITTS
RECORDING FEE: \$13.00
2495739000 DD

Space Above This Line for Recorder's Use Only

QUITCLAIM DEED

For Value Received, DAWN Kelly Pitts, executor of the estate of
LAURA JEAN Scheels

do(es) hereby convey, release, remise, and forever quit claim unto

DAWN Kelly Pitts and William Randolph Pitts, JR, husband & wife
whose address is 7310 N. RAMSEY RD, COEUR D'ALENE ID 83815

herein after called the Grantee, the following described premises situated in Kootenai County,
Idaho to-wit: See attached legal

AIN # 151040

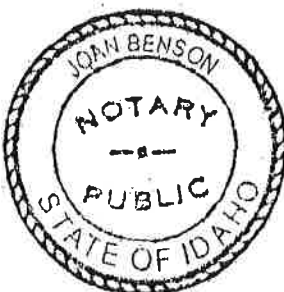
together with its appurtenances.

Dated: 4-29-15

Dawn Pitts

STATE OF Idaho)
COUNTY OF Kootenai) ss.

On this 29th day of April 2015, before me, a Notary Public in and for said State,
personally appeared LAURA JEAN Scheels, 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.



Joan Benson
Notary Public of Idaho
Residing at: Hayden ID
Commission Expires: 9-10-16

QUITCLAIM DEED

DANIEL J. ENGLISH 1P 2298085000
 KOOTENAI CO. RECORDER Page 1 of 1
 BBS Date 12/27/2010 Time 10:04:46
 REC-REQ OF DAVID MILNER
 RECORDING FEE: 10.00
 2298085000 DD

FOR VALUABLE CONSIDERATION, The receipt and sufficiency of which are hereby acknowledged,

Rebecca C Milner and F. David Milner

the Grantor, whose address is 7310 N Ramsey Rd
Coeur d'Alene Id 83815

do hereby remise, release and forever

quitclaim unto F. David Milner, a single man

the Grantee, whose address is 7310 N Ramsey Rd - Coeur d'Alene, Idaho 83815

and his heirs, successors and assigns, all of the

Grantor's right, title and interest, including after-acquired title, in the following

described premises, in Coeur d'Alene Idaho, County of Kootenai

State of Idaho, to-wit:

All that portion of the Southwest quarter of the Northwest quarter of Section 26, Township 51 North Range 4 West Boise Meridian, Kootenai County, State of Idaho, described as follows: Beginning at a point on the west line of said Section 26, which bears North 0 degrees 10'38" East, 405 Feet from the West quarter corner of said Section 26 then East 330 Feet then North 0 degrees 10'38" East parallel with the west line of said Section 26, a distance of 120'; thence West 330 Feet to a point on the west line of said Section 26; thence South 0 degrees 10'38" West, 120 Feet to the point of beginning. Less and except any portion lying within the right of way.

RE: Parcel # 51N04W-26-3850 AIN 151040

together with their appurtenances.

Dated: 9 December 2010

Rebecca C. Milner

F. David Milner

State of Idaho, County of Kootenai

On this 9th day of December, 2010, before me a notary public in and for said State, personally appeared Rebecca C Milner AND F. David Milner

known or proved to me to be the persons whose names subscribed to the within instrument and acknowledged to me that they executed the same.



Daniel B. Lauer
 Notary Public for the State of Idaho
 Residing at Coeur d'Alene Idaho
 My Commission Expires Mar 14, 2011

PREPARED BY:

William R. Pitts, Jr.
7310 N. Ramsey Road
Coeur d' Alene, ID 83815

RETURN TO:

Mr. and Mrs. William R. Pitts, Jr.
7310 N. Ramsey Road
Coeur d' Alene, ID 83815

THE TITLE INSURANCE UNDERWRITER IS: NONE

TAX ID NO.: 151040

THIS DEED is made as of this 1 day of March, 2019, by and between WILLIAM R. PITTS, JR. a/k/a WILLIAM RANDOLPH PITTS, JR. and DAWN KELLY PITTS, husband and wife, Grantors and WILLIAM R. PITTS, JR. and DAWN KELLY PITTS, husband and wife, Grantees, whose mailing address is 7310 N. Ramsey Road, Coeur d'Alene, ID 83815.

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, the Grantors do hereby grant and convey with GENERAL WARRANTY unto the Grantees, as tenants by the entireties with the right of survivorship as at common law, the following described property, to-wit:

ALL THAT portion of the Southwest quarter of the Northwest quarter of Section 26, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

BEGINNING at a point on the West line of Section 26, which bears North 01°10'38" East, 405 feet from the West quarter corner of said Section 26; thence East 330 feet; thence North 01°10'38" East, parallel with the West line of said Section 26, a distance of 120 feet; thence West 330 feet to a point on the West line of said Section 26; thence South 01°10'38" West, 120 feet to the point of beginning.

EXCEPT any portion lying within the right of way of Ramsey Road, including that portion deeded to the City of Coeur d'Alene by document recorded June 21, 2006 as Instrument Number 2038565000.

IT BEING the same property conveyed to William R. Pitts, Jr., a married man by deed dated November 15, 2017 by Dawn Kelly Pitts and William Randolph Pitts, Jr. wife and husband duly recorded November 20, 2017 as Instrument Number 2621099000.

Notwithstanding any provision contained herein to the contrary, the above-described property is conveyed subject to the reservations, covenants, conditions, restrictions and easements, if any, duly of record and constituting constructive notice.

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

WITNESS the following signatures and seals as of the date first written above.

William R Pitts Jr
William R. Pitts, Jr.
Dawn Kelly Pitts
Dawn Kelly Pitts
Celeste C Stoddard
Notary Public
State of Idaho
Commission No. 2017-0910
(SEAL)

STATE OF IDAHO,
CITY/COUNTY OF KOOTENAI, to-wit:

I, Celeste Stoddard, a Notary Public in and for the City/County and State aforesaid, do hereby certify that WILLIAM R. PITTS, JR. AND DAWN KELLY PITTS, whose names as such are signed to the foregoing instrument bearing date as of the 1 day of March, 2019, have acknowledged the same before me in my City/County and State aforesaid. The Grantors herein are personally known to me or have produced a valid form of identification.

GIVEN under my hand and seal this 1 day of March, 2019.

Celeste C Stoddard
Notary Public
State of Idaho
Commission No. 2017-0910

Celeste Stoddard
Notary Public of Idaho
Residing at: 5760 N. Government Way
Commission Expires: November 13, 2023



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

March 5, 2019

WILLIAM & DAWN PITTS
7310 N RAMSEY RD
COEUR D ALENE ID 83815-8409

Re: Water Right No. 95-13933

Dear Mr. & Mrs. Pitts:

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". The signature is written in a cursive, flowing style.

Dawn R. Lenon
Technical Records Specialist 1