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RECEIVED

MAR 06 2019

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
95-12411	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: JOHN KAREN THURSTON
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): RANDALL & MICHELLE BILD FAMILY TRUST
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

800 CLEARWATER LOOP POST FALLS ID 83854
Mailing address City State ZIP
208-666-0457 RBILD@BILDINDUSTRIES.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: 12-16-15
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] 3-1-19
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 NIA Date NIA Receipt No. NIA Receipt Amt. NIA
Approved by [Signature] Processed by [Signature] Date 3-15-2019

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
Randall and Michelle Bild
800 Clearwater Loop
Post Falls, ID 83854

JIM BRANNON 3 P 2527049000
KOOTENAI COUNTY RECORDER
CMK 12/16/2015 4:19 PM
REQ OF FIRST AMERICAN TITLE -
KOOTENAI
RECORDING FEE: \$16.00 DD
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **571590-C (smc)**

Date: **December 07, 2015**

For Value Received, **Karen Hammer Thurston and John R. Thurston, wife and husband**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Randall S. Bild and Michelle A. Bild, husband and wife**, hereinafter called the Grantee, whose current address is **800 Clearwater Loop, Post Falls, ID 83854**, the following described premises, situated in **Kootenai County, Idaho**, to-wit:

All that portion of the North Half of the Southwest Quarter of Section 20, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Commencing at the Southwest corner of the North Half of the Southwest Quarter of said Section 20; thence

Easterly along the South line of the North half of the Southwest Quarter of said Section 20, to a point which measures Westerly 660 feet from the Southwest corner of the parcel described in the Memorandum of Contract to Roger Tinkey, ETUX, recorded September 6, 1978, in book 95 of Miscellaneous at Page 480, records of Kootenai County, Idaho; thence

North 0°30'27" West 317.52 feet to the POINT OF BEGINNING of this description; thence

Westerly parallel with the South line of the North Half of the Southwest Quarter of said Section 20 to a point on the West line of said Section 20; thence

North along said West line of Section 20 to the Southwest corner of the parcel described in the memorandum of Contract to John Irwin Griswold, ETUX, recorded June 19, 1978, in Book 93 of Miscellaneous at Page 987, records of Kootenai County, Idaho; thence

South 89°45'05" East, along the South line of said Griswold parcel 1238.77 feet to the Southeast corner of said Griswold parcel; thence

North 0°01'51" East, along the East line of said Griswold parcel 24.95 feet; thence

Easterly to a point which bears North 0°30'27" West from the POINT OF BEGINNING; thence

South 0°30'27" East to the POINT OF BEGINNING.

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.

Date: **12/07/2015**

Warranty Deed
- continued

File No.: **571590-C (smc)**

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: **12/07/2015**

Warranty Deed
- continued

File No.: **571590-C (smc)**



Karen Hammer Thurston



John R. Thurston

STATE OF Idaho)
SS.
COUNTY OF Kootenai)

On this 15 day of December, 2015, before me, a Notary Public in and for said State, personally appeared **Karen Hammer Thurston and John R. Thurston**, 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.



Notary Public for the State of Idaho

Residing at: Hayden, ID

My Commission Expires: 7-16-2021



AFTER RECORDING RETURN TO:

WALLACE & KUSTER, P. A.
2370 N. MERRITT CREEK LOOP, STE. 1
COEUR D'ALENE, ID 83814

JIM BRANNON 3 P 2538099000
KOOTENAI COUNTY RECORDER
JAJ Date 03/23/2016 11:31 AM
REQ OF MARC E WALLACE

RECORDING FEE: \$16.00

DD



QUITCLAIM DEED

FOR VALUE RECEIVED, RANDALL S. BILD and MICHELLE A. BILD, husband and wife, the Grantors, do hereby release, remise and forever quitclaim unto RANDALL S. BILD and MICHELLE A. BILD as Co-Trustees, or to their successor Trustees, of the RANDALL AND MICHELLE BILD FAMILY TRUST dated February 19, 2016, and not as individuals, whose current address is 800 Clearwater Loop, Post Falls, Idaho 83854, as Grantee, and to Grantee's heirs and assigns forever, the following described premises to wit, situated in Kootenai County, State of Idaho, together with all after acquired title of the Grantors therein:

All that portion of the North Half of the Southwest Quarter of Section 20, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Commencing at the Southwest corner of the North Half of the Southwest Quarter of said Section 20; thence

Easterly along the South line of the North half of the Southwest Quarter of Section 20, to a point which measures Westerly 660 feet from the Southwest corner of the parcel described in the Memorandum of Contract to Roger Tinkey, ETUX, recorded September 6, 1978, in Book 95 of Miscellaneous at Page 480, records of Kootenai County, Idaho; thence

North 0°30'27" West 317.52 feet to the POINT OF BEGINNING of this description; thence

1. QUITCLAIM DEED

[6023 STANDING ELK TRAIL, CDA, ID]
{VAN00120517.DOC;1/13984.00}

Westerly parallel with the South line of the North Half of the Southwest Quarter of said Section 20 to a point on the West line of said Section 20; thence

North along said West line of Section 20 to the Southwest corner of the parcel described in the Memorandum of Contract to John Irwin Griswold, ETUX, recorded June 19, 1978, in Book 93 of Miscellaneous at Page 987, records of Kootenai County, Idaho; thence

South 89°45'05" East, along the South line of said Griswold parcel 1238.77 feet to the Southeast corner of said Griswold parcel; thence

North 0°01'51" East, along the East line of said Griswold parcel 24.95 feet; thence

Easterly to a point which bears North 0°30'27" West from the POINT OF BEGINNING; thence

South 0°30'27" East to the POINT OF BEGINNING.

together with their appurtenances.

DATED this 9th day of March, 2016.



RANDALL S. BILD



MICHELLE A. BILD

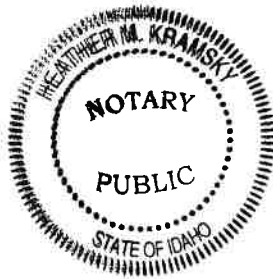
2. QUITCLAIM DEED

[6023 STANDING ELK TRAIL, CDA, ID]
{VAN00120517.DOC;1/13984.00}

STATE OF IDAHO)
 SS
County of Kootenai)

On this 9th day of March, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared RANDALL S. BILD, known or identified to me to be the person whose name is subscribed to 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.



Heather M. Kramsky
Notary Public for Idaho
Residing at: Post Falls
Comm. Exp.: 05/24/2019

STATE OF IDAHO)
 SS
County of Kootenai)

On this 9th day of March, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared MICHELLE A. BILD, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

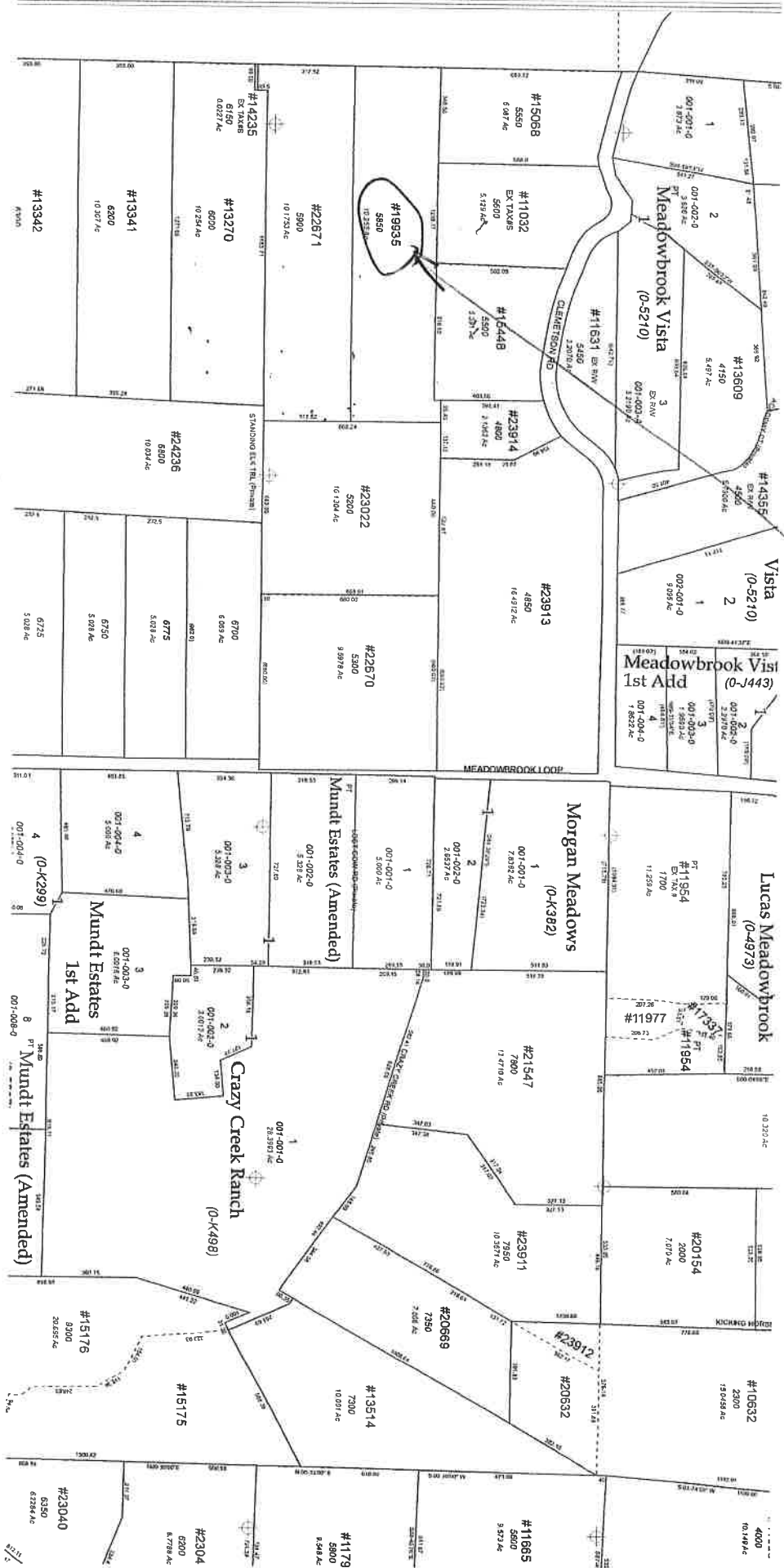
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Heather M. Kramsky
Notary Public for Idaho
Residing at: Post Falls
Comm. Exp.: 05/24/2019

3. QUITCLAIM DEED

[6023 STANDING ELK TRAIL, CDA, ID]
{VAN00120517.DOC;1/13984.00}

PUBLIC
C
J



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 15, 2019

RANDALL & MICHELLE BILD FAMILY TRUST
800 CLEARWATER LOOP
POST FALLS ID 83854-9480

Re: Water Right No. 95-12411

Dear Mr. & Mrs. Bild:

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 fluid and cursive, with the first name "Dawn" being the most prominent.

Dawn R. Lenon
Technical Records Specialist 1