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MAR 11 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?
95-12470	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Brian Schafer
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Big Cabin Properties LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

PO Box 509 Arhol ID 83801
Mailing address City State ZIP

208-661-9184 brian@edgewoodlog.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: 2/13/15

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: B. Schafer 3-10-19
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 N/A Date N/A Receipt No. N/A Receipt Amt. N/A
Approved by [Signature] Processed by [Signature] Date 3-18-2019



JIM BRANNON 4 P 2486950000
KOOTENAI COUNTY RECORDER
DAS 2/18/2015 11:10 AM
REQ OF KOOTENAI COUNTY TITLE
COMPANY
RECORDING FEE: \$19.00 DD
Electronically Recorded

File No. 84077 - EP

WARRANTY DEED

For Value Received

Big Cabin Properties LLC., an Idaho Limited Liability Company and Brian L. Schafer, an unmarried man and Patrick Jensen, an unmarried man

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

Big Cabin Properties LLC., an Idaho Limited Liability Company

Address: PO BOX 509, ATHOL ID 83801

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

SEE ATTACHED EXHIBIT 'A' 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: February 13, 2015

Big Cabin Properties LLC., an Idaho Limited Liability Company

BY: B.L.S.
Brian L. Schafer, Member / Manager

B.L.S.
Brian L. Schafer
Pat Jensen
Patrick Jensen

STATE OF Idaho

COUNTY OF Kootenai

On this ^{14th} day of February, in the year of 2015, before me, Sherry L. Roberts, a Notary Public in and for said State, personally appeared Brian L. Schafer known or identified to me to be the manager / member of: Big Cabin Properties LLC., a Limited Liability Company, and acknowledged to me that he executed the within instrument in his authorized capacity for said Limited Liability Company, said Limited Liability Company being known to me to be the manager / member of Big Cabin Properties LLC., a Limited Liability Company, and acknowledged to me that such Limited Liability Company executed the same in their authorized capacity, and that by their signature on said instrument, such Limited Liability Company executed same for the purposes therein contained.

Also personally appeared Brian L. Schafer, and Patrick Jensen, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Sherry L. Roberts
Notary Public for Idaho
Residing at Post Falls Lewiston
My Commission Expires: 11/21/2015 10/00/15



EXHIBIT "A"

Parcel 1:

The North Half of the Southeast Quarter of Section 21, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho,

EXCEPT

That portion conveyed to the State of Idaho by Deed recorded July 2, 1943 in Book 122 of Deeds at Page 437.

AND EXCEPT that portion conveyed to the State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board, by Warranty Deed recorded July 14, 2011 as Instrument No. 2320066000, records of Kootenai County, Idaho, and more particularly described as follows:

A tract of land being a portion of the Northeast Quarter of the Southeast Quarter (NE4, SE4) of Section 21, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of Section 21 marked by a 3/4 inch iron rod with no cap as shown on Corner Perpetuation & Filing recorded per Instrument #1115425, records of Kootenai County; thence

North 02°44'44" East along the East line of the said Southeast Quarter a distance of 2746.61 feet to the East Quarter corner of said Section 21 marked by a 5/8 inch iron rod with no cap as shown on Corner Perpetuation & Filing recorded per Instrument #2058274000, records of Kootenai County, being 100.19 feet right of US 95 station 890+14.50, said point also being the TRUE POINT OF BEGINNING; thence

South 2°44'44" West along the East line of said Section 21 a distance of 1373.31 feet to the intersection of the South line of the Northeast Quarter of the Southeast Quarter being 79.79 feet right of US 95 at station 876+41.34; thence

North 89°17'03" West along the South line of said Northeast Quarter of the Southeast Quarter a distance of 179.83 feet to the Southeast corner of a parcel described in Instrument #2205417000 and on the West Right of Way line of US 95 being 100.00 feet left of US 95 at station 876+37.64; thence

Continuing North 89°17'03" West along the South line of said parcel a distance of 50.01 feet to a point 150.00 feet left of US 95 station at 876+36.61; thence

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HS

North 1°38'30" West a distance of 162.14 feet to a point 160.00 feet left of US 95 at station 877+98.45; thence

North 40°17'04" East a distance of 64.41 feet to a point 120.00 feet left of US 95 at station 878+48.93; thence

North 1°53'40" East, parallel and West of US 95, a distance of 200.01 feet to a point 120.00 feet left of US 95 at station 880+48.95; thence

North 3°31'49" East a distance of 350.29 feet to a point 110.00 feet left of US 95 at station 883+99.09; thence

North 1°53'40" East, parallel and West of US 95, a distance of 507.83 feet to a point 110.00 feet left of US 95 at station 889+06.93; thence

North 43°57'02" West a distance of 71.71 feet to a point 161.45 feet left of US 95 at station 889+56.88; thence

North 89°46'05" West, parallel and South of the East-West Mid-Section line of Section 21, a distance of 263.66 feet to a point 425.00 feet left of US 95 station at 889+49.23; thence

North 01°53'40" East a distance of 20.01 feet to the South line of a public road Right of Way easement per Instrument #1512748, being 425.00 feet left of US 95 station at 889+69.24; thence

South 89°46'05" East along said easement a distance of 325.14 feet to a point on the West Right of Way line of US 95 being 100.00 feet left of US 95 station at 889+78.67; thence

North 1°53'40" East along said US 95 Right of Way a distance of 30.01 feet to a point on the East-West Mid-Section line of Section 21 being 100.00 feet left of US 95 station at 890+08.69; thence

South 89°46'05" East along said Mid-Section line a distance of 200.27 feet to the TRUE POINT OF BEGINNING.

Containing 294,202 square feet or 6.754 acres, of which 5.908 acres are existing US 95 Right of Way.

Located between Project Centerline Stations 879+36.61 and 890+14.52.

Parcel 2:

That portion of the Southwest Quarter of Section 21, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

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BLS

COMMENCING at the South Quarter Corner of said Section 21; thence

North along the center line of said Section 850 feet, to the TRUE POINT OF BEGINNING; thence

CONTINUING North along the center line 850 feet; thence

West 483 feet more or less, to a point on the East right of way boundary of the Spokane International Railroad; thence

Southerly along said East right of way, 870 feet, more or less, to a point bearing West 385 feet, more or less from the TRUE POINT OF BEGINNING; thence

East 385 feet, more or less, to the TRUE POINT OF BEGINNING.

INITIAL *BLS*
BLS

ArcGIS Web Map





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 19, 2019

BIG CABIN PROPERTIES LLC
PO BOX 509
ATHOL ID 83801-0509

Re: Water Right No. 95-12470

Dear Claimant:

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