

DEV

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MAR 05 2019

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

IDWR/NORTHERN

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?
95-13975	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Richard Clemson + Mary Clemson
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): KLB Eagle Nest, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

2620 E. Summit Drive

Coeur d'Alene

ID.

83815

Mailing address

City

State

ZIP

Hm. (208) 209-1177 Bas (208) 699-5175

kevanbaltzer@outlook.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: May 5th 2016

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: Kean D. Baltzer (owner)

Signature of new owner/claimant

KLB Eagles Nest, LLC

Title, if applicable

03/05/2019

Date

Signature: [Signature] (co-owner)

Signature of new owner/claimant

KLB Eagle Nest, LLC

Title, if applicable

03/05/2019

Date

For IDWR Office Use Only:

Received by NIA

Date NIA

Receipt No. NIA

Receipt Amt. NIA

Approved by [Signature]

Processed by [Signature]

Date 4-17-2019



JIM BRANNON 1 P 2543945000
KOOTENAI COUNTY RECORDER
JAJ 5/5/2016 2:33 PM
REQ OF KOOTENAI COUNTY TITLE
COMPANY
RECORDING FEE: \$10.00 DD
Electronically Recorded

File No. 87148HUDTS

WARRANTY DEED

For Value Received

Richard^J Clemson and Mary^L Clemson, husband and wife

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

KLB Eagles Nest, LLC, an Idaho Limited Liability Company

Address: 2620 E. Summit Drive, Coeur d'Alene, ID 83815

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

Lot 1, Block 1, CLEMSON ESTATES, according to the plat recorded in Book K of Plats at Page 371, records of Kootenai County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that they 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 3, 2016

Richard J. Clemson

Mary L. Clemson

STATE OF Idaho

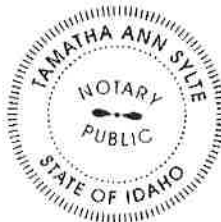
COUNTY OF Kootenai

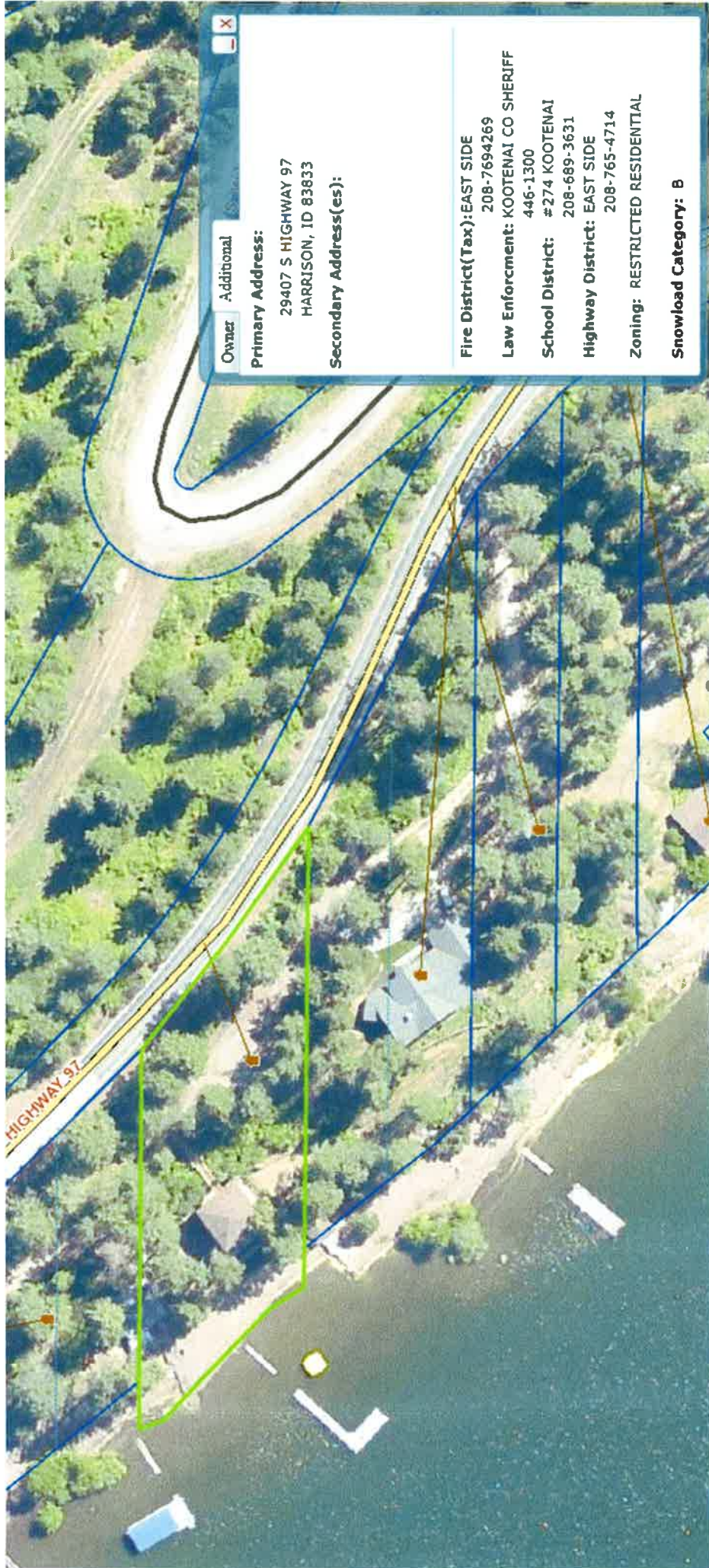
On this 5 day of May, 2016, before me, Tamatha Ann Sylte, a Notary Public in and for said State, personally appeared Richard J. Clemson and Mary L. Clemson, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public for Idaho

Residing at Hayden

My Commission Expires: 01/20/21





Owner

Additional

Primary Address:

29407 S HIGHWAY 97
HARRISON, ID 83833

Secondary Address(es):

Fire District(Tax):EAST SIDE

208-7694269

Law Enforcement: KOOTENAI CO SHERIFF

446-1300

School District: #274 KOOTENAI

208-689-3631

Highway District: EAST SIDE

208-765-4714

Zoning: RESTRICTED RESIDENTIAL

Snowload Category: B



Owner Additional

AIN: 325625 LRSN: 545516
Parcel Number: 0-K371-001-001-0
Appr Dist: 6 TRS: 493W30NW
Incorporation: NONE

Owner Information:
KLB EAGLES NEST LLC
2620 E SUMMIT DR
COEUR D ALENE, ID 83815

Site Address:
29407 S HIGHWAY 97
HARRISON

Legal Description: BKPG: K371
CLEMSON ESTATES, LT 1 BLK 1
3049N03W

Acres: 0.6778

RECEIVED

MAR 05 2019

IDWR/NORTHERN

Dawn
Idaho Department of Water Resources
7600 N. Mineral Dr., Suite 100
Coeur d'Alene, ID. 83815

March 5, 2019

Kevan Dean Baltzer
Home: (208) 209-1177
Cell: (208) 699-5175
Kevanbaltzer@outlook.com
2620 E. Summit Dr.
Coeur d'Alene, ID. 83815

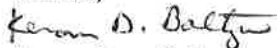
Hello Dawn,

It was great getting to meet you and Linda today in our meeting about our water rights. Linda was very helpful and gave a task list of paperwork to gather to give to you to get our water rights changed over from Richard and Marry Clemson to our company named KLB Eagles Nest, LLC. The property is located at 29407 S. Highway 97, Harrison, ID. 83833.

Linda probably will or has notified you that there seems to be some mistakes with the documentation that is currently in place. For whatever reason, our neighbor to the North (Zac Scott and Victoria Howe), are trying to file a water right using our parcel number. Linda said that should not affect anything and will make sure to get that cleaned up during this process.

With this letter, you will find that we including the Notice of Change in Water Right Ownership document, Warranty Deed, plot map of the property, and original letter we had sent to us by Linda Werner to assist in getting ownership changed. If you have any questions, feel free to reach out to me. My contact information is at the top of this letter.

Thanks,


Kevan Dean Baltzer



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

April 18, 2019

KLB EAGLE NEST LLC
2620 E SUMMIT DR
COEUR D ALENE ID 83815-7076

Re: Water Right No. 95-13975

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