

RECEIVED

MAY 31 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?
95-13912	Yes ☒		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Shanna F. Gary

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Christian Watts / Christian Watts Family Trust

New owner(s) as listed on the conveyance document

Name connector

☐ and☐ or☐ and/or13280 E Bunco Rd

Mailing address

Arhol

City

ID

State

83801

ZIP

208 920 3111

Telephone

Watts.holdings@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: 3/21/2017

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: [Signature]

Signature of new owner/claimant

Owner/Trustee

Title, if applicable

5/30/19

Date

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by N/ADate N/AReceipt No. N/AReceipt Amt. N/AApproved by [Signature]Processed by [Signature]Date 9-5-2019

QUITCLAIM DEED DRAFTED BY:

(Space Above For Recorder's Use)

EDWIN B. HOLMES, ISB #4668
HOLMES LAW OFFICE, P.A.
1250 W IRONWOOD DRIVE, STE 301
COEUR D'ALENE ID 83814-2682
TELEPHONE: (208) 664-2351
FACSIMILE: (208) 664-2323
EMAIL: holmeslawoffice@frontier.com

COPY

AFTER RECORDING RETURN TO GRANTEE

QUITCLAIM DEED

For value received, **Christian Watts**, a single person the Grantor herein (hereinafter referred to as "Grantor"), does hereby bargain, sell, assign, convey, release, remise and quitclaim unto **Christian Watts as the Trustee of the Christian Watts Family Trust Agreement Dated the 14th Day of August, 2018**, currently of 13280 E Bunco Rd., Athol, ID 83801, the Grantee herein (hereinafter referred to as "Grantee"), without warranty or covenant of title, all of Grantor's present and future rights, title and interest in the following described parcels of real property located in the County of Kootenai, State of Idaho, to wit:

PARCEL 1: Lot 1, Block 1, HAINES TRACTS 1ST ADDITION, as on record with Kootenai County, Idaho in Book K of Plats at pages 486 and 486A, as re-described by the Record of Survey recorded in Book 29 of Surveys at page 45, records of Kootenai County, Idaho located in the northwest quarter of Section 30, Township 53 North, Range 2 West of the Boise Meridian, Kootenai County, Idaho and as more particularly described in Exhibit A attached hereto and incorporated herein by reference. Said real property is also currently known as Kootenai County Parcel No. 0K486001001A and as Kootenai County Alternate ID #331041.

PARCEL 2: See Exhibit B attached hereto and incorporated herein by reference. Said real property is also currently known as Kootenai County Parcel No. 53N02W198600 and as Kootenai County Alternate ID #104438.

INCLUDING AFTER ACQUIRED TITLE.

To have and to hold said real property, with its appurtenances, unto Grantee, and Grantee's heirs, devisees and assigns forever.

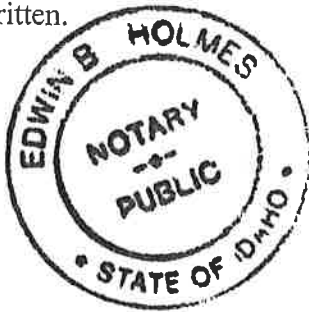
Dated this 16th day of August, 2018.


Christian Watts

STATE OF IDAHO)
)
County of Kootenai) SS.

On this 14 day of August, 2018, before me, Edwin B. Holmes, a Notary Public for the State of Idaho, personally appeared Christian Watts, known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

In witness whereof I have hereunto set my hand and seal the day and year in this certificate first above written.




Notary Public for Idaho
Residing in: Coeur d'Alene
My Commission Expires: 3-21-2020

ACCEPTED:

**Christian Watts Family Trust Agreement
Dated the 14th Day of August, 2018**

By: 
Christian Watts, Trustee

TRUST ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
County of Kootenai)

On this 14 day of August, 2018, before me Edwin B. Holmes, a notary public, personally appeared Christian Watts known or identified to me to be Trustee of the Trust known as **Christian Watts Family Trust Agreement Dated the 14th Day of August, 2018**, and who acknowledged to me that he executed the same in the trust's name.




Notary Public for Idaho
Residing at Coeur d'Alene
My Commission Expires: March 21, 2020

RECORDING FEE: \$13.00

DD

Warranty Deed

For good and valuable consideration received, SHANNA F. GARY, an unmarried person ("Grantor"), does hereby grant, bargain and convey unto CHRISTIAN WATTS, an unmarried person with a mailing address of 13280 E. Bunco Road, Athol, ID 83801 ("Grantee"), all right, title and interest in the real property identified as "Tract C" and legally described in **Exhibit "A"** attached and incorporated herein.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee and to the Grantee's heirs, beneficiaries, successors and assigns forever. The Grantor does hereby covenant to and with the Grantee that she is the owner in fee simple of the said premises; that the premises are free from all encumbrances EXCEPT current taxes, levies and assessments; easements, reservations and right-of-way in view; and covenants, conditions, restrictions, easements, reservations, dedications, right-of-way and agreements of record, and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS, the Grantor has executed this instrument on the date acknowledged below.

Grantor:

Shanna F. Gary
Shanna F. Gary

STATE OF ILLINOIS)
County of Lake) ss.

On this 21ST day of March, 2017, before me, the undersigned, a Notary in and for the State of Illinois, personally appeared **Shanna F. Gary**, 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. WITNESS my signature and official seal.



Christina R. Rejczyk
Notary for the State of Illinois
Commission Expires: 5/27/2018



STRATTON LAND SERVICES, INC.

8068 W. MAIN ST. UNIT 1

RATHDRUM, ID 83858

rob@strattonls.com

PHONE: (208) 687-2854

(888) 687-2854

FAX: (208) 687-3542

SURVEYING & ENGINEERING



10 January 2017

Project #16061 Gary

Description for new parcel by over acreage exemption

Tract C:

The west 1016 feet of the south half of the southeast quarter of section 19, township 53 north, range 2 west of the Boise Meridian, Kootenai County, Idaho.

Except that parcel described as follows:

Commencing at the northwest corner of said south half of the southeast quarter;

Thence Due East for a distance of 450 feet more or less to the south bank of Lewellyn Creek;

Thence in a southwesterly direction following along the south bank of said creek to a point where now grows a large bunch of alders, said point being 175 feet on an air-line directly east of the west quarter section line;

Thence north crossing the creek to the north bank thereof;

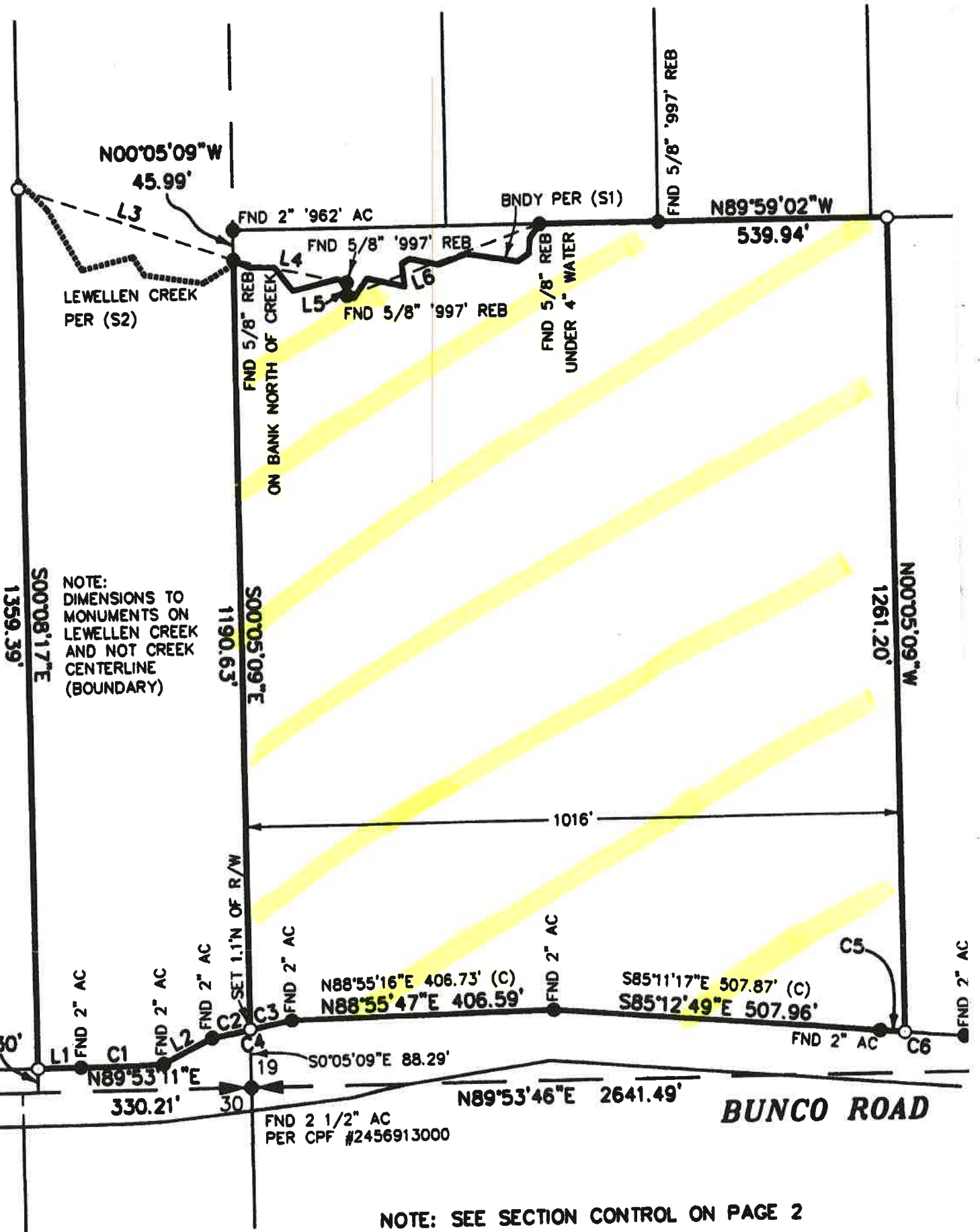
Thence in a southwesterly direction following along the north bank of said Lewellyn creek to a point where the creek intersects the quarter section line, which point is 50 feet more or less south of the northwest corner of the south half of the southeast quarter of said section 19;

Thence due north for a distance of 50 feet to the point of beginning.

And except that portion deeded to Lakes Highway District by a deed recorded with Kootenai County on March 30, 2000 under inst. #1628902.

And except that portion lying south of said portion deeded to Lakes Highway District.

And together with and subject to easements, rights-of-way, covenants, reservations and restrictions of record or in view.



SURVEY



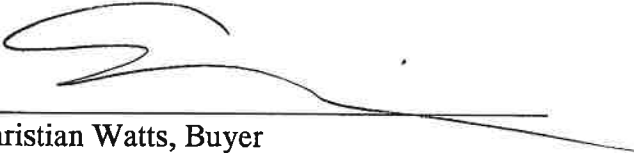
Buyer's Closing Statement

 **COPY**

Buyer: Christian Watts 13280 E. Bunco Road Athol, ID 83801 Seller: Shanna F. Gary 321 Signe Court Lake Bluff, IL 60044 Settlement Date: April 5, 2017	Subject Property: Tract C, NNA Bunco Road, Athol, Idaho as described in Exhibit "A" attached (approx. 27.9 acres) Closing Agent: Scott L. Poorman, Attorney for Seller 320 E. Neider Ave., Suite 204 Coeur d'Alene, ID 83815
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Description	Debit	Credit
Contract Sale Price	\$150,000.00	
Earnest Money Deposit		\$0.00
Prorated property taxes for 2017 (estimated based on acreage of Tract C and 2016 tax levy for parent parcel). 2016 tax was \$1,107.41 ÷ 74.589 acres = \$14.847/acre x 27.9 acres for Tract C = \$414.23 estimated tax for 2017 ÷ 365 days = \$1.135 per day x 94 days in 2017 to closing = \$106.68 tax owed by Seller for 2017 credited to Buyer.		\$106.68
One half document preparation and recording fees	\$359.00	
One half closing agent fee	\$135.00	
Subtotals	\$150,494.00	\$106.68
Balance due from Buyer at closing		\$150,387.32
TOTALS	\$150,494.00	\$150,494.00

Approved and Accepted:


Christian Watts, Buyer



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SURVEYING & ENGINEERING

7 January 2016

14013 Watts

Description for boundary line adjustment

TRACT A:

Lot 1, block 1 of the plat of Haines Tracts 1st Addition as on record with Kootenai County in book 'K' of plats at pages 486 and 486A, located in the northwest quarter of section 30, township 53 north, range 2 west of the Boise Meridian, Kootenai County, Idaho.

Excepting therefrom that portion of said lot 1 being described as follows:

Beginning at the northeast corner of said lot 1;

Thence south $00^{\circ} 15' 24''$ east along the east line of said lot 1 for 206.31 feet;

Thence south $89^{\circ} 59' 54''$ west 105.58 feet;

Thence north $00^{\circ} 15' 07''$ west 206.31 feet to a point on the north line of said lot 1;

Thence north $89^{\circ} 59' 54''$ east 105.56 feet to the said point of beginning.

And together with that portion of lot 2, block 1 of said plat of Haines Tracts 1st Addition described as follows:

Commencing at the northwest corner of said lot 2;

Thence south $00^{\circ} 15' 24''$ east along the west line of said lot 2 for 338.73 feet to the true point of beginning;

Thence continuing south $00^{\circ} 15' 24''$ east along said west line 352.88 feet;

Thence south $41^{\circ} 34' 40''$ east along said west line 293.40 feet;

Thence north $18^{\circ} 55' 46''$ west 605.08 feet to the said true point of beginning.

And together with and subject to easements, rights-of-way, covenants, reservations and restrictions of record or in view.



EXHIBIT A
PAGE 1 OF 1



STRATTON LAND SERVICES, INC.

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RATHORUM, ID 83858

rob@strattonls.com

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SURVEYING & ENGINEERING



10 January 2017

Project #16061 Gary

Description for new parcel by over acreage exemption

Tract C:

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Thence Due East for a distance of 450 feet more or less to the south bank of Lewellyn Creek;

Thence in a southwesterly direction following along the south bank of said creek to a point where now grows a large bunch of alders, said point being 175 feet on an air-line directly east of the west quarter section line;

Thence north crossing the creek to the north bank thereof;

Thence in a southwesterly direction following along the north bank of said Lewellyn creek to a point where the creek intersects the quarter section line, which point is 50 feet more or less south of the northwest corner of the south half of the southeast quarter of said section 19;

Thence due north for a distance of 50 feet to the point of beginning.

And except that portion deeded to Lakes Highway District by a deed recorded with Kootenai County on March 30, 2000 under inst. #1628902.

And except that portion lying south of said portion deeded to Lakes Highway District.

And together with and subject to easements, rights-of-way, covenants, reservations and restrictions of record or in view.

EXHIBIT B
PAGE 1 OF 1



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

September 5, 2019

CHRISTIAN WATTS FAMILY TRUST
13280 E BUNCO RD
ATHOL ID 83801-5044

Re: Water Right No. 95-13912 Split – New # 95-17875

Dear Mr. Watts:

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