



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

August 31, 2020

WAYNE & JULIA MILLER
72080 LOST HORSE LN
ARLEE MT 59821

RE: Ownership change of Palouse River Basin Adjudication (PRBA) Water Right Claim No. 87-10194

Dear Mr. & Mrs. Miller:

The Department of Water Resources has received your Notice of Change in Water Right Ownership for the Palouse River Basin Adjudication (PRBA) Water Right Claim referenced above. We are unable to make the requested ownership change of this claim for the following reason:

We cannot accept a Closing Disclosure or the Latah County Sales Verification as conveyance documents. It needs to be a recorded document that shows the transfer of the property from the Meheen's to you. A copy of the signed and notarized Warranty Deed with the legal description of the property works best for this purpose. Please re-submit this form with a copy of the **signed and notarized Warranty Deed**. If you do not have a copy of the signed and notarized Warranty Deed, you can obtain one from your local Records Office.

I have also submitted a refund request of the \$25.00 fee you paid, as there is no fee for changes of ownership while the claim is in the adjudication process. You should receive this refund within the next few weeks.

I am returning your original Change of Ownership form, and when you get the required document(s), please send that and this form back to me to the following address.....

Idaho Department of Water Resources
7600 N Mineral Drive Suite 100
Coeur D Alene ID 83815.

I'm sorry for any inconvenience this may have caused you. If you have any questions, please feel free to call me at 208-762-2800.

Thank you,

A handwritten signature in blue ink that reads "Dawn R. Lenon".

Dawn R. Lenon
Technical Records Specialist 1
Enclosure: Original Notice of Change in Water Right Ownership 87-10194

AUG 28 2020

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

IDWR / NORTH

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. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, [see #6](#) of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
87-10194	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name:

DAVE MEHEEN

Name of current water right holder/claimant

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

WAYNE D MILLER JULIA K MILLER

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or ☐ and/or

72080 LOST HORSE LN

ARLEE

MT 59821

Mailing address

City

State

ZIP

406 369 0348

wdmiller53@gmail.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:

11/22/19

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed [IRS Form W-9](#) for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed [Lessor Designation](#) form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

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.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature:

Wayne D Miller

Signature of new owner/claimant

Title, if applicable

8/24/20

Date

- Signature:

Julia K Miller

Signature of new owner/claimant

Title, if applicable

8/24/2020

Date

For IDWR Office Use Only:

Received by *for*

Date 8-28-2020

Receipt No. N036372

Receipt Amt. 2500

Active in the Water Supply Bank? Yes ☐ No ☐

If yes, forward to the State Office for processing

W-9 received? Yes ☐ No ☐

Name on W-9

Approved by

Processed by

Date

COPY

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF
TWIN FALLS

IN RE THE GENERAL ADJUDICATION OF RIGHTS TO
THE USE OF WATER FROM THE PALOUSE RIVER
BASIN WATER SYSTEM.

CIVIL CASE NUMBER : 59576

Ident. Number: 87-10194

Date Received: 4/22/2019

Receipt No: T106698

Received By:

**NOTICE OF CLAIM TO A WATER RIGHT ACQUIRED
UNDER STATE LAW**

1. Name of Claimant(s)

DAVE MEHEEN
4912 W DRADIE ST
PASCO WA 99301

2. Date of Priority: 5/29/1997

3. Source: GROUND WATER Tributary to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4	Lot	County	Type
40N	06W	12	SE NE		LATAH	

5. Description of diverting works:

6. Water is used for the following purposes:

Purpose	From To	C.F.S.	(or) A.F.A
DOMESTIC	1 /1 12/31	0.01	0
STOCKWATER	1 /1 12/31	0.01	0

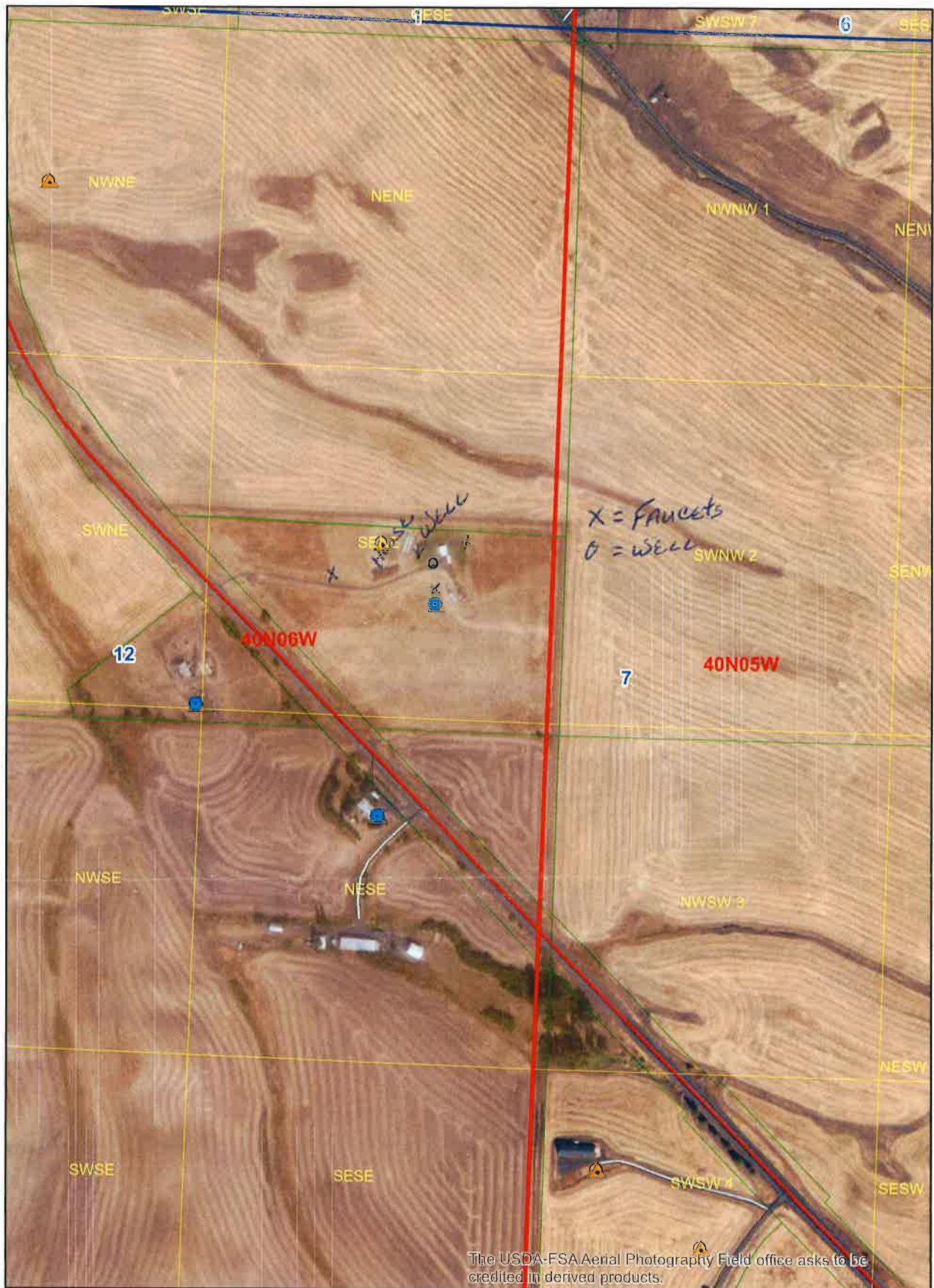
7. Total Quantity Appropriated is: 0.01 C.F.S. and/or 0 A.F.A

8. Non-irrigation uses:

Number of Homes: 1	Water Use	Type Of Stock	Number Of Stock
	STOCKWATER	Horses	25

9. Place of use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
40N	06W	12			DOMESTIC	
					Section Acres	
Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
40N	06W	12			STOCKWATER	
					Section Acres	
						Total Acres



Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 12/10/2019
Closing Date 11/22/2019
Disbursement Date 11/22/2019
Settlement Agent Moscow Title
File # 20247
Property 4780 Hwy 95 N
 Moscow, ID 83843
Sale Price \$490,000

Transaction Information

Borrower Wayne D Miller and Julia K Miller
 72080 Lost Horse Lane
 Arlee, MT 59821
Seller David M Meheen
 4780 Hwy 95 N
 Moscow, ID 83843
Lender HomeBridge Financial Services, Inc.

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type ☒ Conventional ☐ FHA
☐ VA ☐
Loan ID # 83218537
MIC #

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$392,000	NO
Interest Rate	4.375 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,957.20	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest	\$1,957.20	
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	529.94
Estimated Total Monthly Payment	\$2,487.14	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i> <i>See page 4 for details</i>	\$529.94 Monthly	This estimate includes ☒ Property Taxes ☒ Homeowner's Insurance ☐ Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? YES YES

Costs at Closing		
Closing Costs	\$5,456.54	Includes \$3,078.75 in Loan Costs + \$2,627.79 in Other Costs - \$250.00 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$96,488.14	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>



CAT	RY	ACRES	VALUE
TOTALS			