

RECEIVED

APR 26 2021

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?
87-11015	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Brett Poxleitner
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Andrew Ertle
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 4779 Hwy 95 N Moscow ID 83843
Mailing address City State ZIP
- 443-939-4481 ajerle@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: July 15th, 2019
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] April 21st, 2021
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 4-28-2021

509870

NO. _____
AT THE REQUEST OF
LATAH COUNTY TITLE CO
DATE & HOUR
7/15/19 4:42 PM
HENRIANNE K. WESTBERG
LATAH COUNTY RECORDER
FEE \$ **15.00** BY **Akin**

60753

WARRANTY DEED

For Value Received, **Brett Poxleitner and Jillann Poxleitner, husband and wife**

the Grantors, hereby grants, bargains, sells, conveys and warrants unto

Madeline Jensen Ertle and Andrew Ertle, wife and husband

the Grantees, whose current address is: **4779 Hwy 95 N**
Moscow, ID 83843

the following described premises, located in Latah County, State of Idaho, to-wit:

A parcel of land located in the S1/2NE1/4 of Section 12, Township 40 North, Range 6 West, B.M., and being more particularly described as follows:

BEGINNING at the Southeast corner of the NE1/4 of Section 12; thence N. 89°57'40" W., 875.55 feet, along the South line of said NE1/4, to a point on the Southerly right of way of US Highway 95 at Station 400+04.18 and the TRUE POINT OF BEGINNING; thence N. 89°57'40" W., 930.49 feet along said South line; thence N. 17°06'12" W., 121.57 feet; thence N. 50°41'44" E., 590.06 feet to a point on the Southerly right of way of US Highway 95 at Station 407+11.59; thence S. 46°05'32" E., 707.41 feet along said right of way to the TRUE POINT OF BEGINNING.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including all water and water rights, ditch and ditch rights.

SUBJECT TO reservations in United States Patent, restrictive covenants, existing and recorded rights-of-way and easements, zoning and building ordinances, and taxes and assessments as prorated between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s) successors, heirs and assigns forever. Said Grantor(s) do hereby covenant to and with said Grantee(s), that Grantor(s) are the owner in fee simple of said premises; that said premises are free from all encumbrances except as hereinabove set forth of record and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 15 day of July, 2019.

Brett Poxleitner
Brett Poxleitner

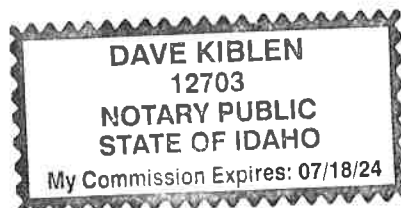
Jillann Poxleitner
Jillann Poxleitner

STATE OF IDAHO)
) ss.
COUNTY OF LATAH)

On this 15 day of July, 2019 before me, the undersigned, a Notary Public, in and for said State, personally appeared Brett Poxleitner and Jillann Poxleitner, known to me, and/or identified to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

X Dave Kiblen
Notary Public For the State of Idaho.
Residing at Moscow.
My Commission Expires: 7/18/24



COPY
courtesy of
Latah County Title Co.
(208) 882-4822

Section 12, T40N, R6W, B.M.

Legal Description

A parcel of land located in the S 1/2 of the NE 1/4 of Section 12, T40N, R6W, B.M. and being more particularly described as follows:
Beginning at the Southwest corner of the NE 1/4 of Section 12; Thence N 89°57'40" W, 675.55 feet, along the south line of said NE 1/4 of section 12, to a point on the southerly right-of-way of Highway 95 at station 400+04.18 and the TRUE POINT OF BEGINNING;
Thence N 89°57'40" W, 930.48 feet along said South line of said NE 1/4 of Section 12;
Thence S 17°06'37" W, 121.57 feet;
Thence N 50°41'14" E, 590.06 feet;
To a point on the southerly right-of-way of Highway 95 at station 400+04.18;
Thence S 46°05'32" E, 707.41 feet along said right-of-way to the TRUE POINT OF BEGINNING.

Parcel contains 6.00 acres

Basis of Bearing

The basis of bearing for this survey is the south line of the NE 1/4 of Section 12, assumed to be N 89°57'40" W.

Surveyor's Certificate

I, Larry J. Hodges, PLS #1003 State of Idaho, do hereby certify that this survey represented by this map was made by me or under my direct supervision and in accordance with the laws of the State of Idaho and all the request of Oba McCreary in July 2004.

Purpose of Survey

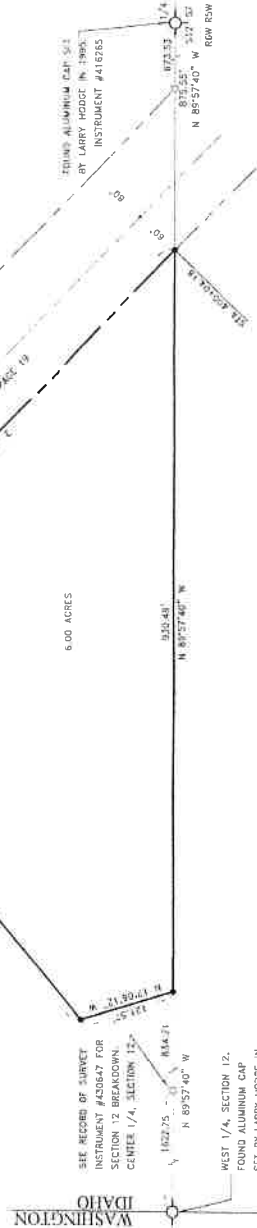
To survey the boundaries of a parcel of land from the Lee McCoy property for a mineral for Bill and Ruth Bronkhurst.

ADJACENT RECORD OF SURVEY
INSTRUMENT #416895 BY:
LARRY HODGES IN 1995.

Legend

- Set Monument
- Found Monument as Described
- Set 5/8" dia. x 30" long rebar w/yellow plastic cap stamped "Hodge 2003"
- Found 5/8" Diameter Iron Pin
- Theoretical Point
- Property line
- Center line
- Right of Way Line

Scale: 1" = 100'



SEE RECORD OF SURVEY
INSTRUMENT #40847 FOR
SECTION 12 BREAKDOWN
CENTER 1/4 SECTION 12
WEST 1/4 SECTION 12.
FOUND ALUMINUM CAP
SET BY LARRY HODGES IN
1995. INSTRUMENT #419264

Record of Survey
Bill and Ruth Bronkhurst
Latah County, Idaho

Created by	SW
Checked by	LJH
File Name	2554-R05.dwg
Tab	R05
Sheet File	-
Plot Style	Default
Project	2554-07-04
Date	08-23-04

1 of 1

NO. 491005
AT THE REQUEST OF:
Larry J. Hodges
DATE & HOUR:
9/28/04 2:54 PM
LARRY J. HODGES
LATAH COUNTY RECORDER
FEE \$ 5.00
BY: [Signature]