

RECEIVED**MAY 13 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?
87-4156	Yes ☒		Yes ☐		Yes ☐
87-10333	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Walser Land & Livestock Inc.
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Craig and Lindsey McConnell
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or

630 S Sumner St Palouse WA 99161
Mailing address City State ZIP

970 286 5086 craigstephenmccommel@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: February 3, 2021

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):
 - o \$25 per *undivided* water right.
 - o \$100 per *split* water right.
 - o No fee is required for pending adjudication claims.

8. Signature: [Signature] Title, if applicable _____ Date 05/10/2021
Signature: Lindsey McConnell Title, if applicable _____ Date 05/10/2021
Signature of new owner/claimant Signature of new owner/claimant

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 5-17-2021

NO 612263
AT THE REQUEST OF
LATAH COUNTY TITLE COMPANY
DATE AND HOUR
02-03-2021 04:10:04 PM
HENRIANNE K. WESTBERG
LATAH COUNTY RECORDER
Fee: \$15.00 BY AKH

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Latah County Title Co.
106 East Second Street
P.O. Box 8924
Moscow, ID 83843

(Space Above For Recorder's Use)

62477
①

WARRANTY DEED

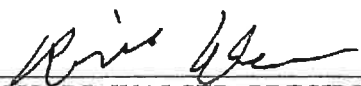
For good and valuable consideration, the receipt of which is hereby acknowledged, **WALSER LAND & LIVESTOCK, INC.**, an Idaho corporation, ("Grantor"), sells, conveys, grants and warrants to **CRAIG MCCONNEL** and **LINDSEY MCCONNEL**, husband and wife as community property with right of survivorship ("Grantees"), whose address is 630 S. Sumner St., Palouse, WA 99161, the following real property located in the County of Latah, State of Idaho, and legally described on the attached Exhibit A.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

The Grantor covenants to Grantees that Grantor is the owner in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record; and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3 day of February, 2021.

GRANTOR:
WALSER LAND & LIVESTOCK, INC.



RICHARD WALSER, PRESIDENT

STATE OF IDAHO)
) ss.
County of Latah)

On this 3 day of February, 2021, before me, Amanda DeBaun, personally appeared RICHARD WALSER, known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same as President of WALSER LAND & LIVESTOCK, INC., an Idaho corporation, which corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Ann L. Dubois
 NOTARY PUBLIC FOR IDAHO
 Residing at Moscow
 My Commission Expires 07/26/24

EXHIBIT A**Parcel 1:**

The East Half of the Southeast Quarter (E1/2SE1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 21, Township 41 North, Range 5 W.B.M., County of Latah, State of Idaho

EXCEPTING THEREFROM the E1/2SE1/4 of said Section 21, lying and being East of the County Road and more fully set out in that certain Warranty Deed recorded under Recorder's Fee No. 411422.

SUBJECT TO a right of way used for county road purposes being known as Cove Road.

ALSO The Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 21, Township 41 North, Range 5 W.B.M., County of Latah, State of Idaho

NOTICE: Parcel 1 is eligible for one building permit per Latah County Land Use Ordinance.

SUBJECT TO taxes and assessments for the year 2020 and all subsequent years, together with an Easement, conditions and provisions, as more fully set out in that certain Warranty Deed recorded under Recorder's Fee No. 381034; to Easement, conditions and provisions, as more fully set out in that certain Easement Grant recorded under Recorder's Fee No. 410701; to all matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded under Recorder's Fee Nos. 571399, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); to any and all existing easements, rights of way, reservations, restrictions, covenants, conditions, declarations and encumbrances of record; to any existing tenancies; to all zoning laws and ordinances; and to any state of facts an accurate survey or inspection of the premises would show.

Parcel 2:

The East Half of the Northeast Quarter (E1/2NE1/4) of Section 21, Township 41 North, Range 5 W.B.M., County of Latah, State of Idaho

EXCEPTING THEREFROM those certain Warranty Deeds recorded under Recorder's Fee Nos. 578447, 584864 and 604311.

ALSO EXCEPTING THEREFROM that certain Consent and Deed of Right of Way to Latah County recorded under Recorder's Fee No. 32037 in Book 37 of Deeds at Page 168.

SUBJECT TO rights of way for county road purposes being known as East Cove Road and Walker Road.

Parcel 2 is not eligible for any building permit under the Latah County Land Use Ordinance.

ALSO SUBJECT TO taxes and assessments for the year 2020 and all subsequent years, together with all matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded under Recorder's Fee Nos. 578281, 591768, 584187, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); to any and all existing easements, rights of way, reservations, restrictions, covenants, conditions, declarations and encumbrances of record; to any existing tenancies; to all zoning laws and ordinances; and to any state of facts an accurate survey or inspection of the premises would show.

Parcel 3:

A parcel of land located in the SW1/4SE1/4 of Section 15, Township 41 North, Range 5 West of the Boise Meridian, Latah County, Idaho, described as follows:

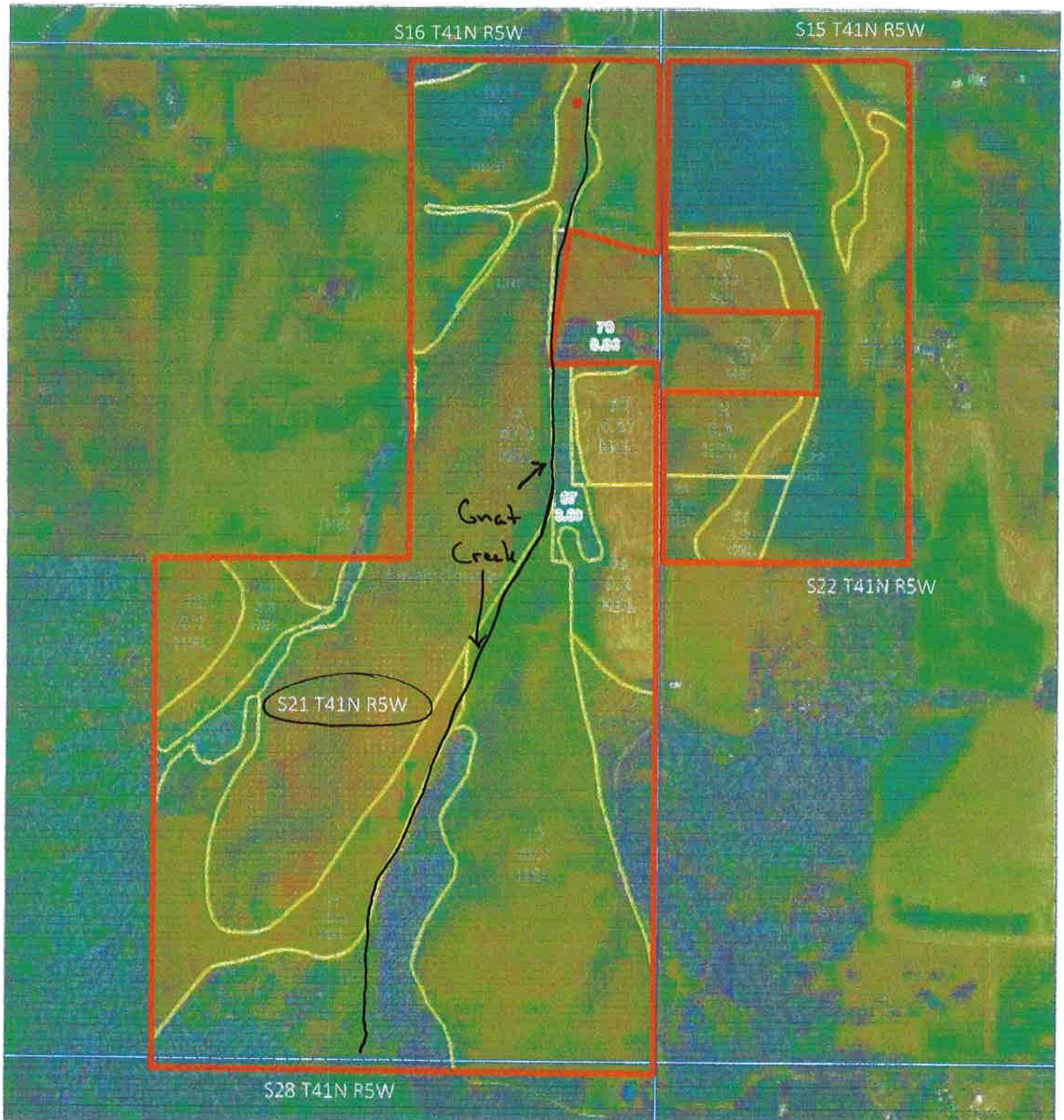
BEGINNING at the southwest corner of the southeast quarter of Section 15;
Thence along the south line thereof, S 89°14'18" E., 236.09 feet;
Thence leaving said south line, N 09°08'25" E, 710.10 feet;
Thence N 21°35'04" E, 200.18 feet;
Thence N 86°23'12" W, 415.24 feet to a point on the west line of the southeast quarter (SE1/4);
Thence along said west line, S. 00°30'35" W, 910.29 feet to the POINT OF BEGINNING;

SUBJECT TO an access easement located along the easterly line of the afore described Parcel 3 and further described in a separate Agricultural Access Easement.

ALSO SUBJECT TO the right of way used for county road purposes being known as Walker Road.

ALSO SUBJECT TO taxes and assessments for the year 2020 and all subsequent years, together with all matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded under Recorder's Fee Nos. 590767, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); to any and all existing easements, rights of way, reservations, restrictions, covenants, conditions, declarations and encumbrances of record; to any existing tenancies; to all zoning laws and ordinances; and to any state of facts an accurate survey or inspection of the premises would show.

Latah County, Idaho



Common Land Unit



ORP
Transboundary
GFSR



Wetland Determination Identifiers



Tract Cropland Total 284.93 acres

2017 Program Year

Map Created March 06, 2017

Farm 6287

Tract 14178

87 - 10333



Rim Rock Consulting, Inc.

PROFESSIONAL LAND SURVEYORS
GIS & MAPPING SERVICES

JOHN L. DUNN, PLS / ID, WA / CFEDS
DUANE E. PRIEST, PLS / ID
MICHAEL E. DAHLIN, PLS / ID, WA

PROPERTY DESCRIPTION FOR DICK WALSER PARCEL 1 (WALKER ROAD)

A parcel of land located in southeast quarter of Section 15, Township 41 North, Range 5 West of the Boise Meridian, Latah County, Idaho, described as follows:

BEGINNING at the southwest corner of the southeast quarter of Section 15;
Thence along the south line thereof, S 89°14'18" E, 236.09 feet;
Thence leaving said south line, N 09°08'25" E, 710.10 feet;
Thence N 21°35'04" E, 200.18 feet;
Thence N 86°23'12" W, 415.24 feet to a point on the west line of the southeast quarter;
Thence along said west line, S 00°30'35" W, 910.29 feet to the **POINT OF BEGINNING**;

Containing 6.39 acres, more or less.

SUBJECT TO & TOGETHER WITH: a shared access easement over the existing driveway located along the easterly line of the afore described Parcel 1.

SUBJECT TO: The right of way of the county road (Walker Road).

This description was prepared by John L. Dunn on February 21, 2018.



129 West 3rd Street, #102 • Moscow, ID 83843
(208) 883-5339 phone • (208) 883-4309 fax
rimrock@rimrockconsulting.net



RECORD OF SURVEY

A Division of Land Located in the
S 1/2 of the SE 1/4 of Section 15
T 41 N, R 5 W, Boise Meridian
Latah County, Idaho



LEGEND

- Sta. 50' x 80' long rebar w/ aluminum cap LB 10162
- Found Property Corner as Described
- Calculated Position - Nothing Found or Set
- ✕ Found Section or 1/4 Section Corner
- (M) Measured
- (W) Record Per Warranty/Deed, Inst. No. 482444
- Subject Property Boundary Line
- Section Boundary Line
- Section Subdivision Line
- County Road Centerline
- County Road Right of Way Line
- Easement Line

BASIS OF BEARINGS

The Basis of Bearings for this survey is the Idaho Coordinate System, West Zone, NAD 83, as shown between the found south quarter corner and the found north quarter corner of Section 15, said bearing being N 00°50'38" E.

SURVEY REFERENCES

1. Warranty Deed, Inst. No. 289875
2. Warranty Deed, Inst. No. 495444

SURVEYOR NOTES

1. The purpose of this survey is to locate and monument 2 parcels of land surrounding the existing home site and the existing out buildings to be divided from the surrounding agricultural land.
2. Legal descriptions for parcels 1 & 2 have been prepared and will be filed under separate documents.

SURVEYOR CERTIFICATION

This map correctly represents the survey made by me or under my direction in conformance with the Idaho Surveying and Mapping Act. This survey map was prepared at the request of Dick Walker, at February, 2015.



John L. Dunn - Idaho Professional Land Surveyor



RIM ROCK CONSULTING, INC.
Land Surveying
Site Planning
Mapping

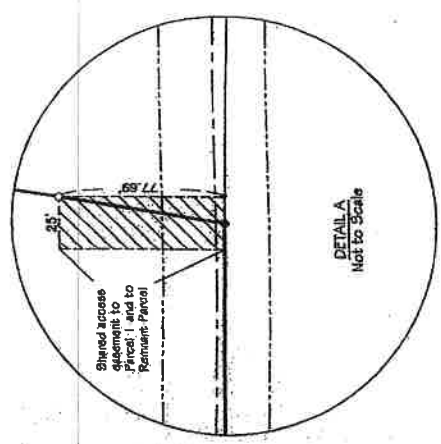
SHEET
1
OF
1

BY STATE OF IDAHO: JAMES L. HARRIS, CLERK OF THE SUPREME COURT

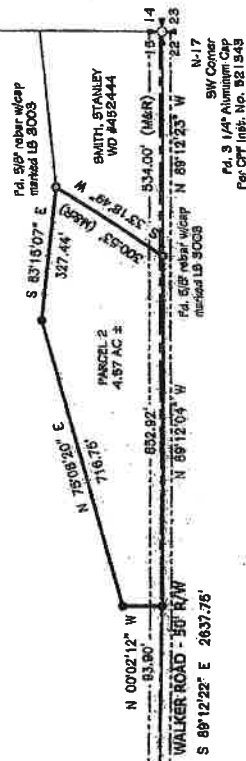
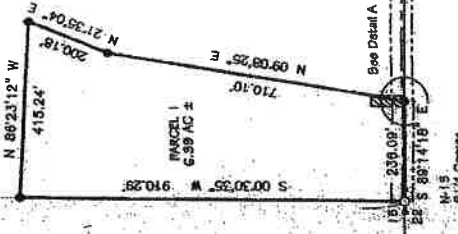
L-17
E 1/4 Corner
Pd. 3 1/4" dia.
aluminum cap per CPT
Inst. No. 580800

N 00°37'01" E 2643.11'

PART SE 1/4
REMANANT PARCEL
WALKER LAND &
LIVESTOCK INC
146.28 AC ±



BASE OF BEARINGS
N 00°50'38" E - 5208.90'



N-15
Pd. 1 1/4" dia. aluminum cap
Per CPT Inst. No. 521811

N-17
SW Corner
Pd. 3 1/4" dia. aluminum cap
Per CPT Inst. No. 521849

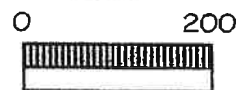
500707
COUNTY RECORDER CERTIFICATE
STATE OF IDAHO, COUNTY OF LATAH, John L. Dunn
RECORDED AT THE REQUEST OF
AT 1:23 PM THIS 27 DAY OF FEB. 2015

RECORDER
DEPUTY
HENRIETTE N. WESTBERG
JAN 5 2015

DATE	STATE	COUNTY	PROJECT	DRAWN BY
FEBRUARY 2015	ID	LATAH	WALKER - LD	TMM

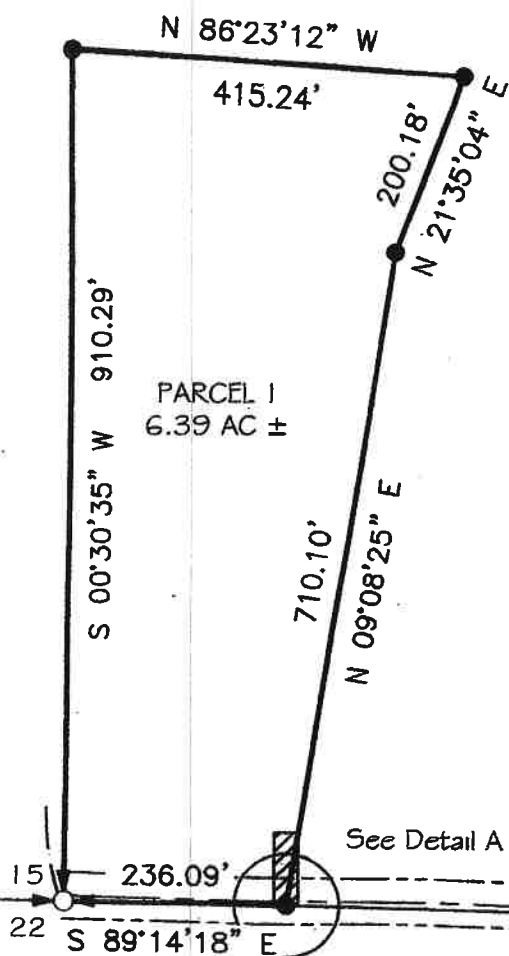
EXHIBIT MAP

Part of the S1/2 of the
SE1/4 of Section 15,
T41N, R5W, Boise Meridian
Latah County, Idaho

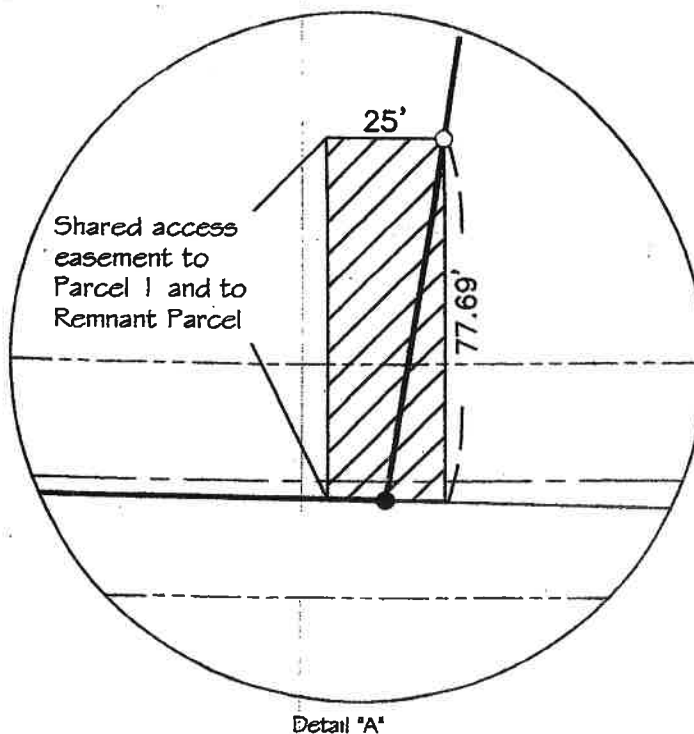


ORIGINAL SCALE : 1" = 200 FEET

CADD FILE : Walser ROS.dwg



N-15
S1/4 Corner
Fd. 3 1/4" Aluminum Cap
Per CPF Inst. No. 521511



N 00°02'12" W
93.90'
WALKER ROAD - 50' R/W
S 89°12'22" E 2637.75'



RIM ROCK CONSULTING, INC.

Land Surveying
Site Planning
Mapping

SHEET

1
OF
1

129 West 3rd Street #102 Moscow, Idaho 83843 208-883-5339 rimrock@rimrockconsulting.net

This map is for FSA purposes only. () other use is implied.



January 04, 2011

United States Department of Agriculture
Farm Service Agency
Latah County Idaho

Located in Latah County
Prepared by Latah Farm Service Agency

Michael's Place parcel
6.39 acres T41NR5W Sec 15

Farm : 5364

Tract: 379

Cropland: 148.9

Legend

du.SDEclu_a_id057

fsa_gis_layers.SDE.wet_p_id057

Wetland Determination Identifiers

● Restricted Use

▽ Limited Restrictions