

RECEIVED

JUN 23 2022

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-88	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: Pamela Starbaum christopher Starbaum

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Randy L. Cooks of Vipma Trust (Trustee or successor trustee)

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or1311 Northwood Court Ct

Mailing address

Coand Moore

City

Id

State

83814

Zip

208-699-0626

Telephone

randycoo@madlockius.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: _____
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
- o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
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.
- ☐ 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: [Signature] Title, if applicable: _____ Date: 6/22/22

Signature of new owner/claimant

Title, if applicable

Date

Print name

- Signature: _____ Title, if applicable: _____ Date: _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by: NS Date: 6-23-22 Receipt No. N040182 Receipt Amt. \$25.00Active 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: NS Date: 6-23-22

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/22/2022

Water Right 95-88

Owner Type **Name and Address**
Current Owner PAMELA STURBAUM
13708 N RIVERBLUFF LN
SPOKANE, WA 99208

Current Owner CHRISTOPHER STURBAUM
13708 N RIVERBLUFF LN
SPOKANE, WA 99208

Priority Date: 6/6/1962

Basis: Decreed

Status: Active

Source
HAYDEN LAKE

Tributary
SINKS

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	01/01	12/31	0.020 CFS	0.6 AF
	<u>Total Diversion</u>		0.020 CFS	0.6 AF

Source and Point(s) of Diversion:

HAYDEN LAKE L2()

Sec. 17, Twp 51N, Rge 03W, KOOTENAI County

Place Of Use:

DOMESTIC within KOOTENAI County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
51N	03W	17																	

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. PIN Parcel No. 0-7500-003-002-0
3. N13 The quantity of water under this right shall not exceed 13,000 gallons per day.
4. X01 Domestic use is for 1 home.
5. J01 Property is also known as Lot 2, Block 3, Split Rock Subdivision 1st Addition.

Comments:

State of Idaho
Department of Water Resources
Water Right License
95-88



-  Place Of Use Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters
-  Point of Diversion
-  State Outline

0 0.035 0.07 0.14 Miles



JIM BRANNON 2 P 2881281000
KOOTENAI COUNTY RECORDER
MRR Date 01/10/2022 11:38 AM
REQ OF WALLACE AND KUSTER
RECORDING FEE: \$15.00 DD


QUITCLAIM DEED

FOR VALUE RECEIVED, RANDY L. OAKS, a single man, the Grantor, does hereby release, remise and forever quitclaim unto RANDY L. OAKS, as Trustee, or to his successor Trustee, of the VIPMO TRUST, U/T/A dated December 16, 2021, and not as an individual, whose current address is 1311 N. Northwood Center Ct., Coeur d'Alene, Idaho 83814, as Grantee, and to Grantee's heirs and assigns forever, the following described premises situated in Kootenai County, State of Idaho, together with all after acquired title of the Grantor therein:

**Lot 2, Block 3, FIRST ADDITION TO SPLIT ROCK SUBDIVISION,
according to the plat recorded in Book D of Plats, Page 56, records
of Kootenai County, Idaho.**

together with their appurtenances.

Tax notices should be sent to the Grantee at the address described above. For the purpose of preserving the homeowner's tax exemption, the Grantor declares that this trust is revocable, the Grantor is the beneficiary of the trust, and the Grantor resides in the home.

1. QUITCLAIM DEED

[PERSONAL RESIDENCE: 4274 E. DEEPWATER CT., HAYDEN, ID
PARCEL #: 075000030020]
{VAN00151086.DOC;1/14441.00}

DATED this 16 day of December, 2021.

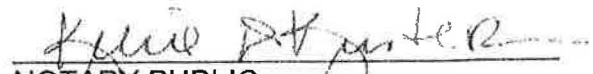

RANDY L. OAKS

STATE OF IDAHO)
 ss
County of Kootenai)

On this 16th day of December, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared RANDY L. OAKS, 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.

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




NOTARY PUBLIC
Residing at Coeur d'Alene

2. QUITCLAIM DEED

[PERSONAL RESIDENCE: 4274 E. DEEPWATER CT., HAYDEN, ID
PARCEL #: 075000030020]
{VAN00151086.DOC;1/14441.00}

JIM BRANNON 1 P 2699794000
KOOTENAI COUNTY RECORDER
MRR 6/28/2019 2:43 PM
REQ OF KOOTENAI COUNTY TITLE
COMPANY
RECORDING FEE: \$15.00 DD
Electronically Recorded



File No. 406259-TGW

WARRANTY DEED

For Value Received

Christopher W. Sturbaum and Pamela S. Sturbaum, husband and wife

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

Randy L. Oaks, a single man

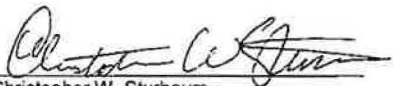
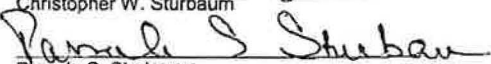
Address: 1311 Northwood Center Court, Coeur d' Alene, ID 86814

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

Lot 2, Block 3, FIRST ADDITION TO SPLIT ROCK SUBDIVISION, according to the plat recorded in Book D of Plats, Page 56, records of Kootenai County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/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.

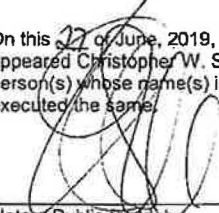
Dated: June 26, 2019

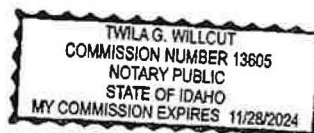

Christopher W. Sturbaum

Pamela S. Sturbaum

STATE OF IDAHO

COUNTY OF KOOTENAI

On this 27 of June, 2019, before me, Twila G. Willcut, a Notary Public in and for said State, personally appeared Christopher W. Sturbaum and Pamela S. Sturbaum, known or identified to me to be the person(s) whose name(s) is/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: 11/28/2024





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Address: 1311 Northwood Center Court, Coeur d' Alene, ID 83814

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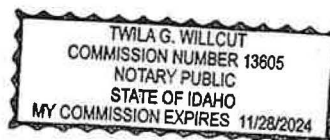
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Notary Public for Idaho
Residing at Hayden
My Commission Expires: 11/28/2024



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 • Email: northerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

June 23, 2022

VIPMO TRUST
1311 N NORTHWOOD CENTER CT
COEUR D ALENE ID 83814-2658

Re: Change in Ownership for Water Right No(s): 95-88

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 762-2813.

Sincerely,

Natalie Steading
Tech Records Specialist 1

Enclosure(s)