

RECEIVED

JUN 07 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?
95-13772	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: Arnold Bradbury
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Christopher Urbat / Shina Urbat
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

5213 W Highway 53 Rathdrum ID 83858
Mailing address City State Zip

208-964-0624 / 208-446-4414 Shinabanta@gmail.com
Telephone Email Countryurbat@gmail.com

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: 6-3-2022

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] 6-7-22
Signature of new owner/claimant Title, if applicable Date
CHRISTOPHER URBAT
Print name

Signature: [Signature] 6-7-22
Signature of new owner/claimant Title, if applicable Date
Shina Urbat
Print name

For IDWR Office Use Only:

Received by NS Date 6-7-22 Receipt No. N039928 Receipt Amt. \$25.00

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 NS Date 6-7-22

RECORDING FEE: \$15.00
Electronically Recorded

DD

NEXTITLE
NORTH IDAHO



WARRANTY DEED

File No.: NXNI-0534991
FOR VALUE RECEIVED

Penny G. Bradbury, as general Personal Representative of the estates of Arnold E. Bradbury, deceased and Marian J. Bradbury, deceased, Kootenai County Probate Case Number CV28-22-1349

GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Christopher Urvat and Shlna Urvat, husband and wife

GRANTEE(s), whose current address is:

5213 W. Hwy 53, Rathdrum ID 83858
the following described real property in Kootenai County, State of Idaho more particularly described as follows, to wit:

The Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 29, Township 52 North, Range 4 West, Boise Meridian, Kootenai County, State of Idaho.

EXCEPT any portion lying within the highway.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 1, 2022

Estate of Arnold E. Bradbury

Penny G. Bradbury
By: Penny G. Bradbury, Personal Representative

Estate of Marian J. Bradbury

Penny G. Bradbury
By: Penny G. Bradbury, Personal Representative

State of Idaho }
 }ss.
County of Kootenai }

On this 2nd day of June, in the year 2022, before me, a Notary Public in and for said state, personally appeared **Penny G. Bradbury**, known or identified to me to be the person whose name is subscribed to the within instrument as Personal Representative of **Arnold E. Bradbury** and acknowledged to me that she executed the same as Personal Representative.

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



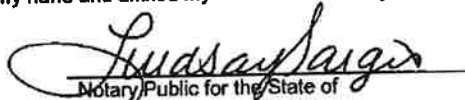

Notary Public for the State of
Residing at: Coeur d'Alene
Commission Expires: 04/15/28

State of Idaho }
 }ss.
County of Kootenai }

On this 2nd day of June, in the year 2022, before me, a Notary Public in and for said state, personally appeared **Penny G. Bradbury**, known or identified to me to be the person whose name is subscribed to the within instrument as Personal Representative of **Marian J. Bradbury** and acknowledged to me that she executed the same as Personal Representative.

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




Notary Public for the State of
Residing at: Coeur d'Alene
Commission Expires: 04/15/28



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 07, 2022

CHRISTOPHER URBAT
SHINA URBAT
5213 W HIGHWAY 53
RATHDRUM ID 83858-8025

Re: Change in Ownership for Water Right No(s): 95-13772

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)