

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

JUL 29 2021

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?
95-14287	Yes ☐	Yes ☐		Yes ☐	Yes ☐
95-14288	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Phoebe M. Robins
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Wesley + Jo Frances Wagner
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or

3792 Auvil Wagner Rd Farmington WA 99128
Mailing address City State Zip
509-287-2345 RD7CAT@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: 7/29/2021

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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):
☐ \$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: Wesley L Wagner Title, if applicable _____ Date 7/29/2021
Signature of new owner/claimant
Wesley L Wagner
Print name

Signature: _____ Title, if applicable _____ Date _____
Signature of new owner/claimant

Print name

For IDWR Office Use Only:

Received by NS Date 7/29/21 Receipt No. N037210 Receipt Amt. \$5000
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 7/29/21



File No. 415501-RH

WARRANTY DEED

For Value Received

Phoebe M. Robins, an unmarried person and Phoebe M. Robins, as Personal Representative of the Estate of William A. Robins, deceased, Kootenai County Case No. CV28-21-2072

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

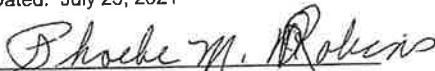
Wesley ~~Wes~~ Wagner and Jo Frances Wagner, husband and wife as community property with rights of survivorship
Address: 3792 Auvil Wagner Rd., Farmington, WA 99128

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

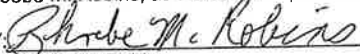
See Exhibit A attached hereto and made a part hereof.

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: July 25, 2021


Phoebe M. Robins

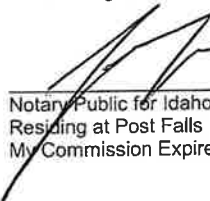
Phoebe M. Robins, as Personal Representative of the Estate of William A. Robins, deceased

BY: 
Phoebe M. Robins
Personal Representative

STATE OF IDAHO

COUNTY OF KOOTENAI

On this 28th of July, 2021, before me, J.T. Jacobsen, a Notary Public in and for said State, personally appeared Phoebe M. Robins known or identified to me to be the person whose name is subscribed to the within instrument as Personal Representative of the Estate of William A. Robins, and acknowledged to me that Phoebe M. Robins executed the same as such Personal Representative.



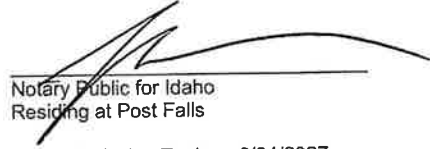
Notary Public for Idaho
Residing at Post Falls
My Commission Expires: 6/24/2027

J. T. JACOBSEN
COMM. #40175
NOTARY PUBLIC
STATE OF IDAHO

STATE OF IDAHO

COUNTY OF KOOTENAI

On this 28th of July, 2021, before me, J.T. Jacobsen, a Notary Public in and for said State, personally appeared Phoebe M. Robins, 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 Post Falls
My Commission Expires: 6/24/2027

J. T. JACOBSEN
COMM. #40175
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

A part of the Southwest Quarter of the Northeast Quarter in Section 4, Township 48 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

COMMENCING at the Northeast corner of said Southwest Quarter of the Northeast Quarter (Northeast 1/16 corner) monumented with an iron rod, 24 inches long, 1/2 inch diameter with a plastic cap marked LS 3451; thence

North 85°37'44" West, 743.00 feet along the North boundary of said Southwest Quarter of the Northeast Quarter to the POINT OF BEGINNING; thence

Continuing North 85°37'44" West, 431.67 feet along the North boundary of said Southwest Quarter of the Northeast Quarter to a point on the centerline of Loffs Bay Road; thence

Traversing said centerline as follows:

132.00 feet along the arc of a 335.58 foot radius curve right, said curve having a chord bearing South 13°08'02" East, 131.15 feet; thence

South 01°51'53" East, 328.02 feet; thence

South 2°28'04" West, 104.42 feet; thence

South 12°40'51" West, 42.73 feet; thence

North 77°37'10" East, and leaving said centerline 426.64 feet to an iron rod, 24 inches long, 1/2 inch diameter, marked LS 3451; thence

North 1°32'54" West, 477.38 feet to the POINT OF BEGINNING.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N MINERAL DR STE 100 • COEUR D ALENE, ID 83815-7763
Phone: (208)762-2800 • Fax: (208)769-2819 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

July 29, 2021

WESLEY WAGNER
JO FRANCES WAGNER
3791 AUVIL WAGNER RD
FARMINGTON WA 99128

Re: Change in Ownership for Water Right No(s): 95-14287 & 95-14288

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)