

RECEIVED

JAN 11 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. 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 #6](#) of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-13422	Yes ☐	Yes ☐		Yes ☐	Yes ☐
95-17680	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Comerford Five LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Waltford Estates LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 5207 East 3rd Ave Spokane WA 99212
Mailing address City State ZIP
509-994-3416 cwalters@commoditiesplus.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: 09/30/2020
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed [IRS Form W-9](#) for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed [Lessor Designation](#) form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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.

SUPPORT DATA

IN FILE # 95-13422

8. Signature: Chad Walters President 01/08/2021
Signature of new owner/claimant Title, if applicable Date
- Signature: _____ Title, if applicable Date

For IDWR Office Use Only:

Received by NS Date 1-11-21 Receipt No. N0836648 Receipt Amt. \$50.00
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 1-25-21

JIM BRANNON 3 P 2800708000
KOOTENAI COUNTY RECORDER
MRR 12/23/2020 11:20 AM
REQ OF FIRST AMERICAN TITLE -
KOOTENAI

RECORDING FEE: \$15.00 DD
Electronically Recorded

WHEN RECORDED MAIL TO:

Waltford Estates LLC
52007 E 3rd Ave
Spokane Valley, WA 99212

W6674

Space Above This Line for Recorder's Use Only

WARRANTY DEED

For Value Received, **Chad T. Walters and Stefanie K. Walters, husband and wife as community property with right of survivorship**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Waltford Estates LLC, a Washington limited liability company**, hereinafter called the Grantee, whose current address is **5207 E. 3rd Avenue, Spokane Valley, WA 99212**, the following described premises, situated in **Kootenai County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

THIS INSTRUMENT FILED FOR RECORD
BY FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION. IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON THE TITLE

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
1866 North Lakewood Drive
Coeur d'Alene, ID 83814

JIM BRANNON 3 P 2780886000
KOOTENAI COUNTY RECORDER
DAP 9/30/2020 11 42 AM
REQ OF FIRST AMERICAN TITLE -
KOOTENAI
RECORDING FEE: \$15.00 DD
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **926296-C (jh)**

Date: **September 01, 2020**

For Value Received, **Comerford Five, LLC, a Washington limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Chad T. Walters and Stefanie K. Walters, husband and wife as community property with right of survivorship**, hereinafter called the Grantee, whose current address is **5207 E. 3rd Avenue, Spokane Valley, WA 99212**, the following described premises, situated in **Kootenai County, Idaho**, to-wit:

A portion of Lot 2, BENPOINT, as recorded in Book "C" of Plats, page at 227, situated in Government Lot 2, Section 20, Township 48 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and being described by metes and bounds as follows per record of survey for lot line adjustment recorded in Book 18 of Records of Surveys at Page 487;

BEGINNING at a found iron pipe marking the Northeast corner of Lot 2 BENPOINT; thence

Along the East line of Lot 2, South 11°31'09" West, a distance of 426.15 feet to a set iron rod and PLS 4194 cap on the shore of Lake Coeur d'Alene; thence

Along the shore of Lake Coeur d'Alene, North 82°19'47" West, a distance of 90.00 feet to a set iron rod and PLS 4194 cap; thence

Leaving the shore of Lake Coeur d'Alene, North 06°25'24" East, a distance of 304.66 feet to a set iron rod and PLS 4194 cap; thence

North 14°56'53" East, a distance of 120.32 feet to a set iron rod and PLS 4194 cap on the North line of the aforementioned Lot 2; thence

Along the North line of Lot 2, South 82°58'43" East, a distance of 110.00 feet to the POINT OF BEGINNING.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations,

Date: **09/01/2020**

Warranty Deed
- continued

File No.: **926296-C (jh)**

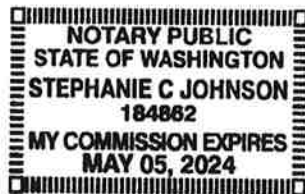
restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

File No.: 926296-C (jh)

By: 
Name: James B Comerford
Title: Manager

STATE OF Washington)
)
) ss.
COUNTY OF Kootenai)

On this 29th day of **September, 2020**, before me, a Notary Public in and for said State, personally appeared **James B Comerford**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Comerford Five, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.



Notary Public of Washington
Residing at: Spokane, WA
Commission Expires: 5/5/2024

95-17680



T48N R04W
S.20
SW NW
GL2

20

48N04W

T48N 04W
S.20
NW SW
GL2

T48N R04W S.20
NW SW

SPRINKLER PUMP ARE 11-8-18

RECEIVED

NOV 06 2003

Page 1.

Ident. No. 95-17680

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR PERMIT

To appropriate the public water of the State of Idaho

1. Name: COMERFORD FIVE LLC
1217 E 26TH AVE
SPOKANE WA 99203
509-991-3962

2. Source: COEUR D ALENE LAKE Tributary to: SPOKANE RIVER

3. Location of Point of Diversion:
#1 COEUR D ALENE LAKE NW1/4SW1/4 Sec. 20, Twp 48N, Rge 04W, B.M. KOOTENAI County

4. Water will be used for the following purposes:

Purpose	From	To	RATE OF DIVERSION	ANNUAL VOLUME
IRRIGATION	03/15	11/15	0.02 CFS	

5. Total quantity to be appropriated is: 0.02 CFS

6. Proposed diverting works:

POINT OF DIVERSION #1

- Type and size of devices used to divert water from the source: PUMP IN LAKE.
- Height of storage dam _____ feet;
Active reservoir capacity _____ acre-feet;
Total reservoir capacity _____ acre-feet;.
- Proposed well diameter is _____ inches;
Proposed depth of well is _____ feet.
- Is ground water with a temperature of greater than 85F being sought?
- If well is already drilled, when? _____;
Drilling Firm _____;
Drilling Permit No. _____.

7. Time required for the completion of the works and application of the water to the proposed beneficial use is 1 year(s).

8. PLACE OF USE: IRRIGATION

Twp Rge Sec	NE				NW				SW				SE				Totals
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
48N 04W 20							.1			.4							.5
						L 2				L 2							
										.1							.1

Total Acres: 0.6

RE MAILED 8/23/10

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE COEUR D'ALENE-SPOKANE RIVER
BASIN WATER SYSTEM

CIVIL CASE NUMBER: 49576

Ident. Number _____

Date Received: _____

Receipt No: _____

Received By: _____

NOTICE OF CLAIM TO A WATER RIGHT

ACQUIRED UNDER STATE LAW

For Domestic and/or Stockwater Purposes

Where Daily Use is less than 13,000 gallons per day

RECEIVED

AUG 19 2010

IDWR/NORTHERN

1. Name of Claimant(s) COMERFORD FIVE LLC Phone (509) 242-5000

Mailing Address 1217 E 26TH AVE SPOKANE WA Zip 99203
Street or Box City State

2. Date of Priority: (Only one per claim) 1979
Month/Day/Year (YYYY)

3. Source of water supply (Check one) Ground Water (✓) or Other () (a) _____
which is tributary to (b) _____

4. Location of Point of Diversion is: Township 48N, Range 4W, Section 2,
1/4 of _____ 1/4, or Govt. Lot 2 BM. County of KOOTNEAI

Parcel (PIN) no. 0-0580-000-002-B

Additional points of diversion if any: _____

If available, GPS coordinates: _____

5. Description of diverting works (Wells, Pumps, Spring boxes, Pipelines, Etc.) including the dates of any changes or enlargements in use, the dimensions of the diversion works as constructed and as enlarged and the depth of each well. WELL & PUMP

6. Water is claimed for the following: (limited to Domestic and/or Stockwater uses. See page 1 of the instructions.)

For DOMESTIC purposes from JAN 1 to DEC 31 amount .04CFS cfs(✓) or AFY()

For _____ purposes from _____ to _____ amount _____

7. Total Quantity claimed .04 cfs (✓) or AFY ()

8. Non-irrigation uses. Describe fully. (eg. Domestic: give number of households served if single ownership;

Stockwater and Number of livestock) ADJOINING/NEIGHBORING HOUSEHOLDS (2) SHARE THIS WATER

SOURCE FOR DOMESTIC PURPOSES

SCANNED
AUG 19 2010

9. Location of Place of Use is: Township 48 N, Range 4 W, Section 2,
1/4 of 1/4, Govt. Lot 2 BM. Parcel (PIN) no. _____
for (Check One) Domestic (☒) Stock () Domestic and Stock () If different than shown in Item 4

Additional places of use, if any _____

10. In which county (ies) are lands listed above as place of use located? KOOTENAI

11. Do you own the property listed above as place of use? Yes (☒) No ()

If the answer is No, describe in Remarks below the authority you have to claim this water right.

12. Describe any other water rights used at the same place and for the same purposes as described above.

_____ or None (☒)

13. Remarks:

14. Basis of Claim (Check One) Beneficial Use (☒) Posted Notice () License () Permit () Decree ()

Court _____ Decree Date _____ Plaintiff v. Defendant _____

If applicable provide IDWR Water Right Number _____

15. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notices in the Coeur d'Alene-Spokane River Basin Adjudication." (b.) I/We do () do not (☒) wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: _____

For Individuals: I/We do solemnly swear or affirm under penalty of perjury that the statements contained in the foregoing document are true and correct.

Signature of Claimant (s) James Comerford Date: 8/17/10
JIM COMERFORD Date: _____

For Organizations: I do solemnly swear or affirm under penalty of perjury that I am
PRESIDENT _____ of COMERFORD FIVE LLC

Title _____ Organization _____

that I have signed the foregoing document in the space below as

PRESIDENT _____ of COMERFORD FIVE LLC

Title _____ Organization _____

and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent James Comerford Date 8/17/10

Title and Organization JAMES COMERFORD, PRESIDENT, COMERFORD FIVE LLC

16. Notice of Appearance:

Notice is hereby given that I, _____, will be acting as attorney at law of behalf of the claimant signing above, and that all notices required by law to be mailed by the director to the claimant signing above should be mailed to me at the address listed below.

Signature _____ Date _____

Address _____

Last Name _____ Identification No. _____

SCANNED
AUG 19 2010

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MRR 12/23/2020 11:20 AM
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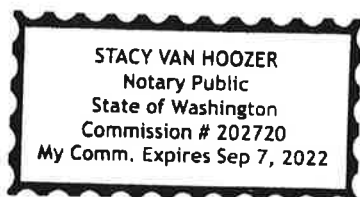
Warranty Deed
- continued

By: Chad T. Walters
Chad T. Walters

By: Stefanie K Walters
Stefanie K. Walters

STATE OF Washington)
COUNTY OF Spokane) ss.

On this 18 day of December, 2020, before me, a Notary Public in and for said State, personally appeared **Chad T. Walters and Stefanie K. Walters**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.



Stacy Van Hoozer
Notary Public of Washington
Residing at: Spokane
Commission Expires: 9/7/2022

EXHIBIT A

A portion of Lot 2, BENPOINT, as recorded in Book "C" of Plats, page at 227, situated in Government Lot 2, Section 20, Township 48 North, Range 4 West, Boise Meridian, Kootenai County, Idaho and being described by metes and bounds as follows per record of survey for lot line adjustment recorded in Book 18 of Records of Surveys at Page 487;

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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

January 25, 2021

WALTFORD ESTATES LLC
5207 E 3RD AVE
SPOKANE VLY WA 99212-0725

Re: Change in Ownership for Water Right No(s): 95-13422 & 95-17680

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
Natalie Steading
Tech Records Specialist 10

Enclosure(s)