

RECEIVED

JUN 28 2018

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 #6](#) of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
✓ 97-2073	Yes ☐	Yes ☐		Yes ☐	Yes ☐
97-2073 97-7508	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Estate of Albert Shoun
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): D. Kip Dochterman Renee L. Dochterman
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 340 Shaw Rd Priest River ID 83856
Mailing address City State ZIP
626-600-1340 cedarhavenbills@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: 05/31/2018
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.
8. Signature: [Signature] 06/21/2018
Signature of new owner/claimant Title, if applicable Date
Signature: Renee L. Dochterman 06/21/2018
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by NS Date 7-2-18 Receipt No. N033555 Receipt Amt. \$2500
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 12-4-18

10/21/2008

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report 97-2073

WATER RIGHT NUMBER: 97-2073

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	ESTATE OF ALBERT SHOUN
	30 EAST 33RD AVENUE
	SPOKANE, WA 99203-2607
Representative	MARCELLA BENJAMIN
	30 EAST 33RD AVENUE
	SPOKANE, WA 99203-2607

Priority Date: 08/17/1951

Basis: License

Status: Active

<u>Source</u>	<u>Tributary</u>
UNNAMED STREAM	PEND OREILLE RIVER

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
IRRIGATION	/ to /	0.320 CFS	
	<u>Total Diversion:</u>	0.320 CFS	

Location of Point(s) of Diversion

UNNAMED STREAM	NE1/4SW1/4	Sec. 17, Twp 56N, Rge 04W, B.M.
BONNER County		

Place of Use

IRRIGATION																
Twp Rge Sec																
56N 04W 17	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE
									25.0			5.0				
																<u>Totals</u>
																30.0

Total Acres: 30

Conditions of Approval:

1. 56 SOURCE KNOWN LOCALLY AS ALDERBROOK.

Dates and Other Information:

Licensed Date: 8/26/1957



After Recording Return to:
J. Todd Taylor
RANDALL | DANSKIN, P.S.
601 W. Riverside Ave., Suite 1500
Spokane, WA 99201-0626

PERSONAL REPRESENTATIVE'S DEED

The undersigned Grantor, **MARCELLA BENJAMIN**, as the duly appointed, qualified and acting Personal Representative of the Estate of Albert Joe Shoun, Deceased, in Probate Cause No. CV2008-00731 in the District Court of the First Judicial District in and for Bonner County, and not in Grantor's individual capacity, and as authorized by the Statement of Informal Probate of Will entered in the probate cause on May 6, 2008, to settle the Estate of Albert Joe Shoun, Deceased, hereby grants, bargains, sells, conveys and confirms to **DAVID K. DOCHTERMAN** and **RENEE L. DOCHTERMAN**, Trustees of the **Dochterman Family Trust**, whose address is 15353 Del Prado Drive, Hacienda Heights, California 91745, Grantee, all of the interest of the Estate of Albert Joe Shoun, Deceased, in the following described real estate, together with all after acquired title of the Grantor therein:

The East half of the Northeast quarter of the Southwest quarter of Section 17,
Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho.

(And being Parcel 10 of that certain Record of Survey recorded May 10, 2010 as
Instrument No. 791778, records of Bonner County, Idaho.)

EXCEPT any portion lying within County Road.

SUBJECT TO 2018 real estate taxes; easements and conditions of record.

Grantor, as the Personal Representative of the Albert Joe Shoun, Deceased, expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication, and that she will warrant and defend the same from all lawful claims whatsoever, claiming or to claim by, through or under said Grantee and not otherwise.

GOOD AND VALUABLE CONSIDERATION PAID BY A QUALIFIED
INTERMEDIARY PURSUANT TO AN IRC 1031 TAX-DEFERRED EXCHANGE.

DATED this 23 day of May, 2018.

ESTATE OF ALBERT JOE SHOUN

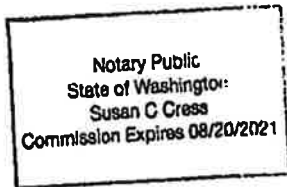
By: [Signature]
Marcella Benjamin
Personal Representative

STATE OF WASHINGTON)

) ss.
County of Spokane)

I certify that I know or have satisfactory evidence that MARCELLA BENJAMIN is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Albert Joe Shoun to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 23 day of May, 2018.



[Signature]
Name Printed: Susan C. Cress
Notary Public in and for the State
of Washington, residing at [Signature]
My Appointment Expires: 8/20/21

Date: 05/23/2018

Warranty Deed
- continued

File No.: 678761-S (llp)

WARRANTY DEED ESCROW INSTRUCTIONS

To: **First American Title Company**
Escrow Officer: **Lou Pell**

File No.: **678761-S (llp)**
Date: **May 23, 2018**

Re: **NNA Lot 10 Shaw Road, Priest River, ID 83856**

As a condition of the transaction, we the undersigned require that the property be owned in the name of D. Kip Dochterman, a married man as his sole and separate property, a married person as separate property. You are instructed to prepare a Warranty Deed from Renee L. Dochterman, a married woman, spouse of grantee to D. Kip Dochterman, a married man as his sole and separate property, a married person as separate property, and obtain Grantor(s) signatures on the Deed.

You are instructed to record the Deed.

As a condition of the transaction, the lender requires that the property be owned in the name of D. Kip Dochterman, a married man as his sole and separate property, husband and wife. You are instructed to prepare a warranty deed from Renee L. Dochterman, a married woman, spouse of grantee to D. Kip Dochterman, a married man as his sole and separate property, husband and wife, and obtain Grantor(s) signatures on the deed.

You are instructed to record the Deed.

The undersigned understand that their interest in the property will cease, or be materially affected by the execution and recordation of the Deed. First American Title Company has requested that we consult with our attorney. Our signatures appear on the Warranty Deed after either consulting with our attorney or having the opportunity to do so. The undersigned understands that First American Title Company is preparing the Deed solely at our and our lender's request, and agree to indemnify and hold First American Title Company harmless from and against actions or damages that may be incurred by reason of you having prepared said Warranty Deed.

If the above mentioned transaction does not close, we instruct you to:

(1) Record the Warranty Deed and bill us for the recording fee.

Send to bill to:

(2) Return the unrecorded Warranty Deed to:

Dated: 5/24/18

By: Renee L. Dochterman
Renee L. Dochterman

By: D. Kip Dochterman
D. Kip Dochterman

Date: May 23, 2018

File No.: 678761-S (llp)

EXHIBIT 'A'

LEGAL DESCRIPTION:

The East half of the Northeast quarter of the Southwest quarter of Section 17, Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho.

(And being Parcel 10 of that certain Record of Survey recorded May 3, 2010 as Instrument No. 791778, records of Bonner County, Idaho.)

A handwritten signature in black ink, appearing to read "DVP" followed by a stylized surname, possibly "Patterson".

August 6, 2018

Claim # 97-2073

RECEIVED

AUG 07 2018

IDWR / NORTH

Natalie,

Enclosed is the \$75.00 check for the balance of the division of this water right. Also included is our Warranty Deed for the 40 Acres (SESW) that we own as well, so you can include that section in our rights when it is divided.

Let me know if you have any questions or need more information.

Thanks,

Kip Dochterman
626-600-1340

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
419 North Second Ave.
Sandpoint, ID 83864

E-RECORDED simplifile®

ID: 910993
County: Bonner
Date: 9/7/17 Time: 12:15

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **645859-S (llp)**

Date: **August 31, 2017**

For Value Received, **James R. Swenson and Phyllis Swenson, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **D. Kip Dochterman and Renee L. Dochterman, husband and wife as community property with right of survivorship**, hereinafter called the Grantee, whose current address is **340 Shaw Road, Priest River, ID 83856**, the following described premises, situated in **Bonner 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.

Date: 08/31/2017

Warranty Deed
- continued

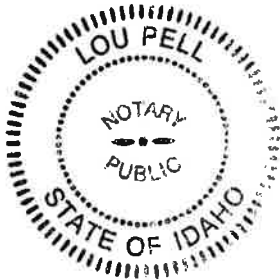
File No.: 645859-S (11p)

James R Swenson
James R. Swenson

Phyllis Swenson
Phyllis Swenson

STATE OF Idaho)
COUNTY OF Bonner)
SS.

On this Sept 1st, 2017, before me, a Notary Public in and for said State, personally appeared **James R. Swenson and Phyllis Swenson**, 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 he/she/they executed the same.



[Signature]

Notary Public for the State of Idaho
Residing at: Sagle FD
My Commission Expires: 10-21-17

Date: 08/31/2017

Warranty Deed
- continued

File No.: 645859-S (IIP)

EXHIBIT A

PARCEL 1:

The West Half of the Southeast quarter of the Southwest Quarter of Section 17, Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho, and being Parcel 4 of that certain Record of Survey recorded May 3, 2010 as Instrument No. 791778, records of Bonner County, Idaho.

PARCEL 2:

The East Half of the Southeast Quarter of the Southwest Quarter of Section 17, Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho, and being Parcel 5 of that certain Record of Survey recorded May 3, 2010, as Instrument No. 791778 records of Bonner County, Idaho.