

RECEIVED**NOV 19 2019**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**Notice of Change in Water Right Ownership****1. IDWR / NORTH**

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?
DE 972029	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:

David and Wendy Keema

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Baxter Family Trust

New owner(s) as listed on the conveyance document

Name connector

☐ and☐ or☐ and/or1514 Blue Lake Rd

Mailing address

Priest River ID

City

83856

State

ZIP

208-448-4877

Telephone

tntranch2018@gmail.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. 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 of new owner/claimant

Title, if applicable

Date

Signature:

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by

NS

Date

11-19-19

Receipt No.

N035764

Receipt Amt.

\$2500Active 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

6-5-2020

GRANTEE:

Thomas M. Baxter, Trustee
Tom Baxter Family Trust
1514 Blue Lake Road
Priest River, ID 83856

RECEIVED

NOV 21 2019

IDWR / NORTH

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

Thomas M. Baxter, Trustee
Tom Baxter Family Trust
1514 Blue Lake Road
Priest River, ID 83856

I affirm that this document submitted for recording does not contain the social security number of any person.


THOMAS M. BAXTER

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 5 day of February, 2018, between THOMAS M. BAXTER AND TANYA BAXTER, husband and wife, as Grantors and Party of the First Part; and THOMAS M. BAXTER, Trustee, or his successor, under the TOM BAXTER FAMILY TRUST dated September 22, 2017, as Grantee and Party of the Second Part.

WITNESSETH:

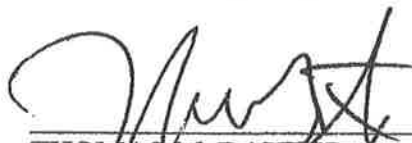
That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of their interest in the following described certain real property and improvements situated in the County of Bonner, State of Idaho, and more particularly described as follows:

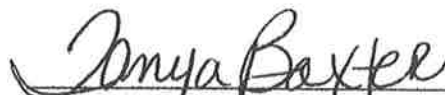
**SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN**

Legal description from Quitclaim Deed recorded October 17, 2017, as Instrument No. 913063, Official Records, Bonner County, Idaho.

Also known as 1514 Blue Lake Road, Priest River, ID 83856.

IN WITNESS WHEREOF, the Party of the First Part have caused this conveyance to be executed the day and year hereinabove first written.


THOMAS M. BAXTER
Grantor


TANYA BAXTER
Grantor

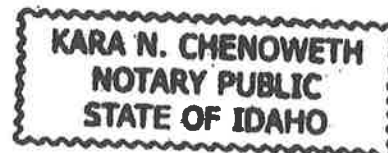
ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF BONNER } ss.

On this 5th day of February, 2018, before me, the undersigned, a Notary Public, personally appeared THOMAS M. BAXTER known to me to be the person described herein, who executed the foregoing instrument as Grantor, and he acknowledged to me that he executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

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


NOTARY PUBLIC (SEAL)
exp. 07-11-18



File No. 401237

WARRANTY DEED

For Value Received

Robert J. Thomas and Barbara Thomas, husband and wife

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

Thomas M. Baxter, an unmarried man

Address: 15th Fawn Lane Reno NV 89511

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

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: September 25, 2017

Robert J. Thomas
Robert J. Thomas

SIGN HERE

Barbara Thomas
Barbara Thomas

SIGN HERE

STATE OF IDAHO

COUNTY OF Bonner

On this 26 of October, 2017, before me, Lynda Ayers, a Notary Public in and for said State, personally appeared Robert J. Thomas and Barbara Thomas, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Lynda Ayers
Notary Public for IDAHO
Residing at Priest River, ID.

My Commission Expires: 04-05-2018

Notarize

(SEAL)

LYNDA AYERS
NOTARY PUBLIC
STATE OF IDAHO

Exhibit 'A'

PARCEL 1

That portion of the North Half of Section 22, Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

From the North Quarter corner of said Section 22, South 00°30'31" West, 332.51 feet along the West line of the Northeast Quarter of said Section 22 to the Northwest corner of the South Half of the Northwest Quarter of the Northeast Quarter (S½ NW¼ NW¼ NE¼) of said Section 22;

Thence North 89°18'14" East, 656.62 feet along the North line of the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (S½ NW¼ NW¼ NE¼) to the Northeast corner thereof;

Thence South 00°22'30" West along the East line of the West Half of the Northwest Quarter of the Northeast Quarter, a distance of 331.99 feet (Record 331.70 feet) to the Southeast corner of the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (S½ NW¼ NW¼ NE¼) and the True Point of Beginning;

Thence continuing South 00°22'30" West, 259.87 feet to the Southeast corner of that parcel described in Instrument No. 623135, records of Bonner County, Idaho;

Thence continuing South 00°22'30" West, 736.79 feet;

Thence North 89°02'11" East, 1318.93 feet to the North-South line being the centerline of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼);

Thence North 00°09'00" East, 331.32 feet along said North-South line to the Southeast corner of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SE¼ SW¼ NE¼ NE¼) of said Section 22;

Thence South 89°02'11" West, 329.65 feet (Record South 89°05'48" West, 329.49 feet) along the South line of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SE¼ SW¼ NE¼ NE¼) of said Section 22 to the Southwest corner thereof;

Thence North 00°09'16" East, 330.61 feet (Record North 00°10'27" East, 330.48 feet) along the West line of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SE¼ SW¼ NE¼ NE¼) to the Northwest corner thereof;

Thence South 89°13'49" West, 658.08 feet (Record South 89°09'57" West, 658.20 feet) to the Southeast corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (NW¼ SE¼ NW¼ NE¼) of said Section 22;

Thence North 00°21'24" East, 331.17 feet (Record North 00°18'29" East, 331.29 feet) along the East line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (NW¼ SE¼ NW¼ NE¼) to the Northeast corner thereof;
Thence South 89°15'34" West, 328.44 feet (Record South 89°14'06" West, 328.70 feet) along the North line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (NW¼ SE¼ NW¼ NE¼) to the True Point of Beginning.

LESS the County Road right of way.

PARCEL 2

A tract of land located in Section 22, Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

The South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter,
The Southwest Quarter of the Northwest Quarter of the Northeast Quarter,
The West Half of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter,
The Southeast Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter,
The Southwest Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter,
The Northwest Quarter of the Southeast Quarter of the Northeast Quarter,
The North Half of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter,
The Northeast Quarter of the Northwest Quarter,
The Southwest Quarter of the Northeast Quarter and
Government Lots 1 and 2,

EXCEPTING Therefrom the following described tract:
Beginning at the Northwest corner of said Section 22,
Thence East, 869.00 feet along the North line of said Section 22;
Thence South 8°30'00" West, 766.00 feet, more or less, to the meander line of Blue Lake;
Thence Northwesterly 769.00 feet, more or less, along said meander line to the intersection of the West line of said Section 22;
Thence North, 562.00 feet, more or less, along the West line of said Section 22 to the Point of Beginning.

ALSO EXCEPTING Therefrom the following described tract:

A tract of land located in Government Lot 1, Section 22, Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho described as follows:

Beginning at a point which is located East, a distance of 869 feet from the Northeast corner of said Section 22, said Point of Beginning being on the North line of said Section 22;

Thence South 8°30' West, 300 feet;

Thence East 300 feet on a line, parallel to the North line of said Section 22;

Thence North 8°30' East, 300 feet, more or less, to the North line of said Section 22;

Thence West along the North line of said Section 22, a distance of 300 feet to the Point of Beginning.

AND ALSO EXCEPT that portion lying within County Road right of way.

AND ALSO EXCEPTING Therefrom the following:

That portion of the North Half of Section 22, Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

From the North Quarter corner of said Section 22, South 00°30'31" West, 332.51 feet along the West line of the Northeast Quarter of said Section 22 to the Northwest corner of the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (S½ NW¼ NW¼ NE¼) of said Section 22;

Thence North 89°18'14" East, 656.62 feet along the North line of the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (S½ NW¼ NW¼ NE¼) to the Northeast corner thereof;

Thence South 00°22'30" West along the East line of the West Half of the Northwest Quarter of the Northeast Quarter, a distance of 331.99 feet (Record 331.70 feet) to the Southeast corner of the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (S½ NW¼ NW¼ NE¼) and the True Point of Beginning;

Thence continuing South 00°22'30" West, 259.87 feet to the Southeast corner of that parcel described in Instrument No. 623135, records of Bonner County, Idaho;

Thence continuing South 00°22'30" West, 736.79 feet;

Thence North 89°02'11" East, 1318.93 feet to the North-South line being the centerline of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼);

Thence North 00°09'00" East, 331.32 feet along said North-South line to the Southeast corner of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SE¼ SW¼ NE¼ NE¼) of said Section 22;

Thence South 89°02'11" West, 329.65 feet (Record South 89°05'48" West, 329.49 feet) along the South line of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SE¼ SW¼ NE¼ NE¼) of said Section 22 to the Southwest corner thereof;

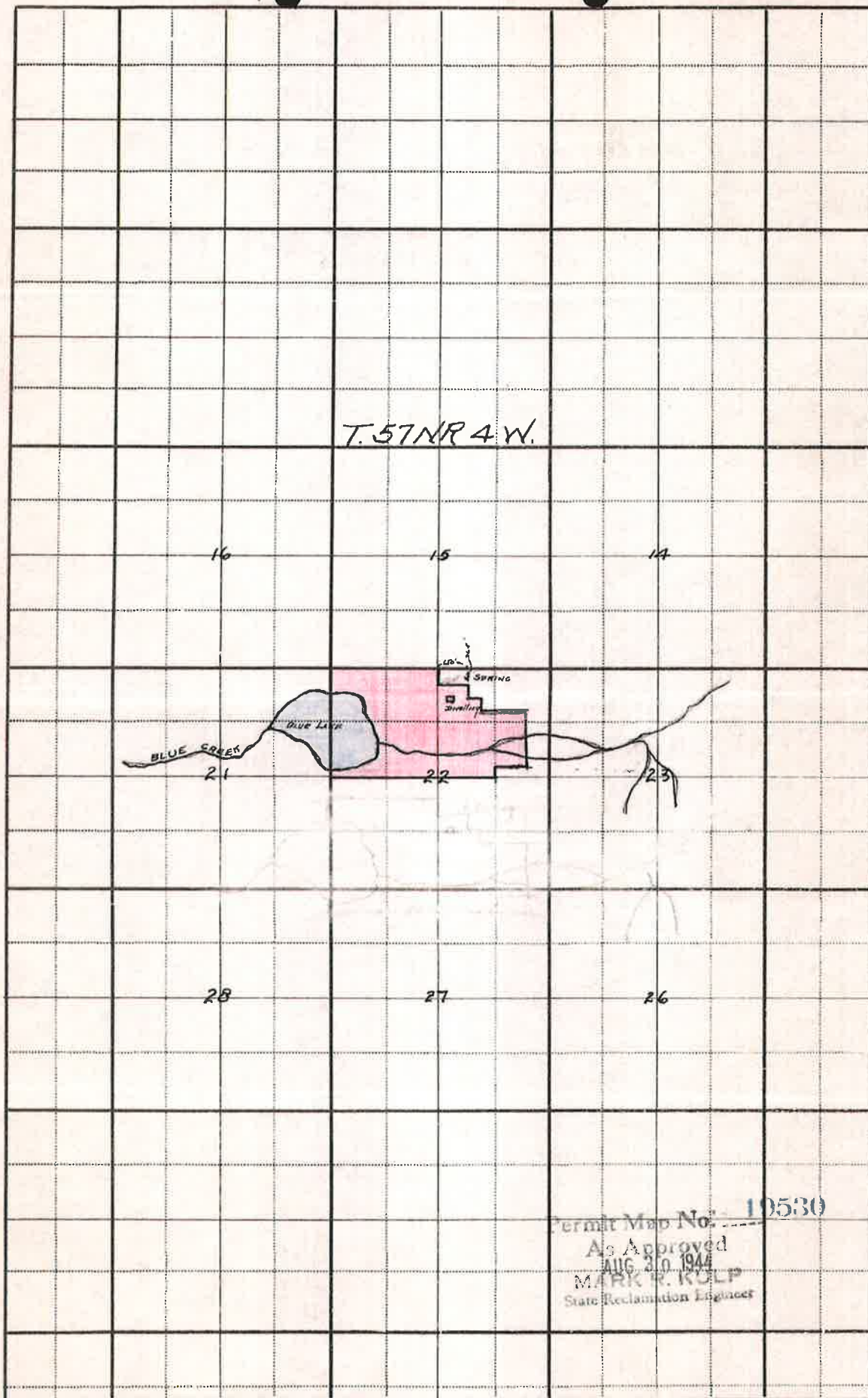
Thence North 00°09'16" East, 330.61 feet (Record North 00°10'27" East, 330.48 feet) along the West line of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SE¼ SW¼ NE¼ NE¼) to the Northwest corner thereof;

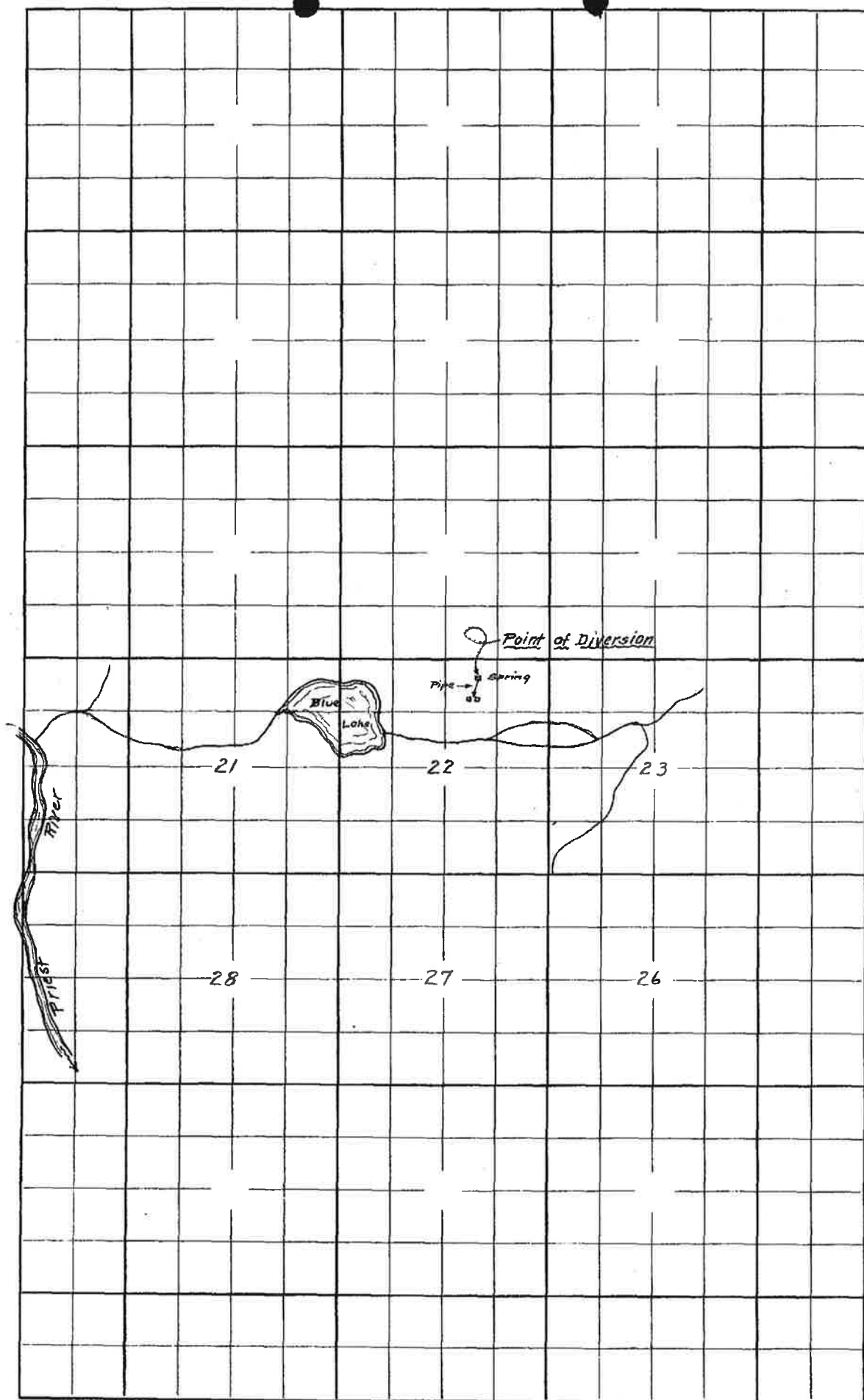
Thence South 89°13'49" West, 658.08 feet (Record South 89°09'57" West, 658.20 feet) to the Southeast corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (NW¼ SE¼ NW¼ NE¼) of said Section 22;
Thence North 00°21'24" East, 331.17 feet (Record North 00°18'29" East, 331.29 feet) along the East line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (NW¼ SE¼ NW¼ NE¼) to the Northeast corner thereof;
Thence South 89°15'34" West, 328.44 feet (Record South 89°14'06" West, 328.70 feet) along the North line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (NW¼ SE¼ NW¼ NE¼) to the True Point of Beginning.
LESS the County Road right of way.

AND ALSO EXCEPTING Therefrom the following:

A tract of land located in a portion of the North Half of Section 22, Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows;

Commencing at the Northwest corner of said North Half of Section 22;
Thence North 88°01'06" East along the North line of said North Half of Section 22 a distance of 1169.00 feet to a point, said point being the True Point of Beginning;
Thence continuing North 88°01'06" East along said North line a distance of 1462.35 feet to the Northwest corner of the Northeast Quarter of said Section 22;
Thence South 0°30'31" West along the West line of said Northeast Quarter a distance of 332.51 feet to the Northwest corner of the S½ NW¼ NW¼ NE¼ of said Section 22;
Thence North 89°18'14" East along the North line of said S½ NW¼ NW¼ NE¼ a distance of 656.62 feet to the Northeast corner of said S½ NW¼ NW¼ NE¼;
Thence South 0°22'30" West along the East line of the W½ NW¼ NE¼ a distance of 591.86 feet;
Thence South 88°33'26" West a distance of approximately 2404 feet to the meander line of Blue Lake;
Thence Northwesterly along said Meander Line to an intersection with a line that is South 8°30' West a distance of 300.00 feet, thence South 88°01'06" West a distance of 300.00 feet, thence South 8°30' West from the True Point of Beginning;
Thence North 8°30' East a distance of approximately 466 feet to a point that is South 8°30' West a distance of 300.00 feet, thence South 88°01'06" West a distance of 300.00 feet from the True Point of Beginning;
Thence North 88°01'06" East a distance of 300.00 feet;
Thence North 8°30' East a distance of 300.00 feet to the True Point of Beginning.
Less that portion of said tract lying North of the Southerly Right of Way of the County Road.





SCALE: 2 INCHES EQUALS 1 MILE. DRAW MAP IN INK.

195-30



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

June 05, 2020

BAXTER FAMILY TRUST
1514 BLUE LAKE RD
PRIEST RIVER ID 83856-9237

Re: Change in Ownership for Water Right No(s): 97-2029

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)