

JUL 26 2019

IDWR/NORTHERN

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
91-7528	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: Richard T. & Linda M. Taniguchi
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Timothy & Julie Taylor And Trevor & Kelsey Morrison
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☒ and/or
- 1056 Carscadden Road Potlatch ID 83855
Mailing address City State ZIP
- 208-874-2203 taylorai@wsu.edu
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: July 07, 2017

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):
- ☐ \$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: Timothy L Taylor Julia A Taylor 7/19/19
Signature of new owner/claimant Title, if applicable Signature Date
- Signature: [Signature] [Signature] 7/19/19
Signature of new owner/claimant Title, if applicable Signature Date

For IDWR Office Use Only:

Received by NS Date 7-26-19 Receipt No. N035270 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 11-4-19

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
831 Main Avenue
St. Maries, ID 83861

RECEIVED
2017 Jul 10 PM 03 51
BENEWAH COUNTY
DEANNA BRAMBLETT, CLERK
277706
FIRST AMERICAN TITLE - SAIN
FEES:\$ 15.00

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **629562-SM (ps)**

Date: **April 03, 2017**

For Value Received, **Richard T. Taniguchi and Linda M. Taniguchi, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Timothy Taylor and Julie Taylor, husband and wife and Trevor Morris and Kelsey Morris, husband and wife**, hereinafter called the Grantee, whose current address is **1056 Carscallen Rd., Potlatch, ID 83855**, the following described premises, situated in **Benewah 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.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
831 Main Avenue
St. Maries, ID 83861

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

Space Above This Line for Recorder's Use Only

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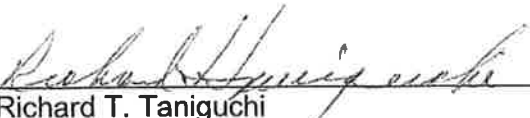
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Date: 04/03/2017

Warranty Deed
- continued

File No.: 629562-SM (ps)

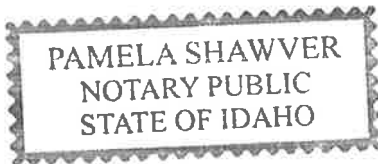

Richard T. Taniguchi


Linda M. Taniguchi

STATE OF Idaho)
SS.

COUNTY OF Benewah)

On this 7th day of July, 2017, before me, a Notary Public in and for said State, personally appeared **Richard T. Taniguchi and Linda M. Taniguchi**, 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.




Notary Public for the State of Idaho
Residing at: St. Maries
My Commission Expires: 01/20/2022

EXHIBIT A

A parcel of land located in Government Lot 2, Section 16, Township 46 North, Range 2 West of the Boise Meridian, Benewah County, Idaho, described as follows:

COMMENCING at the center-west 1/16 corner of Government Lot 2; thence N 82° 58' 42" E, 780.45 feet to a point on the southerly right of way line of the North South Highway and the POINT OF BEGINNING:

Thence leaving said southerly right of way line, S 34°36'55" W, 81.98 feet;

Thence S 39°37'14" W, 114.44 feet to a point on the property line of that parcel of land described in Warranty Deed, Instrument Number 235187, Records of Benewah County;

Thence along said line, S 25°44'07" E, 43.43 feet to a point on the high water line of the St. Joe River;

Thence along said high water line, N 55°40'20" E, 452.49 feet;

Thence leaving said high water line, N 00°04'18" E, 11.74 feet to a point on the southerly right of way line of the North South Highway;

Thence along said southerly line, S 56°44'24" W, 86.85 feet to the beginning of a tangent curve to the right;

Thence continuing along said southerly line and along said curve having an arc length of 209.13 feet, a radius of 228.00 feet, the long chord of which bears S 83°01'00" W, 201.87 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

November 04, 2019

TIMOTHY L TAYLOR & JULIE TAYLOR
TREVOR MORRIS & KELSEY MORRIS
1056 CARSCALLEN RD
POTLATCH ID 83855-9769

Re: Change in Ownership for Water Right No(s): 91-7528

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) 762-2800.

Sincerely,

Natalie Steading
Natalie Steading
Tech Records Specialist 1

Enclosure(s)