

RECEIVED

JUL 07 2017

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 29 2018

DEPT 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?
96-4298	Yes ☒	Yes ☐		Yes ☐	Yes ☐
split 96-9696	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Glen FORD

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Adam Milton Chrissy Milton

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☒ and/or

Mailing address

2773 W. Spring Creek Rd

City

Hope

State

ZIP

ID 83836

Telephone

208-290-8453 or 208-946-7416

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: May 30, 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):

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]

Signature of new owner/claimant

Title, if applicable

Date

7-7-17

- Signature: [Signature]

Signature of new owner/claimant

Title, if applicable

Date

7-7-17

For IDWR Office Use Only:

Received by NS Date 7-7-17Receipt No. N032769Receipt Amt. \$75.00Active 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 djDate 5-10-18SUPPORT DATA
IN FILE # 96-4298

Instrument # 905957
Bonner County, Sandpoint, Idaho
05/31/2017 04:17:42 PM No. of Pages: 2
Recorded for: NORTH IDAHO TITLE COMPANY SANDPOINT - RW
Michael W. Rosedale Fee: \$13.00
Ex-Officio Recorder Deputy cbrannon
Index to: WARRANTY DEED

ORIGINAL

Escrow No.: N-41235-KP

WARRANTY DEED

FOR VALUE RECEIVED, **Victor Ford and Twila Ford, husband and wife as community property with right of survivorship,**

Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Adam Mitton and Chrissy Mitton, husband and wife, as community property with right of survivorship,** Grantee, whose address is: 2773 W. Spring Creek Rd., Hope, ID 83836 the following described premises, County of Bonner, State of Idaho to-wit:

The Northwest quarter of the Southeast quarter of the Southeast quarter and the East half of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 8, Township 56 North, Range 2 East, Boise Meridian, Bonner County, Idaho.

Grantors hereby reserve an easement to extend and maintain existing water line to the Grantors property to the east of the subject property.

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.

This document is now recorded electronically with the County Recorder. Attached to this original document is a copy of the recorded stamp as it appears of record.

Escrow No.: N-41235-KP

WARRANTY DEED

FOR VALUE RECEIVED, **Victor Ford and Twila Ford, husband and wife as community property with right of survivorship,**

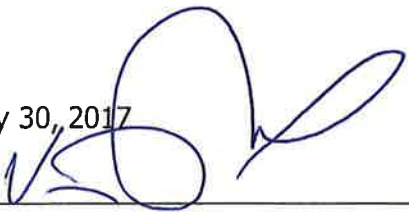
Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Adam Mitton and Chrissy Mitton, husband and wife, as community property with right of survivorship,** Grantee, whose address is: 2773 W. Spring Creek Rd., Hope, ID 83836 the following described premises, County of Bonner, State of Idaho to-wit:

The Northwest quarter of the Southeast quarter of the Southeast quarter and the East half of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 8, Township 56 North, Range 2 East, Boise Meridian, Bonner County, Idaho.

Grantors hereby reserve an easement to extend and maintain existing water line to the Grantors property to the east of the subject property.

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. May 30, 2017



Victor Ford



Twilla Ford

STATE OF IDAHO

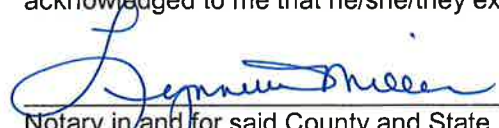
COUNTY OF Bonner

)
)ss.
)

On this 30th day of May, 2017, before me,
a Notary Public in and for said State, personally appeared

Victor Ford and Twilla Ford

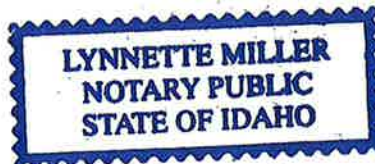
known or identified to me to be the person(s) whose name is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same.



Notary in and for said County and State

Residing at: Athol

Commission Exp.: May 2, 2023



COPY

DEED OF TRUST
(With Acceleration Clause)

ORDER NO.: N-41235-KP

RECORDING REQUESTED BY:
North Idaho Title Insurance, Inc.

THIS DEED OF TRUST, Made on May 30, 2017, **Adam Mitton and Chrissy Mitton, husband and wife, as community property with right of survivorship**, herein called GRANTOR,

whose address is 2773 W. Spring Creek Rd., Hope, ID 83836

and **North Idaho Title Insurance, Inc.**, whose address is 418 N. 3rd Avenue, Unit B, Sandpoint, ID 83864, herein called TRUSTEE, and

Victor Ford and Twilla Ford, husband and wife, herein called BENEFICIARY whose address is, 2510 E. Ponderosa Blvd., Post Falls, ID 83854.

WITNESSETH: That Grantor does hereby irrevocably GRANT, BARGAIN, SELL AND CONVEY TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of Bonner, State of Idaho, described as follows, either located within an incorporated city or village at the date hereof, or containing not more than eighty acres:

Property Description:

The Northwest quarter of the Southeast quarter of the Southeast quarter and the East half of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 8, Township 56 North, Range 2 East, Boise Meridian, Bonner County, Idaho.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits, for the purpose of securing payment of the indebtedness evidenced by a promissory note, of even dated herewith, executed by Grantor in the sum of **One Hundred Forty Five Thousand Dollars and No Cents - \$145,000.00, FINAL PAYMENT DUE May 26, 2022** and to secure payment of all such further sums as may hereafter be loaned or advanced by the Beneficiary herein to the Grantor herein, or any or either of them, while record owner of present interest, for any purpose, and of any notes, drafts or other instruments representing such further loans, advances or expenditures together with interest on all such sums at the rate therein provided. Provided, however, that the making of such further loans, advances or expenditures shall be optional with the Beneficiary, and provided, further, that it is the express intention of the parties to this Deed of Trust that it shall stand as continuing security until paid for all such advances together with interest thereon.

ACCELERATION CLAUSE: If the trustors shall sell, convey or alienate said property or any part thereof or any interest therein, or shall be divested of their title in any manner or way, whether voluntarily or involuntarily; any indebtedness or obligation secured hereby, irrespective of the maturity date expressed in any note evidencing the same, at the option of the holder hereof and without demand or notice, shall immediately become due and payable.

TIMBER CLAUSE: During the term of this note, Payor shall not cut or remove timber or trees from the herein described premises except as is reasonably necessary for the domestic and household use until such time as this note is paid in full.

To protect the security of this Deed of Trust, Grantor agrees:

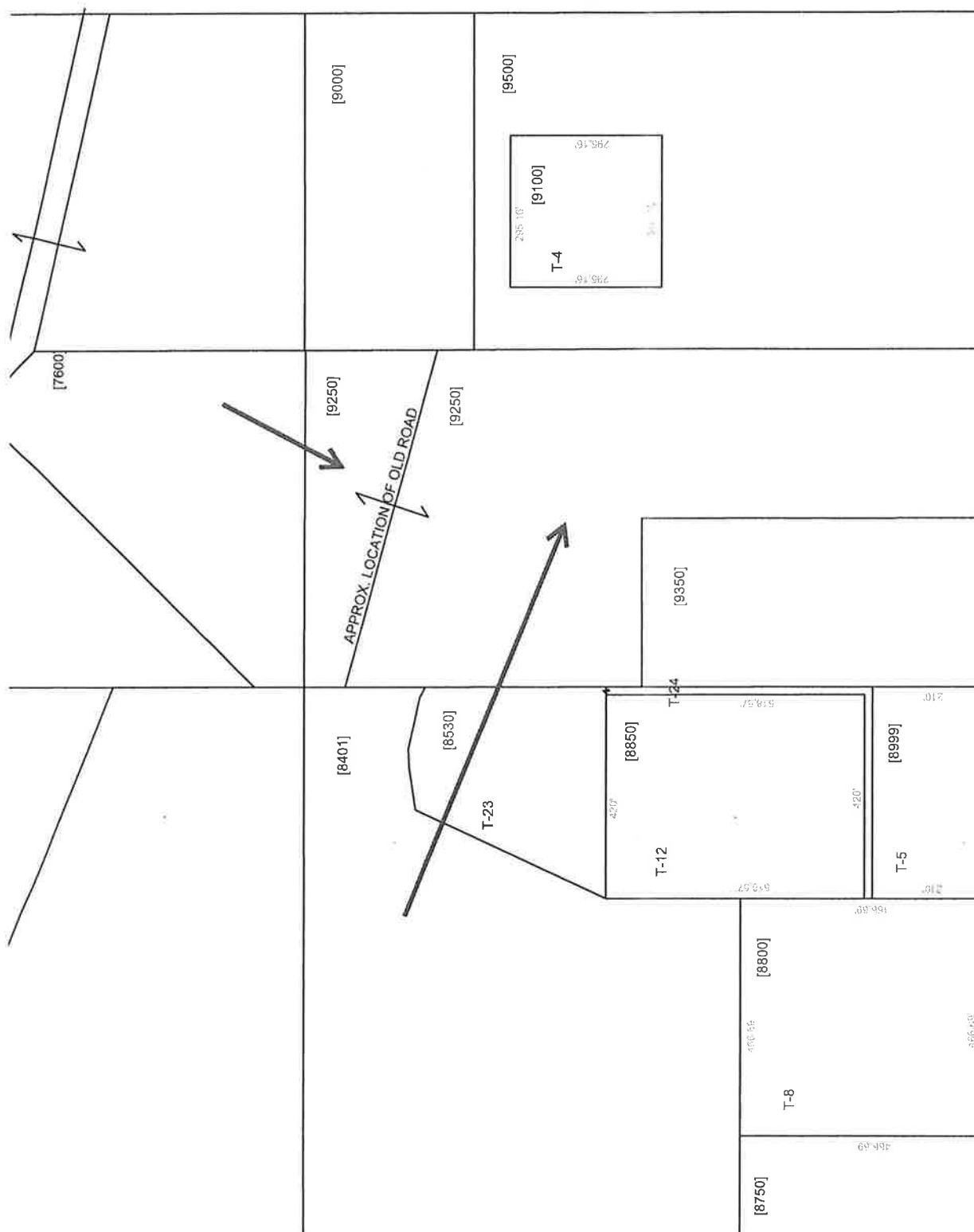
By the execution of this Deed of Trust and the Note hereby secured that provisions 1 to 6 inclusive of Part A and Provision 1 to 9 inclusive of Part B of the Deed of Trust which was recorded April 25, 2005, as Instrument No. 675091, in Official Public Records of Bonner County, Idaho Mortgage Records shall be and they are hereby incorporated and made an integral part hereof for all purposes as though set forth herein at length.

Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to the Grantor at his address hereinbefore set forth.

Adam Mitton

Chrissy Mitton

COPY



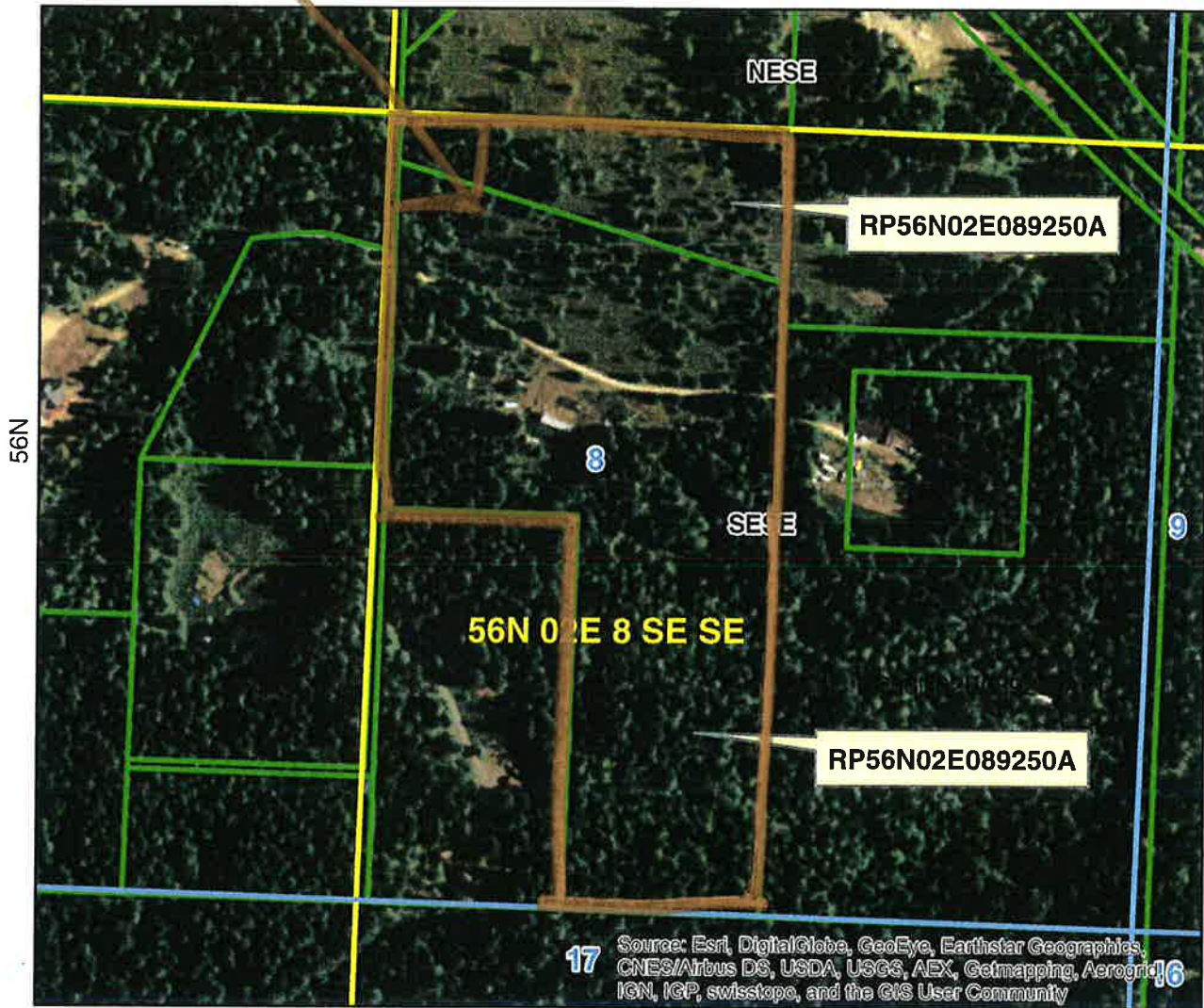
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

State of Idaho
Department of Water Resources

Notice Of Change In Water Right Ownership
96-4298

*irrigation
+ domestic
place
of use*

02E



0 0.0375 0.075 0.15 Miles

PLS Sections
Taxlots



Tax parcel information provided by Bonner County.



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

May 11, 2018

ADAM MITTON
CHRISSY MITTON
2773 W SPRING CREEK RD
HOPE ID 83836

Re: Change in Water Right Ownership: 96-4298 (Split into 96-4298 and **96-9696**)

Dear Water Right Holders:

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water rights to you. The Department has modified its records based on the information received to reflect the change in ownership and has enclosed a computer-generated report for your records.

Your portion of these water rights has a specified point of diversion, nature of use and place of use. If you plan on changing the nature of use, place of use, or point of diversion under these rights, including adding a new point of diversion, then an Application for Transfer on your portion of these rights is required. Please contact this office for further information on the Application for Transfer form or you can find the forms at www.idwr.idaho.gov. If you do not plan on changing any items on your water rights, then no further action is required at this time.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice the department does not review the history of water use to determine if the right has been forfeited 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.

Also note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right, to the Department. Notice of the change must be provided to the Department within **120 days** of the change.

Please feel free to contact me at 208-287-4920 if you have any questions concerning the enclosed information or this letter.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

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C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

May 11, 2018

GLEN FORD
PO BOX 176
HOPE ID 83836

Re: Change in Water Right Ownership: 96-4298 (Split into **96-4298** and 96-9696)

Dear Water Right Holder:

We have received and processed a Change of Ownership for a portion of your original Water Right as referenced above. This change of ownership resulted in a split of your original water right.

When a portion of the original water right has been conveyed to another and the original right has been split, a new water right number is issued to the new owner representing their portion of the original water right. Each water right contains only the portion of the original right for each separate owner. The original water right number reflects your remaining portion of the water right after the change of ownership. Enclosed is a copy of this water right for your records. Please refer to your water right number when corresponding with our office.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice the department does not review the history of water use to determine if the right has been forfeited 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.

If you have any questions concerning this ownership change or the enclosed information, please contact me at 208-287-4920.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosure