

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 20 2024

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
97-8163 claim	Yes ☐	Yes ☐		Yes ☐	Yes ☐
97-8151 lease	Yes ☐	Yes ☐		Yes ☐	Yes ☐
97-8150 Lease	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: MAUREEN C & LARRY L GEROW
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): JAMES ALAN & LORNA DIRKS
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- P.O. Box 1623 PRIEST RIVER ID 83856
Mailing address City State Zip
- 509-374-4662 / 509-551-6811 SDIRKS@FRONTIER.COM / DIRKS#4@FRONTIER.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: 7/8/2024

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
- o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

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.
 - ☒ 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: James A. Dirks 11/25/2024
Signature of new owner/claimant Title, if applicable Date
- JAMES A. DIRKS
Print name
- Signature: Lorna L Dirks 11/25/2024
Signature of new owner/claimant Title, if applicable Date
- LORNA L DIRKS
Print name

For IDWR Office Use Only:

Received by N/A Date N/A Receipt No. N/A Receipt Amt. N/A

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 James A. Dirks Approved by JD Processed by JD Date 12-2-2024



Instrument # 1035384
Bonner County, Sandpoint, Idaho
07/08/2024 04:14:10 PM No. of Pages: 3
Recorded for: TITLEONE - NORTH IDAHO
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy bcantorbi
Index to: WARRANTY DEED

Order Number: 24500479

Warranty Deed

For value received,

Larry L. Gerow and Maureen C. Gerow, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

James Alan Dirks and Lorna Dirks, husband and wife

whose current address is PO Box 1623 Priest River, ID 83856

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

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: July 8, 2024

Larry L. Gerow
Larry L. Gerow

Maureen C. Gerow
Maureen C. Gerow

State of Idaho, County of Bonner, ss.

On this 8 day of July in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Larry L Gerow and Maureen C Gerow, 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.

Jessica Skiles
Notary Public
Residing In: Sandpoint, ID
My Commission Expires: 8-22-25
(seal)
776344



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

That portion of the Northwest quarter of Section 12, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, described as follows:

Commencing at the Northwest corner of said Section 12;
Thence South $44^{\circ}17'58''$ East, 1566.46 feet to the true point of beginning;
Thence North $32^{\circ}03'12''$ West, 149.54 feet to the Southerly right of way of State Highway #57;
Thence Northeasterly along said right of way on a curve to the left, said curve having a chord of North $75^{\circ}55'08''$ East, 182.29 feet;
Thence leaving said right of way South $59^{\circ}24'$ East 173.56 feet;
Thence South $19^{\circ}08'30''$ East, 138.21 feet;
Thence South $19^{\circ}26'40''$ West, 152.00 feet;
Thence South $42^{\circ}23'25''$ West, 22.00 feet to the Northeasterly edge of Priest River,
Thence Northwesterly along said Northeasterly edge 300 feet, more or less, to a point that bears South 26° West, 35.00 feet from the true point of beginning;
Thence North 26° East, 35.00 feet to the true point of beginning.