

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEC 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?
97-8150	Yes ☐	Yes ☐		Yes ☐	Yes ☐
97-8151	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	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 Dirks and Lorna Dirks
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- PO Box 1623 Priest River ID 83856-1623
Mailing address City State Zip
509.374.4462 jdirks@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.
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.

SUPPORT DATA

IN FILE # 97-8150

8. Signature: [Signature] 12/17/2024
Signature of new owner/claimant Title, if applicable Date
James A Dirks
Print name
- Signature: [Signature] 12/17/2024
Signature of new owner/claimant Title, if applicable Date
Lorna L Dirks
Print name

For IDWR Office Use Only:

Received by WMB Date 12/20/24 Receipt No. N045131 Receipt Amt. \$50.00
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 WMB Date 12/26/24



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: \$18.00
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 premisses, 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)

JESSICA SKILES
COMMISSION #20191958
NOTARY PUBLIC
STATE OF IDAHO

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° 17' 58" East, 1566.46 feet to the true point of beginning;
Thence North 32° 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° 55' 08" East, 182.29 feet;
Thence leaving said right of way South 59° 24' East 173.56 feet;
Thence South 19° 08' 30" East, 138.21 feet;
Thence South 19° 26' 40" West, 152.00 feet;
Thence South 42° 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.



IDAHO DEPARTMENT OF
WATER RESOURCES

Northern Region • 7600 N Mineral Drive, Suite 100 • Coeur D'Alene, ID 83815-7763
Phone: 208-762-2800 • Fax: 208-762-2819 • Email: northerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

December 26, 2024

JAMES ALAN DIRKS
LORNA DIRKS
PO BOX 1623
PRIEST RIVER ID 83856-1623

Re: Change in Ownership for Water Right Nos: 97-8150 & 97-8151

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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,

Micki Bowman
Administrative Assistant 1

Enclosure(s)