

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 05 2024

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-16193	Yes ☐	Yes ☐		Yes ☐	Yes ☐
↳ 95-18558	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: WESTERN PROPERTY MANAGEMENT LLC HOWARD RUDEN
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): HUEYER PROPERTIES LLC HOWARD RUDEN
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

6426 maplewood POST FALLS ID 83854
Mailing address City State Zip
208-818-2101 hruden@etcoservices.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: MAY 2010

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 # 95-16193

8. Signature: Howard Ruden owner-manager 3/4/24
Signature of new owner/claimant Title, if applicable Date
Howard Ruden
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date

Print name MB 4/2/24

N044478

\$ 75.00

Received by MB Date 3/5/24 For IDWR Office Use Only: Receipt No. N044400 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 4/3/24

DEED FOR 4077 HUETTER RD

JIM BRANNON 2 P 2543741000
KOOTENAI COUNTY RECORDER
SAC Date 05/04/2016 2:40 PM
REQ OF LUKINS AND ANNIS

RECORDING FEE \$13.00

DD



Filed at the Request of:

LUKINS & ANNIS, P.S.
717 W. Sprague Ave, Suite 1600
Spokane, WA 99201
Attention: David P. Webster

WARRANTY DEED

The Grantor, WESTERN PROPERTY MANAGEMENT, LLC, an Idaho limited liability company, whose address is 6426 E. Maplewood Avenue, Post Falls, ID 83854-6898, does hereby grant, bargain, warrant, sell, and convey unto Grantee, HUETTER PROPERTIES, LLC, an Idaho limited liability company, whose address is 6426 E. Maplewood Avenue, Post Falls, ID 83854-6898, for and in consideration of a one hundred percent membership interest in Grantee, the following real property situated in the County of Kootenai, State of Idaho, including any interest therein which Grantor may hereafter acquire:

THE EAST HALF OF TRACT 8, LAWRENCE PARK, ACCORDING TO THE PLAT RECORDED IN BOOK "B" OF PLATS AT PAGE 79, RECORDS OF KOOTENAI COUNTY, IDAHO, LYING NORTH OF THE INTERSTATE 90 RIGHT OF WAY.

AND

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER, SECTION 5, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, EXTENDING; THENCE NORTH 20 RODS; THENCE WEST 40 RODS; THENCE SOUTH 20 RODS; THENCE EAST 40 RODS TO PLACE OF BEGINNING.

EXCEPTING THEREFROM THE NORTH 103.00 FEET. ALSO EXCEPTING THAT PORTION CONVEYED TO THE STATE OF IDAHO FOR HIGHWAY RIGHT OF WAY. ALSO EXCEPTING ANY PORTION LYING WITHIN HUETTER ROAD.

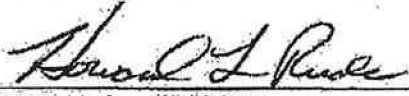
SUBJECT TO easements, covenants, and restrictions of record.

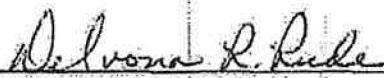
APN: 50N04W052300

Dated this 25 day of April, 2016.

GRANTOR:

WESTERN PROPERTY MANAGEMENT, LLC,
An Idaho Limited Liability Company


HOWARD L. RUDE, Manager

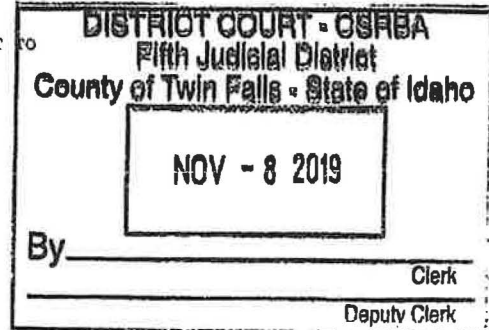

DELVONA R. RUDE, Manager

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re CSRBA
Case No. 49576

PARTIAL DECREE PURSUANT TO
I.R.C.P. 54(b) FOR

Water Right 95-16193



NAME AND ADDRESS: HOWARD RUDE
WESTERN PROPERTY MANAGEMENT
6426 MAPLEWOOD
POST FALLS, ID 83854

SOURCE: GROUND WATER

QUANTITY: 0.07 CFS

The quantity of water under this right shall not exceed 13,000
gallons per day.

PRIORITY DATE: 07/01/1926

POINT OF DIVERSION: T50N R04W S05 SENE Within Kootenai County

PURPOSE AND PERIOD OF USE:	PURPOSE OF USE	PERIOD OF USE	QUANTITY
	Stockwater	01-01 TO 12-31	0.03 CFS
	Domestic	01-01 TO 12-31	0.04 CFS

Domestic use is for 1 home.

PLACE OF USE:	Stockwater	Within Kootenai County
	T50N R04W S05 SENE	
	Domestic	Within Kootenai County
	T50N R04W S05 SENE	

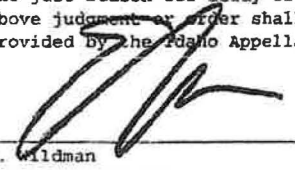
OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

The quantity of water decreed for this water right is not a
determination of historical beneficial use.

THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS
NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT
ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY
DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE
ENTRY OF A FINAL UNIFIED DECREE. I.C. SECTION 42-1412(6).

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance
with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a
final judgment and that the court has and does hereby direct that the above judgment or order shall be a final
judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.


Eric J. Wildman
Presiding Judge of the
Coeur d'Alene-Spokane River Adjudication

Attachment 7b

Kootenai County
Terms of Use

Search By

Map Layers

WAMHOFF (Structure Point)

OBJECTID	24086
STRUCT_ID	34792
STRUC_TYPE	HS
SERIAL	105542
LAST_NAME	WAMHOFF
FIRST_NAME	DOLORES
OLD_ADD	4055
OLD_SUB	
OLD_DIR	N
OLD_ROAD	HUETTER
OLD_RDTYPE	RD
OLD_CITY	COEUR D ALENE
OLD_ZIP	83815
HOUSE_NUM	4077

Stock

WELL

HOME

W. INTERSTATE 90

W. INTERSTATE 90

W. INTERSTATE 90

Owner Additional

AIN: 105542 LRSN: 15690
Parcel Number: 50N04W-05-2300
Appr Dist: 2 TRS: 504W05NE
Incorporation: NONE

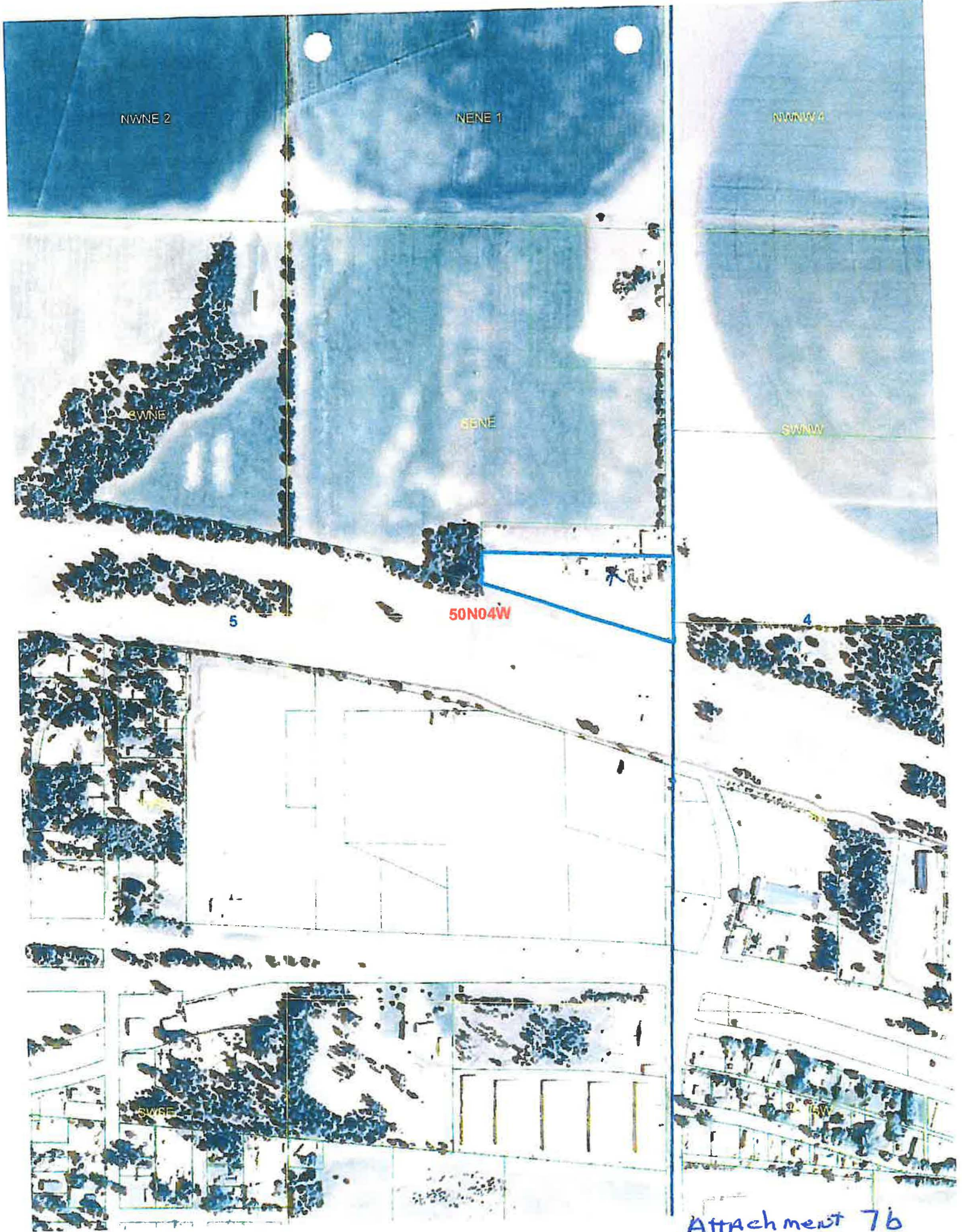
Owner Information:
WESTERN PROPERTY MANAGEMENT LLC
6426 E MAPLEWOOD AVE
POST FALLS, ID 83854

Site Address:
4077 N HUETTER RD
POST FALLS

Legal Description: BKPG:
TAX ≈1095 EX N 103' EX RW, E2-TR 8
EX RW N OF I 90 (IN LAWRENCE)

Acres: 2.952

Attachment b



Attachment 7b



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

April 03, 2024

HUETTER PROPERTIES LLC
6426 E MAPLEWOOD AVE
POST FALLS ID 83854-6898

Re: Change in Water Right Ownership: 95-16193 (Split into 95-16193 and **95-18558**)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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)