

RECEIVED

APR 14 2023

STATE OF IDAHO
DEPARTMENT 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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-09512	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: JOHN V. Van Gemert
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): VG5 (LLC)
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

C/O JOHN A. Van Gemert
8123 E. MOUNTAIN HIGH LANE
Mailing address

Spokane WA 99223
City State Zip

509-570-2259
Telephone

johnvangemert@yahoo.com
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: 12/16/2020
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.

8. Signature: [Signature] MANAGING MEMBER, VG5 LLC 4-10-23
Signature of new owner/claimant Title, if applicable Date
JOHN VAN GEMERT
Print name

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

Print name

SCANNED

For IDWR Office Use Only:

Received by NS Date 4/11/23 Receipt No. N043080 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 5/8/23

AFTER RECORDING RETURN TO:

WITHERSPOON • KELLEY
ATTN: David M. Knutson
422 W. RIVERSIDE, SUITE 1100
SPOKANE, WA 99201

2020-136

QUIT CLAIM DEED

For value received John V. Van Gemert, Trustee of the Freddi L. Van Gemert Marital Trust and John V. Van Gemert, Successor Trustee of the John V. Van Gemert Qualified Personal Residence Trust dated 8th day of September 2010, ("Grantors"), do hereby release and forever quit claim unto John A. Van Gemert, Becky Van Gemert Coombs, Mark J. Van Gemert, Lisa M. Van Gemert and Sara A. Van Gemert, all as their sole and separate property and as tenants in common, ("Grantees"), whose address is 8123 E. Mountain High Lane, Spokane, WA 99223 and their heirs and assigns forever, all right, title and interest which Grantors now have or may hereafter acquire in the following described real property situated in Kootenai County, State of Idaho:

A part of Lot 1 and the Southeast quarter of the Northeast quarter of Section 22, Township 51 North, Range 3 W.B.M., Kootenai County, State of Idaho, described as follows:

Beginning at the meander corner between Sections 22 and 23. Township 51 North, Range 3 W.B.M.; thence

South 56°35' 1/2' West, 647.8 feet; thence

South 70°08' 1/2' West, 345.23 feet to the True Point of Beginning for this description; thence

South 38°47' East, 248.49 feet; thence

Along County Road South 28°35' West, 37.2 feet; thence

South 8°38' West, 130.35 feet; thence

South 9°21' East, 227.56 feet; thence

South 33°51' East, 175.10 feet; thence

ACCOMODATION RECORDING
KOOTENAI COUNTY TITLE COMPANY
has not examined this document,
and assumes no liability as to its
validity or its effects on title.

SCANNED
MAY 08 2023

South 8°06' West, 253.82 feet; thence

South 83°37' West, 78.08 feet; thence

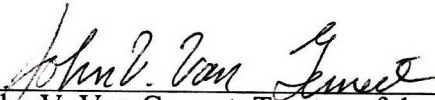
North 35°07' West, 190.7 feet; thence

North 42°24' West, 584.55 feet; thence

North 42°33' East, 539.0 feet to the Point of Beginning.

Assessor's Tax Parcel No. 51N03W-22-0350

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 15th day of December, 2020.



John V. Van Gemert, Trustee of the Freddi I.
Van Gemert Marital Trust



John V. Van Gemert, Successor Trustee of the
John V. Van Gemert Qualified Personal
Residence Trust dated September 8, 2010

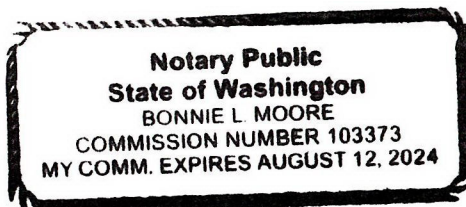
[Notary clause on following page]

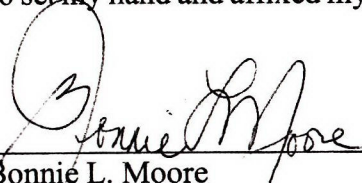
SCANNED
MAY 08 2023

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this 15th day of December, 2020, before me Bonnie L. Moore, personally appeared John V. Van Gemert, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he is the Trustee of the Freddi L. Van Gemert Marital Trust and he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



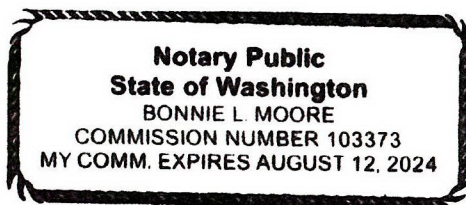


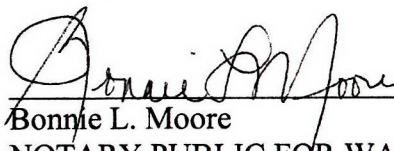
Bonnie L. Moore
NOTARY PUBLIC FOR WASHINGTON
Residing at Mead
My Commission Expires 8/12/2024

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this 15th day of December, 2020, before me Bonnie L. Moore, personally appeared John V. Van Gemert, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he is the Successor Trustee of the John V. Van Gemert Qualified Personal Residence Trust dated September 8, 2010 and he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.





Bonnie L. Moore
NOTARY PUBLIC FOR WASHINGTON
Residing at Mead
My Commission Expires 8/12/2024

SCANNED
MAY 08 2023

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF IDAHO
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 95-09512

DISTRICT COURT - CSRBA
Fifth Judicial District
County of Twin Falls - State of Idaho

NOV - 8 2019

By _____ Clerk

Deputy Clerk

NAME AND ADDRESS: JOHN V VAN GEMERT
JOHN V VAN GEMERT QUALIFIED PE
3302 E 71ST AVE
SPOKANE, WA 99223

SOURCE: HAYDEN LAKE TRIBUTARY: SINKS

QUANTITY: 0.04 CFS
1.20 AFY

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

PRIORITY DATE: 08/11/2008

POINT OF DIVERSION: T51N R03W S22 LOT 1 (NENE) Within Kootenai County

This right does not grant any right-of-way or easement across
the land of another.
A fish screen of 1/4 inch or smaller mesh shall be installed and
maintained at the point of diversion.

PURPOSE AND
PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
Domestic	01-01 TO 12-31	0.04 CFS
		1.20 AFY

Domestic use is for 1 home.

PLACE OF USE: Domestic Within Kootenai County
T51N R03W S22 LOT 1 (NENE)

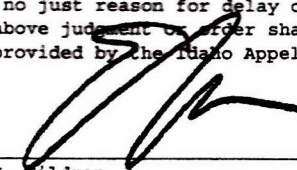
The irrigation occurring under this domestic use shall not
exceed 1/2 acre.

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

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

Kootenai County
kcowebmap@spokane.gov

Serial/AIN: 109369

Find

Search By AIN Number

Map Layers



The map shows a dense forested area with a green boundary line. A black arrow points to a building within the boundary. The text 'E HAYDEN LAKE RD' is visible on the map.

Owner Detail Additional

AIN: 109369

LRSN: 29688

GEO: 3505

Parcel Number: 51N03W-22-0350

Appr Dist: 3

TCA: 118000

Incorporation: NONE

Owner Information:

FREDDI L VAN GEMERT MARITAL TRUS

3302 E 71ST AVE

SPOKANE, WA 99223

Site Address:

12561 E HAYDEN LAKE RD

HAYDEN

Legal Description: BKPG:

TAX #5777

Acres: 6.628

TRS: 513W22.PDF

Gross Value: \$ 1106211

Net Taxable Value: \$ 913243

Exemption Value: \$ 192968

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MAY 08 2023

RECORDING FEE: \$15.00

DD



(When recorded return to):

MAIJA M DRUFFEL

Etter, McMahon, Lamberson, Van Wert & Oreskovich, P.C.

618 W. Riverside Ave., Ste. 210

Spokane, WA 99201

Ph: 509.747.9100 Fax: 509.623.1439

QUIT CLAIM DEED

FOR VALUE RECEIVED, all owners of record with the Kootenai County Assessor having an interest in the following described real property, JOHN A. VAN GEMERT, BECKY VAN GEMERT COOMBS, MARK J. VAN GEMERT, LISA M. VAN GEMERT, and SARA A. VAN GEMERT, all as there sole and separate property and as tenants in common ("Grantors") do hereby release and forever quit claim unto **VG5, LLC**, a Washington limited liability company, whose address is 8123 E. Mountain High Lane, Spokane, WA 99223, all right, title and interest which Grantors now have or may hereafter acquire in the following described real property situated in Kootenai County, State of Idaho:

A part of Lot 1 and the Southeast quarter of the Northeast quarter of Section 22, Township 51 North, Range 3 W.B.M., Kootenai County, State of Idaho, described as follows:

Beginning at the meander corner between Sections 22 and 23, Township 51 North, Range 3 W.B.M.; thence

South 56°35 1/2' West, 647.8 feet; thence

South 70°08 1/2' West, 345.23 feet to the True Point of Beginning for this description; thence

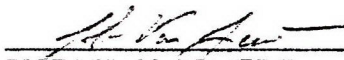
SCANNED

MAY 08 2023

South 38°47' East, 248.49 feet; thence
Along County Road South 28°35' West, 37.2 feet; thence
South 8°38' West, 130.35 feet; thence
South 9°21' East, 227.56 feet; thence
South 33°51' East, 175.10 feet; thence
South 8°06' West, 253.82 feet; thence
South 83°37' West, 78.08 feet; thence
North 35°07' West, 190.7 feet; thence
North 42°24' West, 584.55 feet; thence
North 42°33' East, 539.0 feet to the Point of Beginning.
Assessor's Tax Parcel No. 51N03W-22-0350

IN WITNESS WHEREOF, the Grantors have executed this instrument as follows:

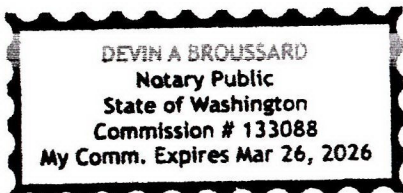
Date: OCT 9, 2022

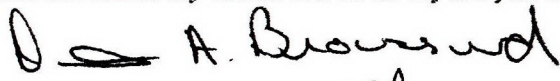

JOHN VAN GEMERT

STATE OF WA)
County of Spokane) ss.

On this 9 day of OCT, 2022, before me, a Notary Public in and for said State, personally appeared John Van Gemert, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.




NOTARY PUBLIC, State of WA
Residing at: Spokane
My Commission Expires: 3-26-26

SCANNED
MAY 08 2023

Date: 10/9/22

Becky Van Gemert Coombs
BECKY VAN GEMERT COOMBS

STATE OF WA)

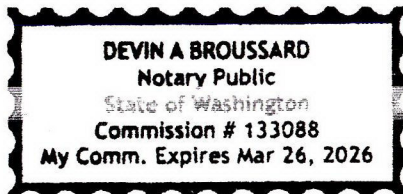
)ss.

County of Spokane)

On this 9th day of October, 2022, before me, a Notary Public in and for said State, personally appeared Becky Van Gemert Coombs, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

Devin A. Broussard



NOTARY PUBLIC, State of WA
Residing at: Spokane
My Commission Expires: 3-26-26

Date: 10-9-22

Mark Van Gemert
MARK VAN GEMERT

STATE OF WA)

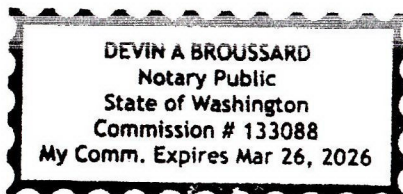
)ss.

County of Spokane)

On this 9th day of October, 2022, before me, a Notary Public in and for said State, personally appeared Mark Van Gemert ~~Coombs~~ ^{my}, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

Devin A. Broussard



NOTARY PUBLIC, State of WA
Residing at: Spokane
My Commission Expires: 3-26-26

SCANNED
MAY 08 2023

Date: 10/9/2022

LISA VAN GEMERT

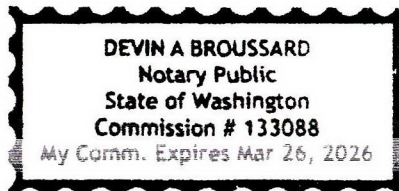
STATE OF WA)

ss.

County of Spokane)

On this 9th day of October, 2022, before me, a Notary Public in and for said State, personally appeared Lisa Van Gemert Coombs, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.



D. A. Broussard

NOTARY PUBLIC, State of WA
Residing at: Spokane
My Commission Expires: 3-26-26

Date: 12/9/2022

SARA VAN GEMERT

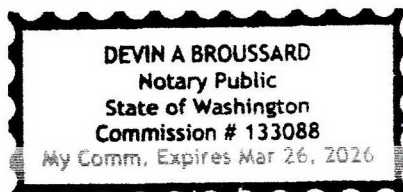
STATE OF WA)

ss.

County of Spokane)

On this 9 day of October, 2022, before me, a Notary Public in and for said State, personally appeared Sara Van Gemert Coombs, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.



D. A. Broussard

NOTARY PUBLIC, State of WA
Residing at: Spokane
My Commission Expires: 3-26-26

SCANNED
MAY 08 2023



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 Gary Spackman

May 08, 2023

VG5 LLC
8123 E MOUNTAIN HIGH LN
SPOKANE WA 99223-9711

Re: Change in Ownership for Water Right No(s): 95-9512

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) 762-2813.

Sincerely,

Natalie Steading
Natalie Steading
Tech Records Specialist 1

Enclosure(s)

SCANNED
MAY 08 2023