

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

FEB 13 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?
97-7858	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: Brenda Case, William Case
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Leon Vincent, Kristin Vincent
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or
- PO Box 399 Priest River ID 83856
Mailing address City State Zip
- 509-599-7382 Vincentrealty@rocketmail.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: 5/5/2022
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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):
☐ \$25 per undivided water right.
☐ \$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: Leon Vincent Title, if applicable _____ Date _____
Signature of new owner/claimant
- Leon Vincent _____
Print name
- Signature: Kristin Vincent Title, if applicable _____ Date Feb 7, 2024
Signature of new owner/claimant
- Kristin Vincent _____
Print name

For IDWR Office Use Only:

Received by NA Date NA Receipt No. NA Receipt Amt. NA

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 MT Processed by MT Date 3-1-2024

Instrument # 1005507
Bonner County, Sandpoint, Idaho
05/18/2022 10:10:59 AM No. of Pages: 3
Recorded for: ALLIANCE TITLE - COEUR D' ALENE OFFICE
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy bcentorbi
Index to: WARRANTY DEED

WARRANTY DEED

(Recording cover sheet added at the request of the Bonner County recorder's office)



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:605545

FOR VALUE RECEIVED

William J. Case Jr. and Brenda Case, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Leon Vincent and Kristin A. Vincent, husband and wife

whose current address is; **PO Box 399**, Priest River, ID 83856

the grantee(s), the following described premises, in Bonner County, Idaho, TO WIT:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: May 10, 2022

William J. Case Jr.

Brenda Case

State of IDAHO } ss
County of BONNER } Notary

On this 16TH day of MAY, 2022, before me, DENISE WARREN, a Notary Public in and for said state, personally appeared William J. Case Jr. and Brenda Case, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument.

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

DENISE WARREN

Notary Public for the State of IDAHO
Residing at: ATHOL, ID
Commission Expires: 03/09/2026

Residing in Coeur d'Alene, Idaho
Expiration date 6/17/2026

KARA ROGNESS
COMMISSION #20202170
NOTARY PUBLIC
STATE OF IDAHO

File No. 605545

Exhibit 'A'

A parcel of land in Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at a point 1632.35 feet West of the Southeast corner of said Section 20;

thence along the South line of said Section 20, 677.65 feet;

thence North and parallel to the East line of said Section 20, a distance of 1320.00 feet;

thence East and parallel to the South line of said Section 20, 677.65 feet;

thence South back to the True Point of Beginning.

LESS any portion lying within the West half of the West half of Southwest quarter of the Southeast quarter of said Section 20.

Bl 20 13.63 13.2012

1021511

MARSH LANE

LYING IN A PORTION OF THE SE 1/4 OF SECTION 20,
TOWNSHIP 36 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT LEO WAGNET, A UNIDENTIFIED, HUSBAND AND WIFE, AGENT CERTIFY THAT THEY ARE THE OWNERS OF THIS EASEMENT, AND THAT THE EASEMENT IS BEING GRANTED TO MARSH LANE, A PART OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: SECTION 20, UNBUNDLED WITH A 5/8" REBAR AND CAP 37 PLS 15444, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 20, MONUMENTED WITH A 3/4" REBAR IN A 4" x 4" CONCRETE MONUMENT, BEARS SOUTH 88°10'55" EAST, 162.35 FEET.

THENCE ALONG SAID SOUTH LINE, NORTH 88°10'55" WEST, 88.33 FEET TO THE EAST LINE OF SAID SECTION 20, MONUMENTED WITH A 5/8" REBAR AND CAP 37 PLS 15444, BY PLS 15444.

THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE, NORTH 01°25'00" EAST, 134.17 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (NW 25A) OF SAID SECTION 20, MONUMENTED WITH A 5/8" REBAR AND CAP 37 PLS 15444.

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DOCUMENTS AND EASEMENTS OF RECORD

1. POWER LINE EASEMENT GRANTED TO THE U.S.A. 100 FT. WIDE BY 16 OF MISC. PG. 546, INST. NO. 33849, 2/2/1950 SHOWN APPROXIMATELY ON SHEET 1.
2. POWER LINE EASEMENT GRANTED TO WASHINGTON WATER POWER COMPANY, 30 FT. WIDE, INST. NO. 32690, NOT SHOWN HEREON.
3. WOODS EASEMENT GRANTED TO THE U.S.A. 100 FT. WIDE BY 16 OF MISC. PG. 546, INST. NO. 33849, 2/2/1950 SHOWN APPROXIMATELY ON SHEET 1.
4. WOODS EASEMENT GRANTED TO THE U.S.A. 100 FT. WIDE BY 16 OF MISC. PG. 546, INST. NO. 33849, 2/2/1950 SHOWN APPROXIMATELY ON SHEET 1.
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COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORD PLAT MARSH LANE AND THE EASEMENTS THEREON, AND THAT THE SAME ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO EASEMENT ACT, AND THAT THE SAME HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BONNER, IDAHO.

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 30, CHAPTER 1, WHICH RESTRICTS THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTIONS REQUIREMENTS ARE COMPLETED.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM. SEWER SERVICE: SEWER DISPOSAL TYPES AND CONDITIONS HAVE NOT BEEN EVALUATED.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DEEDED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2023.

RECORDER'S CERTIFICATE

THIS PLAT WAS RECORDED ON 10/21/2023 AT 10:21 A.M. IN THE COUNTY OF BONNER, IDAHO, IN THE PUBLIC RECORDS, IN THE BOOK OF PLATS AND ASSOCIATES, INC. AS INSTRUMENT NO. 1021511.

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO, ON 10/21/2023.

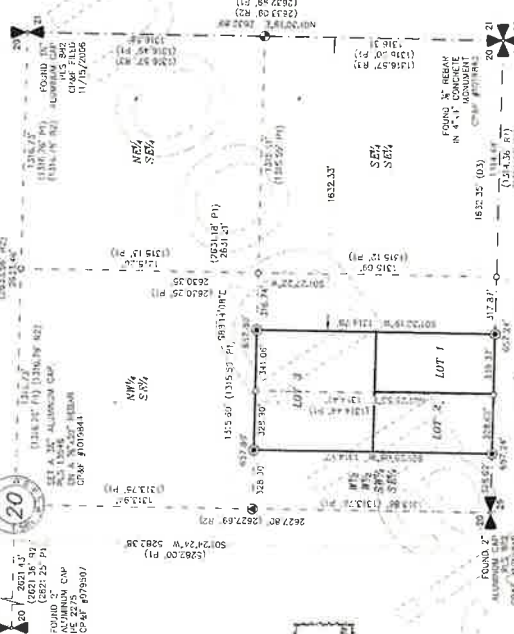
PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED
THIS 15th DAY OF June 2023



SURVEYOR'S CERTIFICATE

I, LEO WAGNET, A UNIDENTIFIED, HUSBAND AND WIFE, AGENT CERTIFY THAT I AM THE SURVEYOR OF THIS EASEMENT, AND THAT THE EASEMENT IS BEING GRANTED TO MARSH LANE, A PART OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: SECTION 20, UNBUNDLED WITH A 5/8" REBAR AND CAP 37 PLS 15444, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 20, MONUMENTED WITH A 3/4" REBAR IN A 4" x 4" CONCRETE MONUMENT, BEARS SOUTH 88°10'55" EAST, 162.35 FEET.



ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF BONNER, I, LEO WAGNET, A UNIDENTIFIED, HUSBAND AND WIFE, AGENT CERTIFY THAT I AM THE SURVEYOR OF THIS EASEMENT, AND THAT THE EASEMENT IS BEING GRANTED TO MARSH LANE, A PART OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: SECTION 20, UNBUNDLED WITH A 5/8" REBAR AND CAP 37 PLS 15444, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 20, MONUMENTED WITH A 3/4" REBAR IN A 4" x 4" CONCRETE MONUMENT, BEARS SOUTH 88°10'55" EAST, 162.35 FEET.

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BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL POINTS LOCATED IN THE VICINITY OF THE SECTION CORNER. THE BEARINGS WERE MEASURED BY THE SURVEYOR, LEO WAGNET, A UNIDENTIFIED, HUSBAND AND WIFE, AGENT, ON 10/21/2023. THE BEARINGS WERE MEASURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO EASEMENT ACT, AND THE BEARINGS WERE MEASURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO EASEMENT ACT.



322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January 22, 2024

LEON & KRISTEN VINCENT
444 MARSH LN
PRIEST RIVER ID 83856

RE: Clark Fork-Pend Oreille River Basin Adjudication (CFPRBA)
Evidence of Priority for Notice of Claim **97-7858**

Dear Claimant(s):

As you may be aware, the Idaho Department of Water Resources (IDWR) is currently in the process of reviewing Clark Fork-Pend Oreille River Basin Adjudication (CFPRBA) claims in your area (Basin 97p). My initial investigation uncovered a couple of issues regarding claim 97-7858 that need addressed.

- 1) Our initial investigation indicates that you may now be the owner of the property that this claim is applicable to. According to our records, the property to which I am referring to was most recently owned by the BRENDA & WILLIAM CASE. The legal description is as follows:

T56N R05W S20 SW¼ SE¼
Parcel #: RP56N05W208570A

We recommend that if, in fact, you now own the property in question, and do use the water for the purposes claimed, you file a "Change in Ownership" (enclosed) with IDWR in order that we may send all further correspondence to the appropriate owner(s).

If you do not own the property applicable to this water right claim, you may disregard the remainder of this letter.

- 2) If claim 97-7858 is applicable to your property, then you will need to submit evidence of priority. The claim indicates water usage is based on "Beneficial Use". Water rights of this type are established by the historical use of water, dating back to when water was first used for the purpose claimed, at or on the place of use identified on the claim. The date the water was first put to use, known as the priority date, has not been confirmed by a license, Decree, or Permit. For this reason, proof must be provided supporting the priority date. **As the claimant, you are responsible for submitting the necessary proof to support the priority date.**

.....
The Department can not recommend the Notice of Claim be decreed by the court if no evidence of a priority date is submitted.
.....

If you have any questions not covered by this letter or the enclosed pamphlet, please feel free to contact me at (208) 287-4871.

Respectfully submitted,

Jared Klay
Water Resource Agent
Adjudication Section

Enclosure(s); Printout: Notice of Claim 97-7858
 Notice of Change in Water Right Ownership Form

IDAHO DEPARTMENT OF WATER RESOURCES
RECOMMENDED WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 97-7858

NAME AND ADDRESS: BRENDA CASE
434 LOUIE KNOTTS LN
PRIEST RIVER ID 83856

WILLIAM CASE
434 LOUIE KNOTTS LN
PRIEST RIVER ID 83856

SOURCE: GROUND WATER

TRIBUTARY:

QUANTITY: 0.040 CFS

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

PRIORITY DATE: 10/04/2021

POINT OF DIVERSION: T56N R05W S20 SWSE Within BONNER County

PURPOSE AND PERIOD OF USE:	<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
	DOMESTIC	01/01 12/31	0.040 CFS

Domestic use is for 1 home.

PLACE OF USE:
DOMESTIC in BONNER County
T56N R05W S20 SWSE

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. Idaho Code § 42-1412(6).

EXPLANATORY MATERIAL: BASIS OF CLAIM - Beneficial Use
Parcel No. RP56N05W208570A.