

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 08 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?
97-8907	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: Tanya & Tom Baxter

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Baxter Family Trust

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

1514 Blue Lake Rd PR 83856
Mailing address City State Zip

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: 07/01/24
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] 7/1/24

Signature of new owner/claimant

Title, if applicable

Date

Print name THOMAS M. BAXTER

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

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 [Signature] Approved by [Signature] Processed by [Signature] Date 7-15-2024

GRANTEE:

Thomas M. Baxter, Trustee
Tom Baxter Family Trust
1514 Blue Lake Road
Priest River, ID 83856

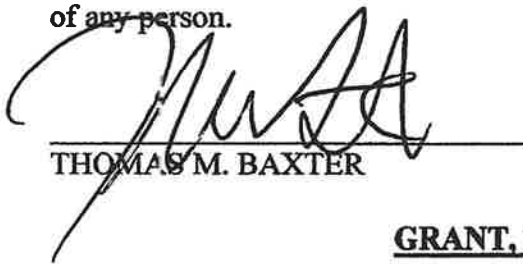
**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

Thomas M. Baxter, Trustee
Tom Baxter Family Trust
1514 Blue Lake Road
Priest River, ID 83856

I affirm that this document submitted for recording does not contain the social security number of any person.



THOMAS M. BAXTER

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 5 day of February, 2018, between THOMAS M. BAXTER AND TANYA BAXTER, husband and wife, as Grantors and Party of the First Part; and THOMAS M. BAXTER, Trustee, or his successor, under the TOM BAXTER FAMILY TRUST dated September 22, 2017, as Grantee and Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of their interest in the following described certain real property and improvements situated in the County of Bonner, State of Idaho, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN**

Legal description from Quitclaim Deed recorded October 17, 2017, as Instrument No. 913063, Official Records, Bonner County, Idaho.

Also known as 1514 Blue Lake Road, Priest River, ID 83856.

IN WITNESS WHEREOF, the Party of the First Part have caused this conveyance to be executed the day and year hereinabove first written.


THOMAS M. BAXTER
Grantor


TANYA BAXTER
Grantor

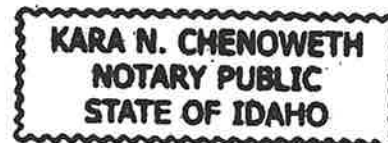
ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF BONNER } ss.

On this 5th day of February, 2018, before me, the undersigned, a Notary Public, personally appeared THOMAS M. BAXTER known to me to be the person described herein, who executed the foregoing instrument as Grantor, and he acknowledged to me that he executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

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


NOTARY PUBLIC (SEAL)
exp. 07-11-18



Instrument # 913063
Bonner County, Sandpoint, Idaho
10/17/2017 09:09:50 AM No. of Pages: 6
Recorded for: KOOTENAI COUNTY TITLE COMPANY
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy rflaherty
Index to: QUIT CLAIM DEED

QUITCLAIM DEED

Unofficial Document



Escrow No. 401237 SM

QUITCLAIM DEED

FOR VALUE RECEIVED,

Thomas M. Baxter, a married man who acquired title as Thomas M. Baxter, an unmarried man

do(es) hereby convey, release and forever quitclaim unto

Thomas M. Baxter and Tanya Baxter, husband and wife

whose current address is: 1511 Fawn Lane Reno NV 89511

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PAR HEREOF FOR LEGAL DESCRIPTION

together with their appurtenances and including any and all after acquired title.

Date: October 2, 2017


Thomas M. Baxter

SIGN HERE

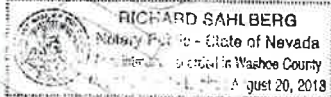
Notary Acknowledgment

STATE OF Idaho Nevada)
) ss.
COUNTY OF Kootenai)

On this 5 day of October, in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared
Thomas M. Baxter

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 for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.




Notary Public in and for said State
Residing at:

Commission Expires:

Post Falls SPAIN
09-16-2021 8-20-2018

Individual Notary Acknowledgment

Exhibit 'A'

PARCEL 1

That portion of the North Half of Section 22, Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

From the North Quarter corner of said Section 22, South 00°30'31" West, 332.51 feet along the West line of the Northeast Quarter of said Section 22 to the Northwest corner of the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (S½ NW¼ NW¼ NE¼) of said Section 22;

Thence North 89°18'14" East, 656.62 feet along the North line of the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (S½ NW¼ NW¼ NE¼) to the Northeast corner thereof;

Thence South 00°22'30" West along the East line of the West Half of the Northwest Quarter of the Northeast Quarter, a distance of 331.99 feet (Record 331.70 feet) to the Southeast corner of the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (S½ NW¼ NW¼ NE¼) and the True Point of Beginning;

Thence continuing South 00°22'30" West, 259.87 feet to the Southeast corner of that parcel described in Instrument No. 623135, records of Bonner County, Idaho;

Thence continuing South 00°22'30" West, 736.79 feet;

Thence North 89°02'11" East, 1318.93 feet to the North-South line being the centerline of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼);

Thence North 00°09'00" East, 331.32 feet along said North-South line to the Southeast corner of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SE¼ SW¼ NE¼ NE¼) of said Section 22;

Thence South 89°02'11" West, 329.65 feet (Record South 89°05'48" West, 329.49 feet) along the South line of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SE¼ SW¼ NE¼ NE¼) of said Section 22 to the Southwest corner thereof;

Thence North 00°09'16" East, 330.61 feet (Record North 00°10'27" East, 330.48 feet) along the West line of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SE¼ SW¼ NE¼ NE¼) to the Northwest corner thereof;

Thence South 89°13'49" West, 658.08 feet (Record South 89°09'57" West, 658.20 feet) to the Southeast corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (NW¼ SE¼ NW¼ NE¼) of said Section 22;

Thence North 00°21'24" East, 331.17 feet (Record North 00°18'29" East, 331.29 feet) along the East line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (NW¼ SE¼ NW¼ NE¼) to the Northeast corner thereof;
Thence South 89°15'34" West, 328.44 feet (Record South 89°14'06" West, 328.70 feet) along the North line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (NW¼ SE¼ NW¼ NE¼) to the True Point of Beginning.

LESS the County Road right of way.

PARCEL 2

A tract of land located in Section 22, Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

The South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter,
The Southwest Quarter of the Northwest Quarter of the Northeast Quarter,
The West Half of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter,
The Southeast Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter,
The Southwest Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter,
The Northwest Quarter of the Southeast Quarter of the Northeast Quarter,
The North Half of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter,
The Northeast Quarter of the Northwest Quarter,
The Southwest Quarter of the Northeast Quarter and
Government Lots 1 and 2,

EXCEPTING Therefrom the following described tract:

Beginning at the Northwest corner of said Section 22,
Thence East, 869.00 feet along the North line of said Section 22;
Thence South 8°30'00" West, 766.00 feet, more or less, to the meander line of Blue Lake;
Thence Northwesterly 769.00 feet, more or less, along said meander line to the intersection of the West line of said Section 22;
Thence North, 562.00 feet, more or less, along the West line of said Section 22 to the Point of Beginning.

ALSO EXCEPTING Therefrom the following described tract:

A tract of land located in Government Lot 1, Section 22, Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho described as follows:

Beginning at a point which is located East, a distance of 869 feet from the Northeast corner of said Section 22, said Point of Beginning being on the North line of said Section 22;

Thence South 8°30' West, 300 feet;

Thence East 300 feet on a line, parallel to the North line of said Section 22;

Thence North 8°30' East, 300 feet, more or less, to the North line of said Section 22;

Thence West along the North line of said Section 22, a distance of 300 feet to the Point of Beginning.

AND ALSO EXCEPT that portion lying within County Road right of way.

AND ALSO EXCEPTING Therefrom the following:

That portion of the North Half of Section 22, Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

From the North Quarter corner of said Section 22, South 00°30'31" West, 332.51 feet along the West line of the Northeast Quarter of said Section 22 to the Northwest corner of the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (S½ NW¼ NW¼ NE¼) of said Section 22;

Thence North 89°18'14" East, 656.62 feet along the North line of the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (S½ NW¼ NW¼ NE¼) to the Northeast corner thereof;

Thence South 00°22'30" West along the East line of the West Half of the Northwest Quarter of the Northeast Quarter, a distance of 331.99 feet (Record 331.70 feet) to the Southeast corner of the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (S½ NW¼ NW¼ NE¼) and the True Point of Beginning;

Thence continuing South 00°22'30" West, 259.87 feet to the Southeast corner of that parcel described in Instrument No. 623135, records of Bonner County, Idaho;

Thence continuing South 00°22'30" West, 736.79 feet;

Thence North 89°02'11" East, 1318.93 feet to the North-South line being the centerline of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼);

Thence North 00°09'00" East, 331.32 feet along said North-South line to the Southeast corner of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SE¼ SW¼ NE¼ NE¼) of said Section 22;

Thence South 89°02'11" West, 329.65 feet (Record South 89°05'48" West, 329.49 feet) along the South line of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SE¼ SW¼ NE¼ NE¼) of said Section 22 to the Southwest corner thereof;

Thence North 00°09'16" East, 330.61 feet (Record North 00°10'27" East, 330.48 feet) along the West line of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SE¼ SW¼ NE¼ NE¼) to the Northwest corner thereof;

Thence South 89°13'49" West, 658.08 feet (Record South 89°09'57" West, 658.20 feet) to the Southeast corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (NW¼ SE¼ NW¼ NE¼) of said Section 22;
Thence North 00°21'24" East, 331.17 feet (Record North 00°18'29" East, 331.29 feet) along the East line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (NW¼ SE¼ NW¼ NE¼) to the Northeast corner thereof;
Thence South 89°15'34" West, 328.44 feet (Record South 89°14'06" West, 328.70 feet) along the North line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (NW¼ SE¼ NW¼ NE¼) to the True Point of Beginning.
LESS the County Road right of way.

AND ALSO EXCEPTING Therefrom the following:

A tract of land located in a portion of the North Half of Section 22, Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows;

Commencing at the Northwest corner of said North Half of Section 22;

Thence North 88°01'06" East along the North line of said North Half of Section 22 a distance of 1169.00 feet to a point, said point being the True Point of Beginning;

Thence continuing North 88°01'06" East along said North line a distance of 1462.35 feet to the Northwest corner of the Northeast Quarter of said Section 22;

Thence South 0°30'31" West along the West line of said Northeast Quarter a distance of 332.51 feet to the Northwest corner of the S½ NW¼ NW¼ NE¼ of said Section 22;

Thence North 89°18'14" East along the North line of said S½ NW¼ NW¼ NE¼ a distance of 656.62 feet to the Northeast corner of said S½ NW¼ NW¼ NE¼;

Thence South 0°22'30" West along the East line of the W½ NW¼ NE¼ a distance of 591.86 feet;

Thence South 88°33'26" West a distance of approximately 2404 feet to the meander line of Blue Lake;

Thence Northwesterly along said Meander Line to an intersection with a line that is South 8°30' West a distance of 300.00 feet, thence South 88°01'06" West a distance of 300.00 feet, thence South 8°30' West from the True Point of Beginning;

Thence North 8°30' East a distance of approximately 466 feet to a point that is South 8°30' West a distance of 300.00 feet, thence South 88°01'06" West a distance of 300.00 feet from the True Point of Beginning;

Thence North 88°01'06" East a distance of 300.00 feet;

Thence North 8°30' East a distance of 300.00 feet to the True Point of Beginning.

Less that portion of said tract lying North of the Southerly Right of Way of the County Road.