



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

October 09, 2024

PEGGY MITCHELL
816 N OBERLIN RD
SPOKANE VLY WA 99206-3926

RE: Water Right Change in Ownership No(s): 95-16348

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on September 16, 2024 for the above referenced water rights. The Notice could not be processed because no fee was submitted and the supporting documents are the incomplete/unable to be used.

Although the Notice was submitted with the Bill of Sale connecting Beverly La Fontaine to you, a Bill of Sale cannot be used as a conveyance document for the water right. The Department will need a chain of title connecting Beverly La Fontaine to you.

The Department is returning your Notice and the attachments at this time. You may re-submit your request with the appropriate documents and fees.

If you have any questions regarding this matter, please contact me at (208) 762-2800.

Sincerely,

Natalie Steading
Tech Records Specialist 1

Enclosure(s)

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

SEP 16 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?
95-16348	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: Beverly E LaFontaine
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Peggy L Mitchell
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 816 N Oberlin Spokane Valley WA 99206
Mailing address City State Zip
- (509)998-4996 plm0651@comcast.net
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: Sept. 11, 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.

8. Signature: Peggy L Mitchell 9-12-24
 Signature of new owner/claimant Title, if applicable Date
PEGGY MITCHELL
 Print name

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

For IDWR Office Use Only:

Received by _____ Date _____ Receipt No. _____ Receipt Amt. _____
 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 _____ Date _____

**BILL OF SALE for
INTANGIBLE ASSET**



As the **PERSONAL REPRESENTATIVE** for the estate of **Beverly Eileen LaFontaine**, as assigned by the **Letters Testamentary, Case No. 24-4-01594-32** dated July 31, 2024, I **Robert Craig LaFontaine** must execute the disbursement of assets in accordance to her **WILL**, which has been received and entered into **PROBATE** by the Spokane County Superior Court, State of Washington.

The **WILL** of **Beverly Eileen LaFontaine** directed that all assets be divided evenly between her two children: (Daughter) **Peggy Lynn Mitchell** and (Son) **Robert Craig LaFontaine**. One real asset is a lake cabin with land located on Spirit Lake, Kootenai County, Idaho. Since this real property could not be jointly owned by the two children, we have mutually decided that **Peggy Mitchell** will become sole owner by paying **Robert LaFontaine** an agreed upon sum for his **Intangible** Asset being approximately half of the real asset, therefore the need to create this document to show how the asset was administered per Probate requirements.

SELLER(s): Robert C. LaFontaine (husband) and **Maureen M. LaFontaine** (wife), Spokane County, WA residents, agree to trade **Robert's** inheritance of 50% of his deceased Mother's lake cabin located on Spirit Lake, Kootenai County, Idaho to his sister, for an agreed upon monetary amount.

BUYER: Peggy L. Mitchell, Spokane Valley, Spokane County, WA resident, agrees to trade Two Hundred Twenty-Five Thousand Dollars even (\$225,000.00), in previously inherited cash assets, in the form of a Cashiers Check, in exchange for all of her brother's inherited ownership rights to said property, including any real or perceived water/mineral rights.

Details of trade:

Property: Kootenai County, ID Parcel No.: 53N05W140550

Property Address: 30152 N Indigo Loop, Spirit Lake, ID

Legal Acreage: 0.7360

On-site Structures: (2)

Stepped-up Cost Basis Calculation: Last three (3) Kootenai County Tax Appraisals (2022, 2023 & 2024) added together, \$479,176+\$484,966+\$429,665=\$1,393,807, then divided by (3) for average appraised value: $\$464,602.33/3=\$154,867.44$ each
Seller credit for future sewer upgrade: $\$232,301.17-\$225,000.00=\underline{\$7,301.17}$

Conditions of trade:

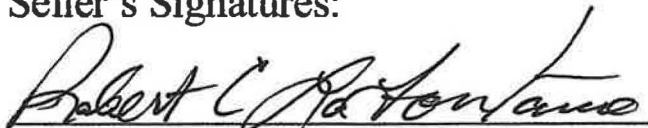
Removal of personal property on-site: **Seller** requires Twenty-One Midweek Days from date this document is signed to remove items belonging to Seller. After that time has elapsed, any remaining personal property becomes **Buyers**.

2024 Property Taxes, Continued Insurance and Power Charges thru 12/31/2024: All of these costs to be paid from assets remaining from deceased Mother's Checking Account, administered by Peggy Mitchell. Starting 01/01/2025 all future expenses for these three (3) items are the sole responsibility of **Buyer**.

Both **Seller** and **Buyer** are fully aware of the condition of Buildings and Land, therefore this trade is **AS IS** and acceptance certifies each party understands this. All previous disputes of any circumstances end on date this document is signed and the transfer of funds is received by **Seller**, to be no more than five (5) days past date signed.

Transfer of Ownership for Kootenai County records: This document, once executed, provides legal notification that **Seller** relinquishes any ownership and **Buyer** can transfer ownership of records from current deceased Parent's names to manner **Buyer** deems appropriate.

Seller's Signatures:


Robert C. LaFontaine


Maureen M. LaFontaine

Buyer's Signature:


Peggy L. Mitchell

Signed in Spokane County on this date Sept. 10, 2024

WASHINGTON NOTARY ACKNOWLEDGEMENT

State of Washington

County of Spokane

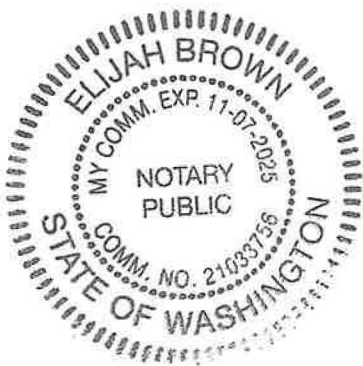
I certify that I have satisfactory evidence, using the individual's Washington State

Driver's Licenses, that Robert C LaFontaine (printed name),

Robert C LaFontaine (signature) is the person who appeared before me, and said person acknowledged that he/she (circle one) signed this instrument and further acknowledges that he/she (circle one) is authorized to execute the instrument as THE SELLER/THE BUYER (circle one) for the Bill of Sale for Intangible Asset agreement (known as Agreement) used by the Estate of BEVERLY EILEEN LAFONTAINE to determine final ownership of real property described in the Agreement between the two parties, and do so voluntarily for the uses and purposes described in the Agreement.

Dated: 09/10/2024

(Seal or stamp)



[Signature]

Notary Signature

Notary Public

Title

09/10/2024

Date

My appointment expires NOV 7, 2025

WASHINGTON NOTARY ACKNOWLEDGEMENT

State of Washington

County of Spokane

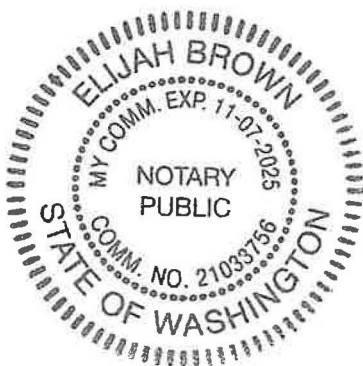
I certify that I have satisfactory evidence, using the individual's Washington State

Driver's Licenses, that Maureen M. Lafontaine (printed name),

Maureen M. Lafontaine (signature) is the person who appeared before me, and said person acknowledged that he/she (circle one) signed this instrument and further acknowledges that he/she (circle one) is authorized to execute the instrument as THE SELLER/THE BUYER (circle one) for the Bill of Sale for Intangible Asset agreement (known as Agreement) used by the Estate of BEVERLY EILEEN LAFONTAINE to determine final ownership of real property described in the Agreement between the two parties, and do so voluntarily for the uses and purposes described in the Agreement.

Dated: Sept 10, 2024

(Seal or stamp)



[Signature]

Notary Signature

Notary Public

Title

09/10/2024

Date

My appointment expires NOV 7, 2025

WASHINGTON NOTARY ACKNOWLEDGEMENT

State of Washington

County of Spokane

I certify that I have satisfactory evidence, using the individual's Washington State

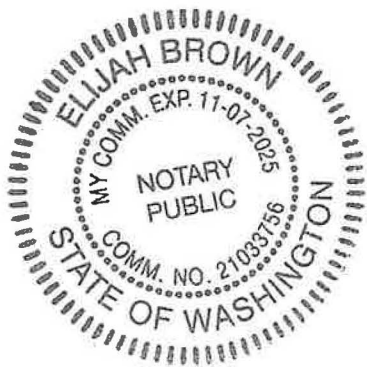
Driver's Licenses, that Peggy L. Mitchell (printed name),

Peggy L. Mitchell (signature) is the person who appeared before me, and said person acknowledged that he/she (circle one) signed this instrument and further acknowledges that he/she (circle one) is authorized to execute the instrument as THE SELLER/ THE BUYER (circle one) for the Bill of Sale for Intangible Asset agreement (known as Agreement) used by the Estate of BEVERLY EILEEN LAFONTAINE to determine final ownership of real property described in the Agreement between the two parties, and do so voluntarily for the uses and purposes described in the Agreement.

Dated: 9-10-2024

(Seal or stamp)

|



[Signature]

Notary Signature

Notary Public

Title

09/10/2024

Date

My appointment expires NOV 7, 2025

534635 QUIT CLAIM DEED

The Grantors, LEON L. LaFONTAINE and JENNIE H. LaFONTAINE, husband and wife, for and in consideration of One Dollar and other valuable consideration convey and quit claim to ROBERT MYRL LaFONTAINE, as his separate property, the following described real estate, situated in the County of Kootenai, State of Idaho, together with all after acquired title of the grantors therein:

A tract of land in Government Lot 1, Section 14, Township 53 N., Range 5 W., B. M., Kootenai County, Idaho, described as beginning at the meander corner between said Section 13, Township 53 North, Range 5 W., B. M.; thence south $25^{\circ} 37' 1/2''$ west along the shore of Spirit Lake 48 feet to a $3/4''$ pipe driven into the ground; thence N. $22^{\circ} 1'$ West 128.0 feet to a $1-1/2''$ angle iron driven into the ground, thence N. $10^{\circ} 3'$ E. 187.0 feet to a $1-1/2''$ angle iron driven into the ground, thence N. $1^{\circ} 1'$ W. 346 feet to a $1-1/2''$ angle iron driven into the ground; thence Easterly along County Road line 46 feet more or less to a point of intersection with the East line of Section 14, marked by a bolt set by Ashley in 1941, thence S. $1^{\circ} 01'$ East along said East line of Section 14, 638.33 feet to a point of beginning.

Together with an easement over and across the existing road running over and across vendors' property adjoining on the west and over and across the Elmer LaFontaine property to the West, for ingress and egress between the County Road to the North and the premises herein described. Said road runs generally from a point on the westerly line of these premises approximately 125' north of the southwest corner thereof, and thence northwesterly across grantors' premises, joining the existing road used by grantors and by the Elmer LaFontaines, at a point approximately 300' northerly of grantors' residence, and approximately 325 feet northerly of the Spirit Lake shore line; thence northwesterly across grantors' property and the Elmer LaFontaine property to the County Road; grantee shall share the reasonable cost of the maintenance of said road with the other parties sharing said road, to-wit, the Elmer LaFontaines, grantors, and the Louis B. Gates, and to share proportionately with other users hereafter.

Together with an additional easement to maintain their waterline which presently tops into the grantors' existing water line, for domestic purposes only. Said grantors' water line originates in a year-around spring on grantors' property, and this easement applies as said water lines now exist.

SUBJECT TO: 1. All existing easements and rights of way of record for the benefit of properties to the east of the above premises.

DATED this 20th day of August, 1968.

Leon L. LaFontaine

Jennie H. LaFontaine

COMPARED

BOOK 223 PAGE 472

STATE OF WASHINGTON }
County of Spokane } ss.

On this day personally appeared before me LEON L. LaFONTAINE and JENNIE H. LaFONTAINE, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 20th day of August, 1968.



Henry W. Clark
Notary Public in and for the State
of Washington, residing at Spokane.

Filed and recorded at the request of Leon LaFontaine
at 4 o'clock P.M., this 20th day of August, 1968
By: Archie J. Peterson Deputy
HAROLD E. PETERSON
Ex-Officio Auditor-Recorder
Kootenai County, Idaho
Fee \$ 1.25
Return to Box 182 - Spirit Lake, Idaho

TAX # 11747
EXCEPT TAX # 16590

BOOK 318 PAGE 279

907200

QUITCLAIM DEED

FOR VALUE RECEIVED, ROBERT M. LA FONTAINE and BEVERLY LA FONTAINE, husband and wife, do hereby convey, release, remise and forever quit claim unto DWAIN W. FREELAND and DARLENE F. FREELAND, husband and wife, the following described premises, *Rt. 3 Box 253-A Sandpoint, Id. 83864*
to-wit:

A portion of Government Lot 1, Section 14, Township 53 North, Range 5 West, Boise Meridian, Kootenai County, State of Idaho and described as follows:

BEGINNING at the meander corner being a 3/4" iron pipe between Section 13 and 14, Township 53 North, Range 5 West, Boise Meridian, Kootenai County, State of Idaho on the North shore of Spirit Lake;

thence along the North shore of Spirit Lake South 45 degrees 01 minutes 40 seconds West 47.88 feet to a 3/4" iron pipe, being the true point of beginning;

thence North 29 degrees 44 minutes 55 seconds West 127.76 feet to an iron bar 2" square;

thence North 109.52 feet to a 1/2" iron rod;

thence North 85 degrees 00 minutes 00 seconds West 51.34 feet to a 1/2" iron rod;

thence South 175.00 feet to a 1-1/2" x 1/4" flat bar;

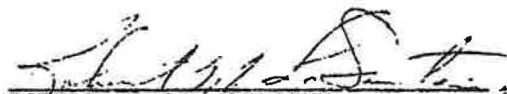
thence South 43 degrees 49 minutes 36 seconds East 114.74 feet to a 1/2" bolt on the North shore of Spirit Lake;

thence along said North shore North 46 degrees 52 minutes 30 seconds East 48.07 feet to the point of beginning.

Subject to an easement approximately 25 feet in width which bisects the property at approximately 50 feet North of the existing 1-1/2" x 1/4" iron bar on the 175.00 foot West boundary of this property description and extending in an Easterly direction across the entire width of the above described property for access and egress purposes to the real property immediately adjacent and lying East to the above described property.

together with their appurtenances.

DATED this 31 day of April, 1982.


ROBERT M. LA FONTAINE


BEVERLY LA FONTAINE

STATE OF WASHINGTON)
County of Snohomish) ss.

On this 26 day of April, 1982, before me, the undersigned Notary Public, personally appeared ROBERT M. LA FONTAINE and BEVERLY LA FONTAINE, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

Barbara Butters
Notary Public For Washington

STATE OF WASHINGTON) ss.

APPROVED BY _____

Steve Henderson

9:00 AM

SUN 1-1-82

Kathy Taylor

40

Box 1324 Lindport, WA

83864

For Value Received LEON L. LaFONTAINE, a widower,

the grantor do es hereby grant, bargain, sell and convey unto ROBERT LaFONTAINE,
Rt #2, Box 206M, Spokane, WA 99207

the grantee s the following described premises, in Kootenai County Idaho, to wit:

A tract of land in Government Lot 1, Section 14, Township 53 North, Range 5 W.B.M., Kootenai County, State of Idaho, described as beginning at the Meander Corner between said Sections 13 & 14 Township 53 North, Range 5 W.B.M.,; thence S 25°37½' West along the shore of Spirit Lake a distance of 48 feet, the True Point of Beginning; thence continuing South 25°37½' West 48 feet along the said shore to an iron pin driven into the ground, thence Northwesterly 125 feet to an iron pin driven into the ground 4 feet West of a 24' (inch) White Fir Stump; thence North 175 feet to an iron pin driven into the ground; thence East 5° South to intersect with the West line of the Robert LaFontaine property, thence Southerly along said line to the point of Beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee ,
his heirs and assigns forever. And the said Grantor does hereby covenant to and
with the said Grantee , that he is the owner in fee simple of said premises; that they are free
from all incumbrances except (a) easements and rights of way in view
and of record,

and that he will warrant and defend the same from all lawful claims whatsoever.

Dated: Aug 25, 1978.

Leon L. LaFontaine
Leon L. LaFontaine

STATE OF IDAHO, COUNTY OF

On this 25th day of August, 1978,
before me, a notary public in and for said State, personally
appeared LEON L. LaFONTAINE,

a widower,

known to me to be the person whose name is
subscribed to the within instrument, and acknowledged to
me that he executed the same.

Residing at Coeur d'Alene Idaho
Comm. Expires Aug 25 1980

STATE OF IDAHO, COUNTY OF

Kootenai
I hereby certify that this instrument was filed for record at
the request of Robert LaFontaine

at 40 minutes past 11 o'clock a.m.,
this AUG 25 1978 day of
19, in my office, and duly recorded in Book
of Deeds at page

By Robert LaFontaine
Ex-Officio Recorder

By Robert LaFontaine Deputy.

Fees \$ 100
Mail to: grantee as shown

INSTRUMENT NO

STATE OF WASHINGTON
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2024-031726

LOCAL FILE NUMBER: 2987

DATE ISSUED: 07/03/2024

FEE NUMBER: 184136651

FIRST AND MIDDLE NAME(S): BEVERLY EILEEN
LAST NAME(S): LAFONTAINE

COUNTY OF DEATH: SPOKANE
DATE OF DEATH: JUNE 26, 2024
HOUR OF DEATH: 05:35 PM
SEX: FEMALE AGE: 93 YEARS
SOCIAL SECURITY NUMBER: 539-24-6069

HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO
RACE: WHITE

BIRTH DATE: OCTOBER 08, 1930
BIRTHPLACE: PLAINS, MT

MARITAL STATUS: WIDOWED
SURVIVING SPOUSE: NOT APPLICABLE

OCCUPATION: BOOKKEEPER
INDUSTRY: ACCOUNTING/BOOKKEEPING
EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
US ARMED FORCES: NO

INFORMANT: PEGGY MITCHELL
RELATIONSHIP: DAUGHTER
ADDRESS: 816 N OBERLIN RD, SPOKANE VALLEY, WA 99206

CAUSE OF DEATH:
A: FAILURE TO THRIVE IN ADULT
INTERVAL: 3 MONTHS
B: RECENT INFLUENZA A
INTERVAL: 2 WEEKS
C:
INTERVAL:
D:
INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH: ADVANCED AGE

DATE OF INJURY:
HOUR OF INJURY:
INJURY AT WORK:
PLACE OF INJURY:

LOCATION OF INJURY:

CITY, STATE, ZIP:
COUNTY:
DESCRIBE HOW INJURY OCCURRED:

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

PLACE OF DEATH: NURSING HOME/LONG TERM CARE FACILITY
FACILITY OR ADDRESS: 10410 9TH AVE
CITY, STATE, ZIP: SPOKANE VALLEY, WASHINGTON 99208

RESIDENCE STREET: 10324 E SHARP AVE
CITY, STATE, ZIP: SPOKANE VALLEY, WA 99206-3931
INSIDE CITY LIMITS: YES COUNTY: SPOKANE
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 31 YEARS

FATHER: ROLAND ARTHUR MATTHEWS
MOTHER: MARY ELLEN BRANSON

METHOD OF DISPOSITION: BURIAL
PLACE OF DISPOSITION: RIVERSIDE MEMORIAL PARK

CITY, STATE: SPOKANE, WASHINGTON
DISPOSITION DATE: JULY 16, 2024

FUNERAL FACILITY: HERITAGE FUNERAL HOME

ADDRESS: 508 N. GOVERNMENT WAY
CITY, STATE, ZIP: SPOKANE, WASHINGTON 99224
FUNERAL DIRECTOR: ELIJAH J. BRAGG

MANNER OF DEATH: NATURAL
AUTOPSY: NO
WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE
CAUSE OF DEATH: NOT APPLICABLE
DID TOBACCO USE CONTRIBUTE TO DEATH: NO
PREGNANCY STATUS IF FEMALE: NOT APPLICABLE

CERTIFIER NAME: TIFFANY S. HANF, MD
TITLE: PHYSICIAN
CERTIFIER ADDRESS: PO BOX 2586
CITY, STATE, ZIP: SPOKANE, WASHINGTON 99220
DATE SIGNED: JULY 01, 2024

CASE REFERRED TO ME/CORONER: NO
FILE NUMBER: NOT APPLICABLE
ATTENDING PHYSICIAN: NOT APPLICABLE

LOCAL DEPUTY REGISTRAR: SAMANTHA LABUTE
DATE RECEIVED: JULY 03, 2024