



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 08, 2025

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

RE: Change in Ownership Water Right No(s): 95-16348, 95-11735, 95-11736, & 95-11737

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on October 17, 2024 for the above referenced water rights. The Notice could not be processed because the deeds did not present a clear connection from Beverly E La Fontaine to you.

On October 31, the Department requested the required information from you. Per the phone conversation on March 4, 2025, the specific documents required were discussed, as well as an explanation on why the Bill of Sale could not be used, and what type of deed you would need to file with the county assessor's office. After consulting with the State Office, it was determined that the Department will also need a clear conveyance from Robert C La Fontaine as a *Personal Representative* to you and a copy of the death certificate for Robert M La Fontaine. You may also submit a quitclaim deed from the personal representatives of both Robert M La Fontain and Beverly La Fontaine. Per directive, the best course of action would be to contact an attorney.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$100 has been requested and will be mailed to you under separate cover from the Idaho State Controller's Office. You may re-submit your request with the appropriate fees and legal documents listed above and appropriate deeds.

If you have any questions regarding this matter, you may contact our office at (208) 762-2800.

Sincerely,

Natalie Steading
Tech Records Specialist 1

Enclosure(s)

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 17 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 ☐
95-11735	Yes ☐	Yes ☐		Yes ☐	Yes ☐
95-11736	Yes ☐	Yes ☐		Yes ☐	Yes ☐
95-11737	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 Rd

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: 09/11/2024
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 10-14-2024

Signature of new owner/claimant Title, if applicable Date

Peggy L Mitchell

Print name

Signature: _____

Signature of new owner/claimant Title, if applicable Date

Print name

For IDWR Office Use Only:

Received by: YMB Date: 10/12/24 Receipt No. N045035 Receipt Amt. \$100.00 *Refund requested NS*

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 _____

General Information

Owner: Mitchell Peggy L

Mailing Address: 816 N Oberlin Rd Spokane Valley Wa 99206

Property Address: 30152 N Indigo Loop

Neighborhood: 1410 Northside With Access

District (TCA): 034000

Parcel ID (PIN): 53N05W140550

Alternate ID (AIN): 148292

Property Class: 534- Imp res rural tract

Deeded Acres: 0.7360

Last updated: 10/14/2024 01:53:09 AM

Legal Descriptions

Description

TX #6944, TX #11747 EX TX#

14 53N 05W

Net Taxable Value

Tax Year	Value
2024	\$429,665.00
2023	\$484,966.00
2022	\$479,176.00
2021	\$318,057.00
2020	\$250,639.00
2019	\$238,574.00

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2024	Assessment Update	\$313,375.00	\$116,290.00	\$429,665.00
2023	Assessment Update	\$368,676.00	\$116,290.00	\$484,966.00
2022	Assessment Update	\$388,048.00	\$91,128.00	\$479,176.00
2021	Assessment Update	\$258,677.00	\$59,380.00	\$318,057.00
2020	Assessment Update	\$206,929.00	\$43,710.00	\$250,639.00



Kootenai County, Idaho

Kootenai County, Idaho									
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

Map Revisions

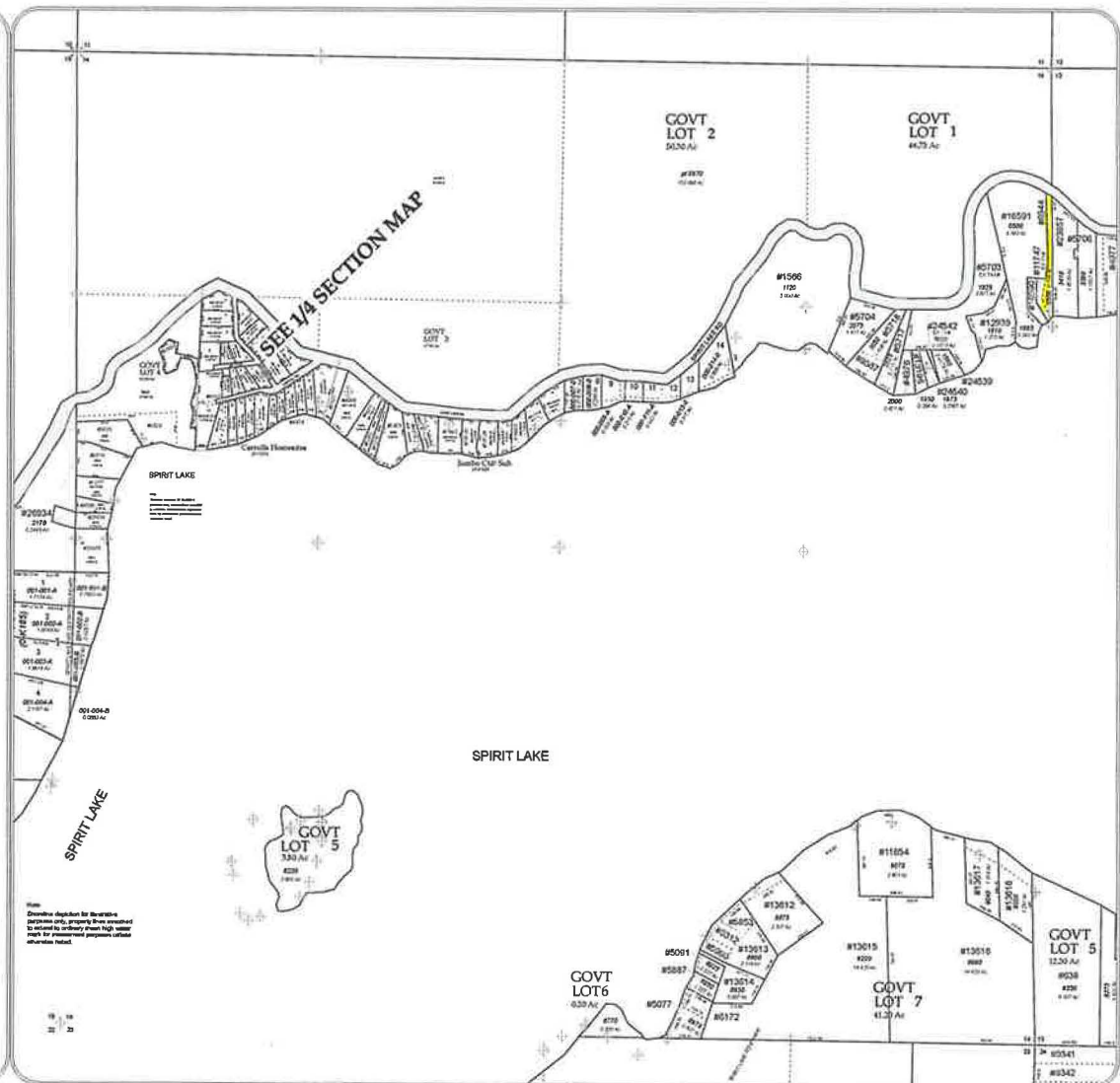
02/13/09 - CLC
S34N05W-14-0575 placed into pin of BRICKEL BEACH (09)
07/10/09 - ET
Boundary Line Adj between S34N05W-14-0220, S34N05W-15-7300 & 15-2170, 14-0220 & 15-7300 redescrbed as Text#22368 (10)
02/18/13 - ET
Pin 0-K185-001-004-A & 004-B combined w/ 003-A & 003-B as Text#23451 (13)
11/22/16 - GP
S34N05W-14-1820 & 1575 redescrbed as Text#24539 & #24540;
S34N05W-14-1820 out of 1875 as Text#24542 (17)
03/01/17 - GP
S34N05W-14-0220 & 15-7300 redescrbed as Text#24757 (17)
05/26/21 - ET
Pin 0-K185-001-003-A combined w/ 004-A; pin 003-B combined w/ 004-B (22)

Notes

Parcel areas have been calculated by traverse closure when sufficient information has been available. Areas shown in Red Automatic Area, Right of Way, where applicable, has been subtracted. Distances and corner lengths less than 50' may not be shown due to scale limitations. Dimensions in parentheses denote record section applied for dimensions.
LOCATION OF ROADS SHOWN ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.
Parcel Identification Number (PIN) are completed as follows:
Pinlet Sub-code and Parcel ID# ex. C-3510 and 021-099-C Resulting PIN = C-3510-021-099-C or C3510021099C
Unsplit Typing Sub and Parcel ID# as S34N05W-18 and 7950 Resulting PIN = S34N05W-18-7950 or S34N05W187950

Legend

(C-5357) Sub-code TaxParcel Private Roads City Limits
001-001-A Parcel ID# (PIN) LegalArea Plat Boundaries GCDB_Corners
 Road RW Railroad GCDB_Lines



Sec. 14 Twp 53 N. R. 5 W. B. M.

Maptile: 53N05W14

State of Idaho
Department of Water Resources

Water Right

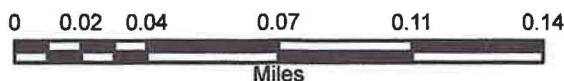
95-16348

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 6/29/2024



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



State of Idaho
Department of Water Resources
Water Right

95-11735

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 9/11/2024

**Legend**

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



State of Idaho
Department of Water Resources
Water Right

95-11736

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 9/11/2024



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



State of Idaho
Department of Water Resources
Water Right

State of Idaho
Department of Water Resources

Water Right

95-11737

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



**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: $\$464,602.33/3=\$154,867.41$ each
Seller credit for future sewer upgrade: $\$232,301.17-\$225,000.00=\$7,301.17$

Conditions of trade:

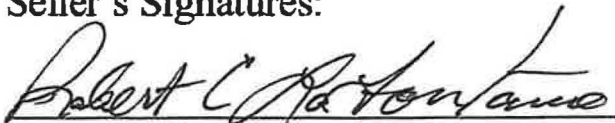
Removal of personal property on-site: **Seller** requires Twenty-One Midweek Days from date this document is signed to remove items belonging to **Seller**. After that time has elapsed, any remaining personal property becomes **Buyers**.

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

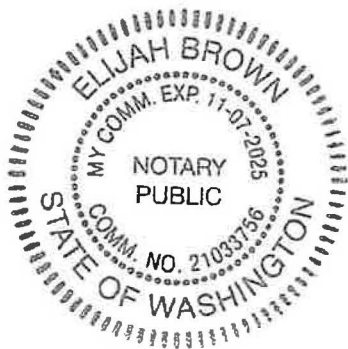
Driver's Licenses, that Maureen M. Lafontaine (printed name),

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)

11/10/2024



[Signature]

Notary Signature

Notary Public

Title

09/10/2024

Date

My appointment expires Nov 7, 2025

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. 83844*
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;

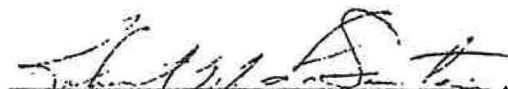
thence South 43 degrees 49 minutes 36 seconds East 114.74 feet to a 1/2" bolt on the North shore of Spirit Lake;

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 26 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.

Steve Hernandez

9 am
JUN 1 - 1982

Kerry Taylor

40

Box 1324 Sandpoint, ID.
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 am,
this AUG 25 1978 day of Aug,
1978, in my office, and duly recorded in Book
of Deeds at page

Ex-Officio Recorder

By Robert LaFontaine Deputy.

Fees \$ 1.00
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

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 La Fontaines, 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

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STATE OF WASHINGTON)
County of Spokane) ss.

On this day personally appeared before me LEON L. LaFONTEINE and JENNIE H. LaFONTEINE, 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.



Harvey W. Clarke
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
HAROLD E. PETERSON By: Arletha Jakobson
Ex-Officio Auditor-Recorder Deputy
Kootenai County, Idaho Fee \$ 1.25
Return to Box 182 - Spirit Lake, Idaho