

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 02 2025

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 #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-27611	Yes ☐	Yes ☐		Yes ☐	Yes ☐
95-14017	Yes ☐	Yes ☐		Yes ☐	Yes ☐
95-17336	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name:

Karen L. Cooper
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s):

Timothy James Kasting & Julia Lynn Kasting
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

6046 N. Madellaine Dr.
Mailing address

COA
City

ID
State

83815
ZIP

208 215 6563 (208 818 9682)
Telephone

id@tkasting.com (julie.kasting@gmail.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: 4/28/25

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

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.

IN FILE # 95-14017

8. Signature:

[Signature]
Signature of new owner/claimant

Title, if applicable

4/28/25
Date

- Signature:

[Signature]
Signature of new owner/claimant

Title, if applicable

4-28-25
Date

For IDWR Office Use Only:

Received by MB Date 5/2/25

Receipt No. N045387

Receipt Amt. \$75.00

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 MB

Date 5/5/25

Rental Refund \$25.00
requested 5/2/25 MMB



File No.: NXNI-0559835

RECORDING FEE: \$15.00
Electronically Recorded

DD

WARRANTY DEED

FOR VALUE RECEIVED

Karen L. Cooper, an unmarried woman

GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Timothy James Kastning and Julia Lynn Kastning, husband and wife, as community property with right of survivorship

GRANTEE(s), whose current address is:

6046 N. Madellaine Dr, Coeur D Alene, ID 83815

the following described real property in Kootenai County, State of Idaho more particularly described as follows, to wit:

Lot 2, Block 1, Maddy's Meadows Tracts, according to the plat recorded in Book I of Plats at Page 472, records of Kootenai County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 23, 2025

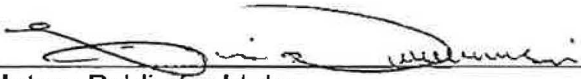

Karen L. Cooper

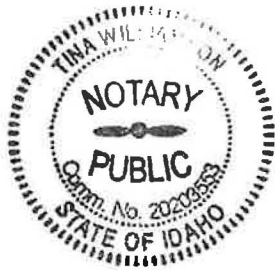
STATE OF IDAHO)

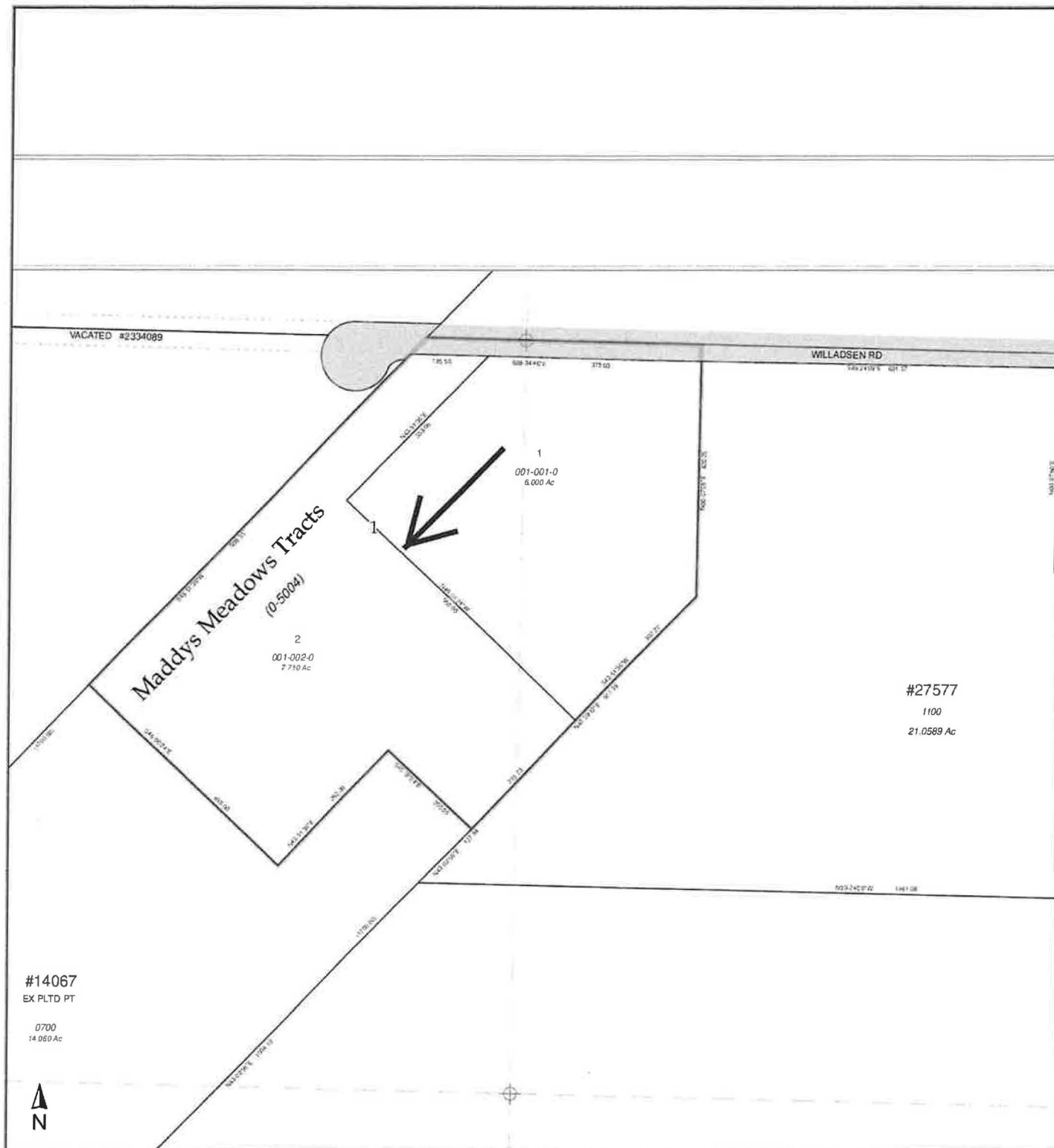
COUNTY OF KOOTENAI)

On this 25 day of April, in the year of 2025, before me the undersigned Notary Public in and for said State, personally appeared Karen L. Cooper known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she 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.


Notary Public for Idaho
My commission expires: ~~01/11/2026~~ 9/10/2026





NEXTITLE
NORTH IDAHO



ParcelID: 050040010020

Tax Account #: 243431

6848 W Willadsen Rd, Rathdrum ID 83858

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Water Right Report : 95-14017(Decreed/Active)**Water Right Owners**

Owner Type	Name	Address	City	State	Postal Code
Current Owner	COOPER, KAREN L	PO BOX 583	RATHDRUM	ID	83858-0583

Water Right Status

Priority Date : 7/31/2004

Basis : Decreed

Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	52N	04W	30	0				NW NE KOOTENAI	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
DOMESTIC	01/01	12/31	0.02 CFS	
TOTAL			0.02 CFS	

Places of Use[Printable View](#)[Paged View](#)**Place of Use Legal Description : DOMESTIC (KOOTENAI county)**

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
52N	04W	30				NW NE	

Conditions**Code Conditions**

- C18 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. Section 42-1412(6), Idaho Code.
- N11 The quantity of water decreed for this water right is not a determination of historical beneficial use.
- N13 The quantity of water under this right shall not exceed 13,000 gallons per day.
- X01 Domestic use is for 1 home.
- PIN Parcel No. 050040010020
- J01 Property is also known as Lot 2, Block 1, Maddy's Meadows Tracts

Dates

Licensed Date :

Decreed Date : 11/8/2019

Permit Proof Due Date :

Permit Proof Made Date :

Permit Approved Date :

Permit Moratorium Expiration Date :

Enlargement Use Priority Date :

Enlargement Statute Priority Date :

Application Received Date:

Protest Deadline Date:

Other Information

State or Federal :

Water District Number : EXC

Generic Max Rate Per Acre : 0

Generic Max Volume Per Acre : 0

Civil Case Number :

Decree Plaintiff :

Decree Defendant :

Swan Falls Trust or Nontrust :

Swan Falls Dismissed :

DLE Act Number :

Cary Act Number :

Water Right Report : 95-17336(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	COOPER, KAREN L	PO BOX 583	RATHDRUM	ID	83858-0583
Current Owner	DERBY, SANDRA	PO BOX 583	RATHDRUM	ID	83858-0583

Water Right Status

Priority Date : 7/11/2017
Basis : License
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
RATHDRUM CREEK		SINKS	

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQ	QQ	Q	County	Diversion Type
RATHDRUM CREEK	52N	04W	30	0				NW NE KOOTENAI	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.03 CFS	
TOTAL			0.03 CFS	

Places of Use

[Printable View](#)
[Paged View](#)

Place of Use Legal Description : IRRIGATION (KOOTENAI county)

Township	Range	Section	Lot	QQ	QQ	Q	Acres
52N	04W	30				NW NE	0.7

Irrigation Totals

Total Acres Acre Limit
0.70

Conditions

Code Conditions

- X15 A fish screen of 1/4 inch or smaller mesh shall be installed and maintained at the point of diversion.
- X60 Place of use is located within Lot 2, Blk 1; Maddy's Meadows Tracts Subdivision.
- X31 This right when combined with all other rights shall provide no more than 0.03 cfs nor more than 2.1 afa at the field headgate for irrigation of the place of use.
- 01R When notified by the Department, the right holder shall install and maintain a measuring device of a type acceptable to the Department as part of the diverting works.
- R05 Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 95C.
- 004 This right does not grant any right-of-way or easement across the land of another.

Dates

Licensed Date : 6/7/2024
Decreed Date :
Permit Proof Due Date : 10/1/2022
Permit Proof Made Date : 9/13/2022
Permit Approved Date : 10/11/2017

Other Information

State or Federal :
Water District Number : 95C
Generic Max Rate Per Acre : 0.03
Generic Max Volume Per Acre : 3
Civil Case Number :

Permit Moratorium Expiration Date :

Enlargement Use Priority Date :

Enlargement Statute Priority Date :

Application Received Date: 7/11/2017

Protest Deadline Date: 8/21/2017

Decree Plaintiff :

Decree Defendant :

Swan Falls Trust or Nontrust :

Swan Falls Dismissed :

DLE Act Number :

Cary Act Number :

Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

4/17/2025

Water Right Report : 63-27611(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	COOPER, CURTIS D	9060 NORTHVIEW RD	MIDDLETON	ID	83644
Current Owner	COOPER, KAREN	9060 NORTHVIEW RD	MIDDLETON	ID	83644

Water Right Status

Priority Date : 8/7/1979
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
--------	------------------	-----------	---------------------

GROUND WATER

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	05N	02W	21	0				NE SE CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
DOMESTIC	1/01	12/31	0.04 CFS	
TOTAL			0.04 CFS	

Places of Use

[Printable View](#)
[Project View](#)

Place of Use Legal Description : DOMESTIC (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
05N	02W	21				NE SE	

Conditions

Code Conditions

- N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
- N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
- C18 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. SECTION 42-1412(6), IDAHO CODE.
- PARCEL NO. 1R23747-010-0 PROPERTY ALSO KNOWN AS LOT 19, LANSING HEIGHTS SUBDIVISION.

Dates

Licensed Date :
Decreed Date : 5/4/2000
Permit Proof Due Date :
Permit Proof Made Date :
Permit Approved Date :
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date :
Protest Deadline Date :

Other Information

State or Federal : S
Water District Number : TBD
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

Bowman, Micki

From: Bowman, Micki
Sent: Friday, May 2, 2025 4:05 PM
To: IdwrPayable
Subject: Partial Refund Request

Please refund \$25.00 (Receipt #N045387) to NEXTITLE NORTH IDAHO LLC for ownership change overpayment. (See attached Notice of Change in Water Right Ownership – WR#63-27611 is not associated with the property described in the Warranty Deed provided.)

Please send refund to:

NEXTITLE NORTH IDAHO LLC
608 NORTHWEST BLVD STE 103
COEUR D ALENE, ID 83814

Nextitle's reference # on the check is NXNI-0559835.

Thank you.

Micki Bowman | Administrative Assistant 1
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Drive, Suite 100
Coeur d'Alene, ID 83815-7763
Phone (208) 762-2807





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

May 05, 2025

TIMOTHY JAMES KASTNING
JULIA LYNN KASTNING
6046 N MADELLAINE DR
COEUR D ALENE ID 83815-9357

Re: Change in Ownership for Water Right Nos.: 95-14017 & 95-17336

Dear Water Right Holders:

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.

Water right 63-27611 is not associated with the property described in the Warranty Deed you provided, so the ownership of that water right was not changed. A \$25.00 refund has been requested and will be sent to you under separate cover from the State Controller's office.

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) 762-2800.

Sincerely,

A handwritten signature in blue ink that reads "Micki Bowman".

Micki Bowman
Administrative Assistant 1

Enclosure(s)