

AUG 29 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
95-14088	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: Mark Spangler
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Nathaniel Stuart
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

12556 W Riverview dr Post Falls ID 83854
Mailing address City State Zip
(208)-488-0247 stuartnathaniel77@gmail.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: 08/29/2024

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: Nathaniel Stuart 07/23/2025
Signature of new owner/claimant Title, if applicable Date
Nathaniel Stuart
Print name

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

For IDWR Office Use Only:
Received by NS Date 8-29-25 Receipt No. N045584 Receipt Amt. \$25.00
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 NS Date 8-29-25

RECORDING FEE: \$15.00
Electronically Recorded

DD

RECORD FOR AND RETURN TO:

COREY L SMITH
LAKE CITY LAW GROUP, PLLC
435 W. HANLEY AVENUE, SUITE 101
COEUR D'ALENE, IDAHO 83815

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

THIS DEED, made by Nathaniel Stuart, Personal Representative of the *Estate of Mark E. Spangler* ("Grantor"), unto Nathaniel Stuart, a single person, whose current address is 1107 W. 11th Street, Meridian, Idaho 83642 ("Grantee").

WHEREAS, Grantor is the qualified Personal Representative of said *Estate*, filed as Case No. CV28-24-3181, in Kootenai County, Idaho.

WHEREAS, Grantee, as the sole beneficiary, is entitled to distribution of the hereinafter described real property, pursuant to Idaho Code §15-3-103.

THEREFORE, Grantor does hereby remise, release, and forever quitclaim unto Nathaniel Stuart, as his sole and separate property, all right, title, and interest that the Grantor owns or may subsequently acquire by operation of law or otherwise, in the following described real property in Kootenai County, State of Idaho, particularly described as follows:

**PLEASE SEE "EXHIBIT A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE.**

TOGETHER WITH all mineral, oil, natural gas, water, and other rights running with the land as well as rights, tenements, after-acquired title, hereditaments, and appurtenances there unto belonging.

SUBJECT to all encumbrances, easements, reservations, of oil, gas, and minerals, all present and subsequent years' taxes, levies, and assessments, all rights reserved in federal patents and state deeds or in acts authorizing the issuance thereof, all building and zoning regulations and ordinances of any governmental unit, and all encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the Property including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records, and other matters of record running with the Property.

Tax notices should be sent to the Grantees at the address described above.

EXECUTED this 23 day of August 2024.



Nathaniel Stuart, as Personal Representative
of the Estate of Mark E. Spangler, deceased

STATE OF IDAHO

:ss

County of Kootenai

On this 23 day of August 2024, before me, Cassandra Hansel, a notary public in and for said state, personally appeared Nathaniel Stuart, Personal Representative of the Estate of Mark E. Spangler, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity as Personal Representative.

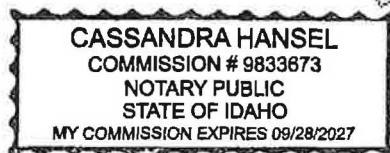

NOTARY PUBLIC

EXHIBIT A

PARCEL I:

Part of Government Lot 6, Section 11, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

COMMENCING at the West quarter corner of Section 11; thence

North $89^{\circ}19'$ West a distance of 1315.49 feet; thence

North $00^{\circ}44'$ East 871.1 feet to the TRUE POINT OF BEGINNING for this description; thence

North $00^{\circ}44'$ East 470 feet; thence

East 470 feet; thence

South 470 feet; thence

West 470 feet to the POINT OF BEGINNING.

PARCEL II:

That portion of Government Lot 4, Section 11, Township 50 North, Range 5 West, Boise Meridian, Kootenai Count, State of Idaho, described as follows:

BEGINNING at a point on the East line of said Government Lot 4, said point of being the Southeast corner of Lot 1 of Falls River Homes, according to the plat recorded in the office of the County Recorder in Book D of Plats, Page 140, records of Kootenai County, State of Idaho; thence

Along the Southerly line of Lots 1, 2, and 3 of said Falls River Homes as follows:

South $60^{\circ}28'$ West 61.94 feet; thence

South $57^{\circ}08'$ West 87.32 feet; thence

South $69^{\circ}35'$ West 47.94 feet, more or less, to the most Northerly corner of land described in Warranty Deed to Dale and Cheryl Young, husband and wife, recorded May 4, 1979 in Book 298 of Deeds, Page 755, records of Kootenai County, State of Idaho; thence

South along the East line of said land described in said deed to Young, 588.01 feet to the South line of said Government Lot 4; thence

3. PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION
[12556 W. Riverview Drive, Post Falls]

East along said South line 154.50 feet to the Southeast corner of said Government Lot 4; thence

North along said East line to the POINT OF BEGINNING.

EXCEPT that portion lying Northerly of the county road described in the deed to the Post Falls Highway District recorded May 6, 1969 in Book 229 of Deeds, Page 177, records of Kootenai County, State of Idaho.

PARCEL III:

That portion of Government Lot 5, Section 11, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, State of Idaho, lying South of the county road and lying West of a line running due South from a point on the Southerly line of Lot 34 of Green Ferry Bank, according to the plat recorded in the office of the County Recorder in Book D of Plats, Page 108, Records of Kootenai County, State of Idaho, which point lies 255.85 feet Easterly of the Southwesterly corner of said Lot 34.



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

August 29, 2025

NATHANIEL STUART
12556 W RIVERVIEW DR
POST FALLS ID 83854-4758

Re: Change in Ownership for Water Right No(s): 95-14088

Dear Water Right Holder(s):

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.

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 208-762-2813.

Sincerely,

A handwritten signature in blue ink that reads "Natalie Steading". The signature is fluid and cursive, with the first name "Natalie" and last name "Steading" clearly visible.

Natalie Steading
Tech Records Specialist 1

Enclosure(s)