

RECEIVED**JUL 10 2025**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**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?
94-7981	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: _____

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): JOSE LUIS DURAN / QUEENY KATHLENE GORDON

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or35979 S. HIGHWAY 3

Mailing address

SABOT MARSES

City

IO

State

83861

Zip

951.545.2406

Telephone

joe.caller13@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: 06/03/25
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 of new owner/claimant

Title, if applicable

Date

JOSE LUIS DURAN

Print name

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:Received by MB Date 7/10/25Receipt No. N045505Receipt Amt. \$25.00Active 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 NSDate 9.30.25

RECORDING FEE: \$15.00 DD
Electronically Recorded



Order Number: 25546671

Warranty Deed

For value received,

Karen K. Conrad, an unmarried woman

the grantor, does hereby grant, bargain, sell, and convey unto

Jose Luis Duran and Quincy Kathleene Gordon, husband and wife

whose current address is **35979 S Highway 3 Saint Maries, ID 83861**

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

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: May 20, 2025

Karen K. Conrad
Karen K. Conrad

State of Idaho, County of Kootenai, ss.

On this 23 day of May in the year of 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Karen K. Conrad, 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.

Sherri Mora
Notary Public
Residing In: Coeur d'Alene
Exp: 3/19/2031



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

A portion of land in Section 6, Township 47 North, Range 2 West of the Boise Meridian, Kootenai County, State of Idaho, more specifically described as follows:

COMMENCING at the Northeast corner of said Section 6; thence

South 44°41'17" West, 982.91 feet to the TRUE POINT OF BEGINNING, said point being at the rights of way intersection of State Highway No. 3 and the Black Lake Road; thence

Along the Southerly R/W line of the Black Lake Road: South 53°06'26" West, 469.62 feet, South 70°24'02" West, 521.17 feet;

South 76°46'16" West, 691.26 feet to the Northeast corner of the L. Kraack property; thence

Leaving the Black Lake Road: South 18°47'08" East, 209.30 feet to the Southeast corner of the L. Kraack property; thence

South 62°18'29" West, 211.27 feet to the Southwest corner of the L. Kraack property; thence

South 16°59'54" East, 61.81 feet to the Southeast corner of the Walker property; thence

South 71°10'44" West, 379.99 feet to the Southwest corner of the Walker property; thence

North 20°49'47" West, 251.55 feet to the Northwest corner of the Walker property, said point being on the Southerly R/W line of the Black Lake Road; thence

Along the Southerly and Easterly R/W line of the Black Lake Road: South 71°51'10" West, 309.32 feet;

South 71°46'45" West, 258.76 feet;

South 39°09'32" West, 182.18 feet;

South 04°02'56" West, 359.46 feet to the Northwest corner of the J. Kraack property; thence

Leaving the R/W line of the Black Lake Road: South 87°35'33" East, 199.30 feet to the Northeast corner of the J. Kraack property;

South 18°13'24" West, 281.94 feet to the Southeast corner of the J. Kraack property; thence

South 89°00'16" East, 671.20 feet; thence

South 00°17'54" East, 157.48 feet; thence

North 88°46'37" East, 389.35 feet to a concrete monument on the Westerly R/W line of State Highway No. 3, marked Sta. 334+50; thence

Along the Westerly R/W line of State Highway No. 3, North 28°54'46" East, 286.34 feet to a concrete monument marked Sta. 336+50; thence

Along the Westerly R/W line of State Highway No. 3, North 47°14'42" East, 79.06 feet to a concrete monument marked Sta. 337+25; thence

North 28°43'19" East, 129.64 feet along the Westerly R/W line of State Highway No. 3; thence

North 33°05'57" East, 282.06 feet along the Westerly R/W line of State Highway No. 3; thence North 57°43'40" West, 208.49 feet; thence

North 32°16'26" East, 208.64 feet; thence

South 57°43'18" East, 228.43 feet; thence

North 41°26'07" East, 399.74 feet along the Westerly R/W line of State Highway No. 3; thence

North 42°55'28" East, 1,163.79 feet along the Westerly R/W line of State Highway No. 3 to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A portion of land in Section 6, Township 47 North, Range 2 West, Boise Meridian, Kootenai County, Idaho being particularly described as follows:

COMMENCING at the Northeast corner of said Section 6; thence

South 44°41'17" West a distance of 982.91 feet to the TRUE POINT OF BEGINNING said point being to the right of way intersection of State Highway 3 and Marshall Road; thence

South 53°06'26" West along said Southerly right of way of Marshall Road a distance of 469.62 feet; thence South 70°24'02" West along said Southerly right of way distance of 521.17 feet; thence

South 76°46'16" West along said Southerly right of way a distance of 691.26 feet to the Northeast corner of Tax #9570; thence

South 18°47'08" East a distance of 209.30 feet to the Southeast corner of Tax #9570;

thence South 45°39'07" East a distance of 310.17 feet to the North corner of Tax #4407;

thence South 57°43'18" East a distance of 228.43 feet to the West corner of Tax #4407;

thence North 41°26'07" East along said Westerly right of way of State Highway 3 a distance of 399.74 feet; thence North 42°55'30" East along said Westerly right of way a distance of 1,163.81 feet to the TRUE POINT OF BEGINNING.



Pioneer Title Co.
GOING BEYOND

100 Wallace Avenue
Coeur d'Alene, ID 83814

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

JIM BRANNON 3 P 2577623000
KOOTENAI COUNTY RECORDER
PRP 12/30/2016 11:57 AM
REQ OF PIONEER TITLE KOOTENAI
COUNTY
RECORDING FEE: \$16.00 DD
Electronically Recorded

File No. 609850 /RW

WARRANTY DEED

For Value Received John R. Kraack and Marla L. Kraack, husband and wife
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jack E. Conrad and Karen K. Conrad, husband and wife, as community property with rights of
survivorship

hereinafter referred to as Grantee, whose current address is 35979 S Hwy 3, St Maries ID 83861

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the 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 U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 7, 2016

John R. Kraack
John R. Kraack

Marla L. Kraack
Marla L. Kraack

State of Idaho, County of Kootenai

On this 7th day of December in the year of 2016, before me, the undersigned, a Notary Public in and for said
State, personally appeared John R. Kraack and Marla L. Kraack known or identified to me to be the
person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that
he/she/they executed the same.

Residing at: Dalton Gardens
Commission Expires: 10-13-17

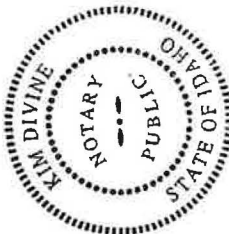


EXHIBIT A

A portion of land in Section 6, Township 47 North, Range 2 West of the Boise Meridian, Kootenai County, State of Idaho, more specifically described as follows:

COMMENCING at the Northeast corner of said Section 6; thence

South 44°41'17" West, 982.91 feet to the TRUE POINT OF BEGINNING, said point being at the rights of way intersection of State Highway No. 3 and the Black Lake Road; thence

Along the Southerly R/W line of the Black Lake Road: South 53°06'26" West, 469.62 feet, South 70°24'02" West, 521.17 feet;

South 76°46'16" West, 691.26 feet to the Northeast corner of the L. Kraack property; thence

Leaving the Black Lake Road: South 18°47'08" East, 209.30 feet to the Southeast corner of the L. Kraack property; thence

South 62°18'29" West, 211.27 feet to the Southwest corner of the L. Kraack property; thence

South 16°59'54" East, 61.81 feet to the Southeast corner of the Walker property; thence

South 71°10'44" West, 379.99 feet to the Southwest corner of the Walker property; thence

North 20°49'47" West, 251.55 feet to the Northwest corner of the Walker property, said point being on the Southerly R/W line of the Black Lake Road; thence

Along the Southerly and Easterly R/W line of the Black Lake Road: South 71°51'10" West, 309.32 feet;

South 71°46'45" West, 258.76 feet;

South 39°09'32" West, 182.18 feet;

South 04°02'56" West, 359.46 feet to the Northwest corner of the J. Kraack property; thence

Leaving the R/W line of the Black Lake Road: South 87°35'33" East, 199.30 feet to the Northeast corner of the J. Kraack property;

South 18°13'24" West, 281.94 feet to the Southeast corner of the J. Kraack property; thence

South 89°00'16" East, 671.20 feet; thence

South 00°17'54" East, 157.48 feet; thence

North 88°46'37" East, 389.35 feet to a concrete monument on the Westerly R/W line of State Highway No. 3, marked Sta. 334+50; thence

Along the Westerly R/W line of State Highway No. 3, North 28°54'46" East, 286.34 feet to a concrete monument marked Sta. 336+50; thence

Along the Westerly R/W line of State Highway No. 3, North 47°14'42" East, 79.06 feet to a concrete monument marked Sta. 337+25; thence

North 28°43'19" East, 129.64 feet along the Westerly R/W line of State Highway No. 3; thence

North 33°05'57" East, 282.06 feet along the Westerly R/W line of State Highway No. 3; thence

North 57°43'40" West, 208.49 feet; thence

North 32°16'26" East, 208.64 feet; thence

South 57°43'18" East, 228.43 feet; thence

North 41°26'07" East, 399.74 feet along the Westerly R/W line of State Highway No. 3; thence

North 42°55'28" East, 1,163.79 feet along the Westerly R/W line of State Highway No. 3 to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A portion of land in Section 6, Township 47 North, Range 2 West, Boise Meridian, Kootenai County, Idaho being particularly described as follows:

COMMENCING at the Northeast corner of said Section 6; thence

South 44°41'17" West a distance of 982.91 feet to the TRUE POINT OF BEGINNING said point being to the right of way intersection of State Highway 3 and Marshall Road; thence

South 53°06'26" West along said Southerly right of way of Marshall Road a distance of 469.62 feet; thence

South 70°24'02" West along said Southerly right of way distance of 521.17 feet; thence

South 76°46'16" West along said Southerly right of way a distance of 691.26 feet to the Northeast corner of Tax #9570; thence

South 18°47'08" East a distance of 209.30 feet to the Southeast corner of Tax #9570; thence

South 45°39'07" East a distance of 310.17 feet to the North corner of Tax #4407; thence

South 57°43'18" East a distance of 228.43 feet to the West corner of Tax #4407; thence

North 41°26'07" East along said Westerly right of way of State Highway 3 a distance of 399.74 feet; thence

North 42°55'30" East along said Westerly right of way a distance of 1,163.81 feet to the TRUE POINT OF BEGINNING.



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

September 30, 2025

JOSE LUIS DURAN
QUINCY KATHLEENE GORDON
35979 S HIGHWAY 3
ST MARIES ID 83861-8312

Re: Change in Ownership for Water Right No(s): 94-7981

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,

Natalie Steading
Tech Records Specialist 1

Enclosure(s)