

RECEIVED

AUG 04 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?
95-10714	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: James K Bowles and Sylvia C Bowles

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): William A LaRue, Jr. and Kari Sue LaRue

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or

9122 S Quaking Aspen Lane

Valleyford

WA

99036

Mailing address

City

State

Zip

509-999-8152

larue219@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: May 19, 2010

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: Kari S. LaRue

Signature of new owner/claimant

Title, if applicable

7-31-25

Date

Kari S. LaRue

Print name

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by JD Date 8-4-2025 Receipt No. N045547 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 9-30-25

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
1866 North Lakewood Drive
Coeur d'Alene, ID 83814

DANIEL J. ENGLISH 5P I 2266053000
KOOTENAI CO. RECORDER Page 1 of 5
BBB Date 05/21/2010 Time 11:17:25
REC-REQ OF FIRST AMERICAN TITLE COM
RECORDING FEE: 15.00
2266053000 DD

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **335819-C (js)**

Date: **May 19, 2010**

For Value Received, **James K. Bowles and Sylvia C. Bowles, husband and wife, as to Parcel 1 and James K. Bowles and Sylvia C. Bowles, husband and wife , as to an undivided 1/7 interest as to Parcel 2**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **William A. LaRue, Jr. and Kari Sue LaRue, husband and wife**, hereinafter called the Grantee, whose current address is **9122 S. Quaking Aspen Lane, Valleyford, WA 99036**, the following described premises, situated in **Kootenai County, Idaho**, to-wit:

Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.

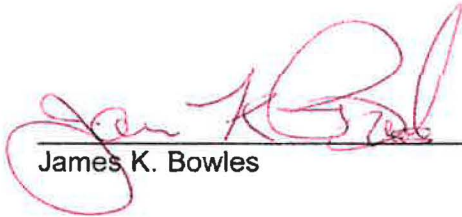
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

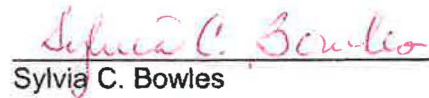
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 05/19/2010

Warranty Deed
- continued

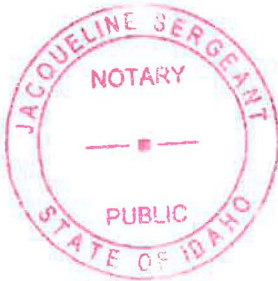
File No.: 335819-C (js)


James K. Bowles


Sylvia C. Bowles

STATE OF Idaho)
COUNTY OF Kootenai)
SS.

On this 19 day of May, 2010, before me, a Notary Public in and for said State, personally appeared **James K. Bowles and Sylvia C. Bowles**, 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.



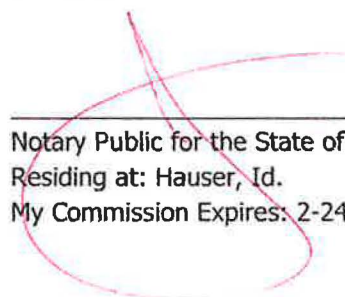

Notary Public for the State of Idaho
Residing at: Hauser, Id.
My Commission Expires: 2-24-16

EXHIBIT A

PARCEL 1:

That part of Lot 3, BRENTWOOD, Kootenai County, State of Idaho, according to the plat recorded in Book E of Plats, page 51, lying Southerly of the following described line:

BEGINNING at the most Northerly corner of said Lot 3; thence

South 10°25' West, along the Westerly line of said Lot 3, a distance of 47.5 feet to the true point of beginning of said line; thence

Southeasterly along a straight line, to a point on the Easterly line of Lot 3 which point is situate South 5°29' West, a distance of 75.0 feet from the most Easterly corner of Lot 3, and the point of terminus of said line.

EXCEPT that part, if any, lying below the mean high water line of Spirit Lake.

PARCEL 2:

A PARCEL OF LAND BEING TAX NUMBER 12030, LOT 1 AND A PORTION OF LOT 5 OF THE PLAT OF BRENTWOOD, RECORDED IN BOOK E OF PLATS, PAGE 51, ALL IN SECTION 7, TOWNSHIP 53 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AS SHOWN ON RECORD OF SURVEY, BOOK 19, PAGE 64, RECORDS OF KOOTENAI COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE TRUE POINT OF BEGINNING FOR THE SAID PLAT OF BRENTWOOD, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THE WEST LINE OF SECTION 7, SAID POINT BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 4; THENCE

EAST 3606 FEET TO A CONCRETE MONUMENT; THENCE

NORTH 46°47' EAST, 1160 FEET TO THE SOUTHWEST CORNER OF THE OLD CHAUTAUGUA GROUNDS; THENCE

NORTH 45°00' EAST, 600 FEET; THENCE

NORTH 43°13' WEST, 492 FEET TO A POINT ON THE OLD COUNTY ROAD RIGHT OF WAY; THENCE

ALONG THE OLD COUNTY ROAD RIGHT-OF-WAY NORTH 59°03' EAST, 84 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING NORTH 49°04' EAST, 854.3 FEET FROM THE NORTHERLY CORNER OF LOT 12 OF BLOCK 1 OF CHAUTAUGUA BEACH UNRECORDED SUB-DIVISION; THENCE

NORTH 19°06'51" EAST, 67.56 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE EXISTING COUNTY ROAD, SAID POINT BEING 25.00 FEET EASTERLY OF THE EXISTING CENTERLINE OF THE SAID COUNTY ROAD; THENCE

ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

105.41 FEET ALONG A NON-TANGENT CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 998.80 FEET, A CENTRAL ANGLE OF 06°02'48", A CHORD BEARING OF NORTH 43°20'23" EAST AND A CHORD DISTANCE OF 105.36 FEET; THENCE

NORTH 40°19'20" EAST, 167.62 FEET TO A POINT OF TANGENT; THENCE

18.17 FEET ALONG A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 430.76 FEET, A CENTRAL ANGLE OF 02°24'59", A CHORD BEARING OF NORTH 39°01'13" EAST AND A CHORD DISTANCE OF 18.17 FEET; THENCE

LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 79°59'50" EAST, 77.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE

ALONG THE BOUNDARY OF SAID LOT 1, SOUTH 79°42'33" EAST, 49.80 FEET; THENCE

LEAVING THE SAID BOUNDARY OF LOT 1, NORTH 55°16'04" EAST, 150.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE

ALONG THE BOUNDARY OF SAID LOT 5 THE FOLLOWING COURSES:

NORTH 87°23'09" EAST, 65.01 FEET; THENCE

SOUTH 33°30'52" EAST, 48.24 FEET; THENCE

SOUTH 08°48'41" EAST, 43.56 FEET TO THE NORTHEAST CORNER OF TAX NUMBER 8414; THENCE

LEAVING THE SAID BOUNDARY OF LOT 5 ALONG THE NORTHERLY LINE OF SAID TAX NUMBER 8414, NORTH 73°24'06" WEST, 130.98 FEET TO THE NORTHWEST CORNER OF SAID TAX NUMBER 8414; THENCE

SOUTH 55°23'15" WEST, 45.07 FEET TO THE SOUTHWEST CORNER OF SAID TAX NUMBER 8414; THENCE

LEAVING THE SAID BOUNDARY OF TAX NUMBER 8414, SOUTH 22°02'10" WEST, 27.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE

ALONG THE EASTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING COURSES:

SOUTH 10°29'19" WEST, 85.13 FEET; THENCE

SOUTH 10°25'28" WEST, 95.00 FEET; THENCE

Date: 05/19/2010

Warranty Deed
- continued

File No.: 335819-C (js)

SOUTH 10°24'55" WEST, 50.13 FEET; THENCE

SOUTH 54°44'02" WEST, 27.09 FEET; THENCE

SOUTH 54°31'52" WEST, 38.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE

**NORTH 87°32'00" WEST ALONG THE SOUTH LINE OF SAID LOT 1, 294.23 FEET TO THE
POINT OF BEGINNING.**

RIT LAKE

#1457
#1458

READ AND APPROVED

[Signature]

READ AND APPROVED

[Signature]

000-006-A
0.390 Ac

000-007-B
0.340 Ac

#7670

000-007-A
0.109 Ac

000-005-A
0.185 Ac

000-004-B
0.213 Ac

000-004-A
0.133 Ac

000-003-B
0.380 Ac

000-003-A
0.318 Ac

000-002-C
0.318 Ac

000-002-A
0.433 Ac

Brentwood

0-0960

#3788
EX TAX #
2390

3.379 Ac

#3253

#2015

#2010

#20003

#9599

#20168

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THIS SKETCH IS FURNISHED WITHOUT
CHARGE SOLELY FOR THE PURPOSE OF
ASSISTING IN LOCATING SAID PREMISES
AND THE FIRST AMERICAN TITLE COMPANY
ASSUMES NO LIABILITY FOR INACCURACIES
HEREIN



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

WILLIAM A LA RUE JR
KARI SUE LA RUE
9122 S QUAKING ASPEN LN
VALLEYFORD WA 99036-9782

Re: Change in Ownership for Water Right No(s): 95-10714

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)