

August 19th 2022



7214 BUFF
G 7214 GREEN TINT

Dear State of Idaho
Department of Water Resources,

I am writing this letter to let
you know I have filed my
water rights here in North of
Idaho on line here is the
paper work to prove it.

Thank you

Julia Ann Magnusson

(206) 718 0094

Civil No. 00-69576

RECEIVED

SEP 06 2022

DEPARTMENT OF
WATER RESOURCES

SCANNED

SEP 20 2022

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

Water Rights Filed 3/2/22 Wed.
Claim No. 96-4558

IN RE THE GENERAL ADJUDICATION OF RIGHTS TO THE USE OF WATER FROM THE CLARK FORK-PEND OREILLE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 69576

Ident. Number 96-4558

Date Received: 3/2/2022

Receipt No: T112059

RECEIVED

SEP 06 2022

DEPARTMENT OF
WATER RESOURCES

1. Name of Claimant(s):

Name	Address	City	State	Country	Postal Code
JULIA ANN MAGNUSSON	1504 TAYLOR AVE NORTH	SEATTLE	WA	USA	98109

2. Date of Priority:

Date	Explanation
5/15/1920	

3. Source:

Source	Tributary
SPRING	SINKS

4. Point of Diversion:

Township	Range	Section	Gov Lot	QQ	Q	County	Type	Description
57N	01W	14		SW	NW	BONNER		

5. Water is used for the following purpose(s):

Water Use	Number Of Homes	Stock	Number of Stock	Description
DOMESTIC	1			There are two homes on this property. One is right next to Sunnyside road and one is further up from the road. Each home has a half-acre of garden irrigation.

6. Season(s) of Use:

Water Use	From Month/Day	To Month/Day
DOMESTIC	01/01	12/31

7. Quantity:

Water Use	CFS	AF	KW
DOMESTIC	0.08		

Totals

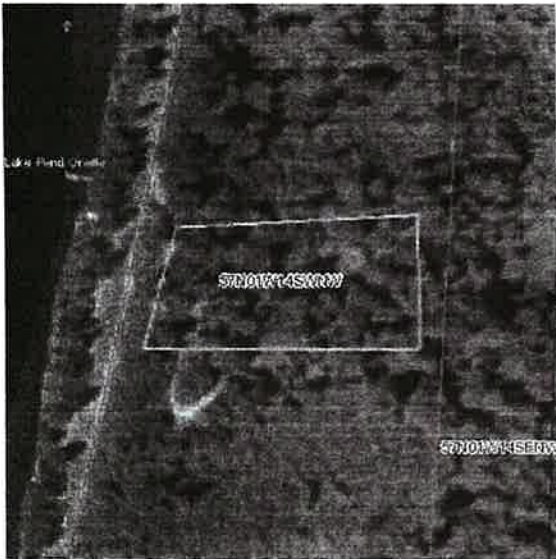
CFS	AF	KW
0.08		

8. Place of Use:

Water Use	Total Claimed Acreage
-----------	-----------------------

DOMESTIC								
Township	Range	Section	QQ	Q	County	Govt Lot	Acres	
57N	01W	14	SW	NW	BONNER			

Water Rights Filed 3/2/22 W2d
Claim No. 96-4558



9. Remarks:

10. Other Water Rights:

11. Basis:



12. Signature(s):

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled *How you will receive notice in the Clark Fork-Pend Oreille River Basin Water System Adjudication*. (b.) I/We do ___ do not ___ wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: _____

For Individuals: I/We do solemnly swear or affirm under penalty of perjury that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s): _____ Date: _____

Date: _____

For Organizations: I do solemnly swear or affirm under penalty of perjury that I am

_____ of _____

Title

Organization

that I have signed the foregoing document in the space below as

_____ of _____

Title

Organization

and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent _____ Date _____

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 42 log Rustic
Occupancy: Single family
Story Height: 1.0
Finished Area: 634
Attic: None
Basement: None

ROOFING

Material: Enamel steel
Type: Gable Hip
Framing: Std for class
Pitch: Not available

FLOORING

Sub and joists 1.0
Base Allowance 1.0

EXTERIOR COVER

EXTENSION COVER	
Log rustic	1.0
Wood siding	1.0

INTERIOR FINISH

NAME	DATE	TIME	LOCATION	REMARKS
BOY	1.0	1.0	1.0	1.0
TYWYD	1.0	1.0	1.0	1.0

ACCOMMODATIONS

RECOMMENDATIONS

Furnished Rooms	4
Sleeping Rooms	1
Normal Dining Rooms	1
Stoves:	4

HEATING AND AIR CONDITIONING

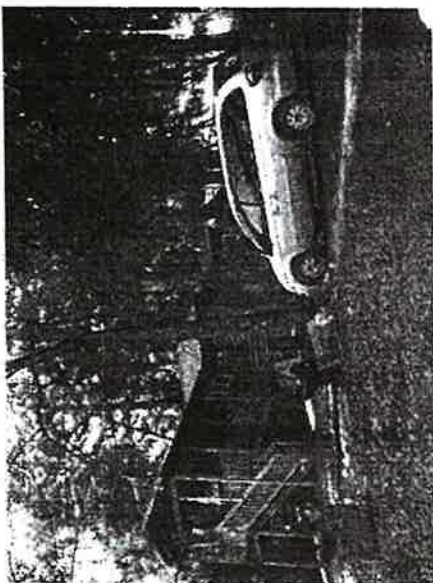
Primary Heat: No heat-wood stove/insert

PLUMBING

#	1	1	1	1	5
	Fixt. Baths				
	Hot Sink				
	Water Heat				
	TOTAL				

REMODELING AND MODERNIZATION

Amount: Date



wood shed 05

06

04

03

County Road

01

SPECIAL FEATURES

[illegible]

TLCM: 100.00)

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards	TOTAL IMPROVEMENT VALUE
				38309

RP57N01W143800A

MAGNUSSON TRUST

3265 SUNNYSIDE RD

131

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RP57N01W143800A
Parcel Parcel Number
Property Address
3265 SUNNYSIDE RD

OWNERSHIP - Deeded Owner

MAGNUSSON TRUST
MAGNUSSON, JULIA TRUSTEE
1604 TAYLOR AVE N
SEATTLE, WA 98109
14-17N-1W
SNNW & TAX 4

TRANSFER OF OWNERSHIP

Date

Printed 03/07/2022 Card No. 1

of 1

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 03
Area 001
District 021000

VALUATION RECORD

Assessment Year	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021
Reason for Change	Value Update	BOE	5Y Reval	5Y Reval	5Y Reval	5Y Reval	5Y Reval
VALUATION	324056	319108	319108	319405	319722	320062	334383
Market Value	25800	25800	25800	27092	32767	33185	38308
	349866	344908	344908	346497	352489	353247	372691

Site Description

Legal Acres:
41.7800

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID	Measured Acreage	Table Effective Depth	Prod Factor Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 PRODUCTIVE TIMBER LAND (CAT 6)	06002	21.1900	100.0	1.00	297.00	297.00	6293	6293	6293
2 WATERFRONT AVG (CAT 12,15,20)	AV	0.0	100.0	1.00	3150.00	3150.00	315000	SV	315000
3 TSBAFEMENTIES	AV	0.0	100.0	1.00	13000.00	13000.00	13000	SV	13000
4 Underwater (cat 18)		18.0000		1.00	5.00	5.00	90	SV	90
5 Waste / R-O-W (cat 19)		1.5900		1.00	0.00	0.00	0	SV	0

AGTM: AG/TIME INFO
New Timber 2015 RM 1/30/2015
RC20: RESIDENTIAL CHGR CHG 20
Resketched HS, added RUX/DK-r, added 6x7 lean-to.
Renter, Cliff, said no toilet in HS. They use an outhouse.
There is a tub/shower and sink in bathroom. Added second wood
stove & flue for wood cook stove in kitchen, per renter.
LAD 1272020
RY20- REVIFW YEAR 2020

Supplemental Cards
TRUE TAX VALUE

334383

Supplemental Cards
TOTAL LAND VALUE

334383

Real Property Valuation Summary

1973 Appraisal

158-558-359

APPAISED

JULIA WICKS
BOX 18
SANDPOINT, IDAHO 83864

21-3994
SNNW & TAX 4
14-57-1W

57N01W14 3800

DISTRICTS: School HIGHWAY

	MARKET VALUE, RATIO & YEAR					
	1977	1978	1979	1980	1981	1982
BUILDING &/OR IMPROVEMENT	2437	2437	6602	9263		9800
34 Range						750
32 Outbldg						
TOTAL MARKET VALUE	2437	2437	6602	9263		
ASSESSED VALUE	469	469	1291	1825		
Mach. Tools, Equip.						
ASSESSED VALUE						
50. Furniture, Fixtures						
ASSESSED VALUE						
65. Mobile Homes & Travel Trailers						
ASSESSED VALUE						
71. Signs & Sign Boards						
ASSESSED VALUE						

5000/Ac Waterfront

LAND NUMBER & CLASS	ACRE LOTS	MARKET VAL.	19.25%	19.26%	19.40%	19.50%	19.70%	19.85%	20.00%
			1977	1978	1979	1980	1981	1982	1982
1. Irrigated Agriculture									
2. Improved Grazing									
3. Non-Irrigated Agriculture									
5. Dry Grazing									
6. Timber	51.26	687		123					
7. Reproduction									
8. Reforestation									
9. Mineral									
10. Stand. Timber (Owned separate from land)									
11. Recreational									
15. Platted Rural Subdivision									
18. Single Tract Not Platted	18.00	25920			5025	5063			90
19. Water Lands (Platted)	44.24	70				14			
19. R/W Acreage	4.39								
20. Residence Lots &/Or Acreage City Limits									
Commercial Lots &/Or Acreage									
Industrial Lots &/Or Acreage	32.19	24900							
Lakeshore Lots &/Or Acreage	18.16	4000							
71. Acreage	44.6	1155							
TOTAL	41.78	6237							

110950

7663

15

15

15

15

15

15

15

15

Real Property Valuation Summary

#241472 TAKES TO MAGNUSON

02100

RP57N01W143800A

WICKS JULIA

PAY 8-84X 18

SANBORN ID 83864

1987-88 Box 19773

Seattle, WA 98108

Pauline C. Magnuson

1604 Taylor Ave North

SEATTLE, WA 98109

19-57-14

SHW & TAX 4

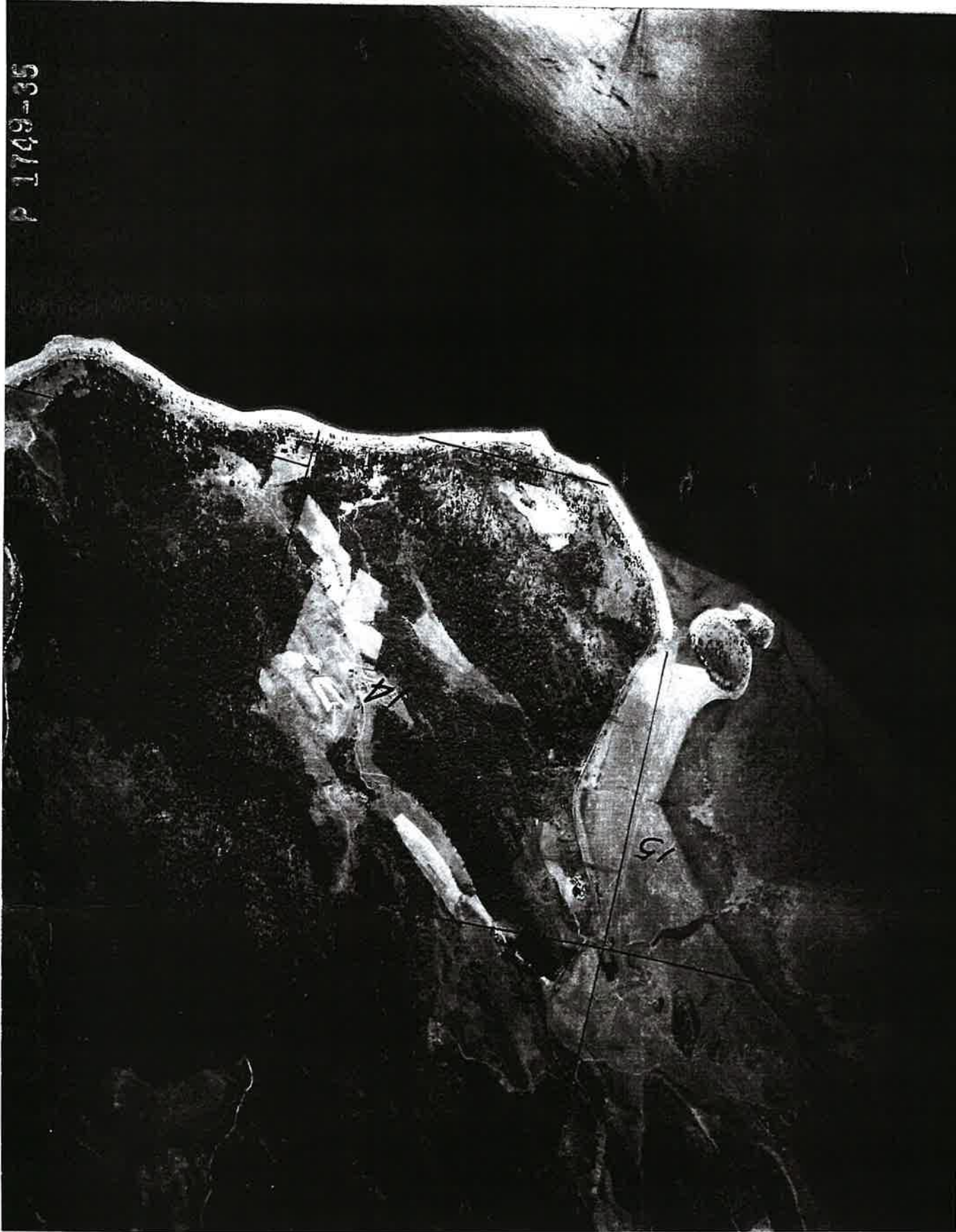
BUILDING &/OR IMPROVEMENT	MARKET VALUE				
	1983	1984	1985	1986	1987
32				750	
31-34				900	

REMARKS:

LAND VALUATION: 100 FF AT 300/FF = 30,000

LAND CATEGORY	ACRE LOTS	MARKET VALUE				
		1983	1984	1985	1986	1987
1. IRRIGATED AGRICULTURE						
2. NON-IRRIGATED AGRICULTURE						
3. DRY-GRAZING (OPEN)						
4. DRY-GRAZING (TIMBER)						
5. PRODUCTIVITY						
6. TIMBER						
7. BARE-LAND	21.19				X	
8. REFORESTATION						
9. MINERAL						
10. RURAL INVESTMENT HOMESITE	1.000				X	30,000
11. RECREATIONAL						
12. RURAL RESIDENTIAL TRACT	22.190				119,500	X
13. RURAL COMMERCIAL TRACT						
14. RURAL INDUSTRIAL TRACT						
15. PLATTED RURAL SUBDIVISION						
16. RURAL SUBDIVISION COMM. LOTS/ACRES						
17. RURAL SUBDIVISION IND. LOTS/ACRES						
18. OTHER RURAL LAND						
19. OTHER RURAL LAND (WASTE)	17.000				90	
20. PUBLIC ROAD R/W	1.380					
21. RESIDENCE (CITY) LOTS/ACRES						
22. COMMERCIAL (CITY) LOTS/ACRES						
23. INDUSTRIAL (CITY) LOTS/ACRES						

P 1749-35



1935 Overview Sunnyside Property

Magnuson Trust - Julia Magnuson

1400' R.O.W

Bonner County provides the data "as is" with no claim as to its accuracy.

7/26/2021, 7:35:37 AM

Encroachments



Pending



Secondary

County Maintained

Local Roads



Structure



Alternate

County Maintained

Local



Access



Driveway

Major Roads

Ramp



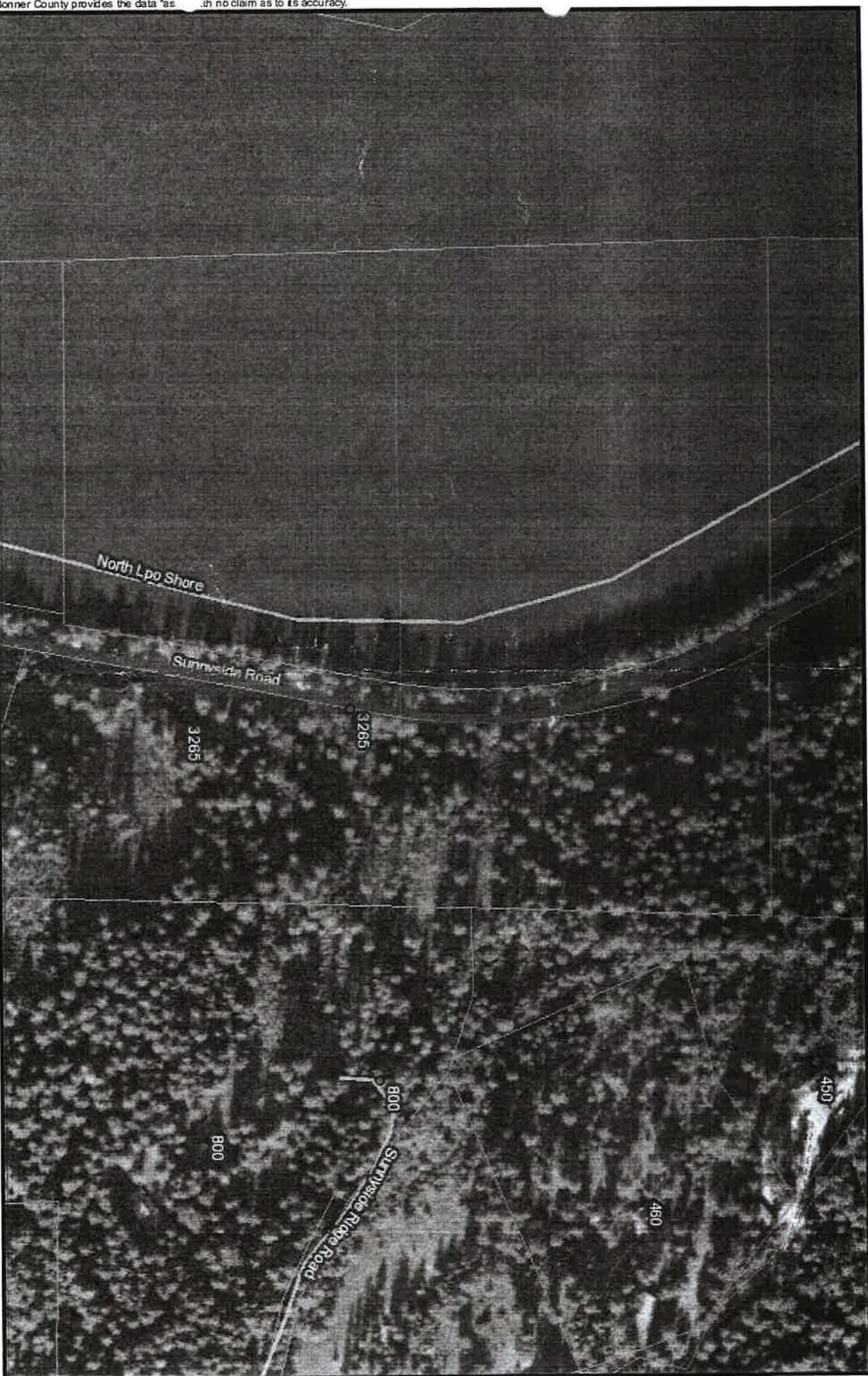
Primary



Parcels

Major Roads

Parcels



1:4,514



Source: Esri, Maxar, GeoEye, Earthstar
Web AppBuilder for ArcGIS
Maxar | Esri, HERE, Garmin, iPC |

[illegible]

Form No. 243
9/81

Claim No.

8597-95

A blank sheet of graph paper featuring a grid of squares. The grid is composed of solid black lines forming the outer boundaries and internal divisions, and dashed black lines forming smaller squares within the larger ones. The overall layout is a rectangular area divided into a 6x8 grid of small squares by solid lines, with each of these large squares further subdivided into four smaller squares by dashed lines.

Map should show the location of the point of diversion and the place of use of the water by 40-acre subdivisions, section, township and range of the public land survey system.

County of

Bonnet

1) 55.

Sworn to before me this

gth

day of

April

~~X~~ Julia Ann Magnusson
(Claimant)

(Claimant

, 1994

Notary Public

Residing at

1994.
 Ryan A. Pleasant

Sancho

4/20/98 Com Exp

My commission expires

1/20/98

Received by _____ Date _____
Prelim. check by _____ Date _____
\$30.00 fee received by _____ Date _____
Published in _____
Dates _____

Exception filed by:

Forwarded to
claimant by:

Date _____

acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal the day and year in this certificate first above written.

Peter Johnson

Notary Public in and for the State of Idaho residing at Sandpoint, Com. Ex. Oct. 1-1923.

(Notarial Seal)

Filed for Record at the Request of Peter Johnson at 10 min. past 3 P.M. on May 15th 1923 and recorded in Vol. 15 of Mortgages, page 591. Records of Bonner County, State of Idaho. Fee -- \$2.00
Robt. R. McGraw -- Recorder. By _____ Deputy.

No. 4 5 6 4 3.

MORTGAGE

THIS MORTGAGE, made the 15th day of May A.D. One Thousand Nine Hundred and Twenty BY C. R. WICKS and H. W. Sisson of the County of Bonner, State of Idaho, single men, Mortgagors, TO JOHN M. Sisson of the City of Berkeley, County of Alameda, State of California, Mortgagee,

WITNESSETH, That the Mortgagors mortgage to the Mortgagee that certain parcel of land in the County of Bonner State of Idaho, particularly described as follows, to wit:

The Southwest quarter of the Northwest quarter (S.W. 1/4) of the N.W. 1/4;
the Southeast quarter of the Southwest quarter (S.E. 1/4) of the S.W. 1/4;
and Lots Five (5) and Six (6) of Section Fourteen all in Township
Fifty-seven North, Range One (1) West R.M.
This mortgage is given to secure a part of the purchase price of said premises.

AS SECURITY for the payment to the said Mortgagee of Fifteen Hundred Dollars (\$1500.00), with interest thereon according to 3 certain promissory notes of even date herewith, made by said Mortgagors to the Mortgagee herein one due May 15th 1921, one May 15th, 1922, and one May 15th 1923, each for five hundred dollars, if default be made in payment of the principal or interest of said notes or any of them or any part thereof, mortgagee may elect to declare the whole sum secured hereby due and payable immediately.

MORTGAGORS shall pay all taxes, assessments and incumbrances on said property, or which may appear to be such, during the continuance hereof, including taxes on this mortgage and shall keep the buildings on said premises insured in a company selected by the Mortgagee for at least \$500.00, payable in case of loss to the said Mortgagee, and shall pay for same; and failing to do so, Mortgagee may pay any and all such sums or charges. All sums so paid shall be repayable on demand, and shall bear interest at the rate of one per cent per month, and are secured by this mortgage. In case of foreclosure, there shall become due to Mortgagee at the commencement of the action, the sum of \$150.00 for attorney's fees, which sum is likewise secured by this mortgage.

WITNESS the signature of the Mortgagors the date herein first written.

Signed and executed in the presence of

C. R. Wicks,

(SEAL)

H. W. Sisson

(SEAL)

STATE OF IDAHO)
County of Bonner) ss.

On this 15th day of May A.D. One Thousand Nine Hundred and Twenty, before me, a Notary Public, in and for the County of Bonner State of California, residing therein, duly commissioned and sworn, personally appeared C. R. WICKS and H. W. Sisson known to me to be the persons described in and whose names are subscribed to the within instrument, and

they acknowledged to me that they 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.

(Notarial Seal)

G. H. Martin
Notary Public. In and for said County of
Bonner, State of Idaho residing at
Sandpoint.

Recorded at the Request of G. H. Martin May 15th A.D. 1920 at 42 min. past 4 o'clock,
P.M., in Vol. 15 of Mortgages Page 594. Bonner County Records.

Robt. S. McCrea -- Recorder.

By F. E. Walker --, Deputy Recorder.

Fees -- \$1.50

No. 4 6 6 1 3 .

THIS INDENTURE, Made this 3rd day of May, A.D. 1920. Between Ernest Walter the party of
the first part, and Walter E. Tipton and Matilda L. Tipton the parties of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum
of Two Thousand Dollars, lawful money of the United States to them in hand paid by the said
party of the second part, the receipt whereof is hereby acknowledged, do by these presents
grant, bargain, sell, convey and confirm unto the said party of the second part, and to
their heirs and assigns, the following described tract or parcel of land, lying and being
in the County of Bonner and State of Idaho, and particularly bounded and described as follows,
to-wit:

North East Quarter of the North West Quarter and the North West Quarter
of the North East Quarter and Lots Two and Three of Section Fifteen in
Township Fifty Nine North of Range Four W of the Boise Meridian

Together with all and singular the tenements, hereditaments and appurtenances thereto be-
longing,

THIS CONVEYANCE is intended as a Mortgage, to secure the payment of Two Thousand Dollars
lawful money of the United States, together with interest thereon in like lawful money at the
rate of 7 per cent per annum from date until paid, according to the terms and conditions of
three certain promissory notes bearing even date Made by Ernest Walter payable \$500.00 on
or before one year \$500. on or before two years, and \$1000. on or before three years to the
order of Walter E. and Matilda L. Tipton and these presents shall be void if such payment
be made according to the terms and conditions thereof, But in case default be made in the
payment of the principal or interest of said promissory notes or any part thereof, when the
same shall become due and payable, according to the terms and conditions thereof, then the
said parties of the second part, their executors, administrators and assigns, are hereby
empowered to sell the said premises, with all and every of the appurtenances, or any part
thereof, in the manner prescribed by law, and out of the money arising from such sale, to
retain the whole of said principal and interest, whether the same shall be then due or not,
together with the costs and charges of making such sale, and the overplus, if any there be,
shall be paid by the party making such sale, on demand, to the party of the first part his
heirs or assigns, And in any suit or other proceeding that may be had for the recovery of
said principal sum and interest on either said note or this mortgage, it shall and may be

FOR SALE BY
CHAS. F. METSKER
314 S. W. OAK STREET, PORTLAND, OREGON
101 SOUTH 10TH ST., TACOMA, WASHINGTON
THIRD AVE., SEATTLE, WASHINGTON

TOWNSHIP 57 N., RANGE 1 W. B. M.
BONNER COUNTY, IDAHO

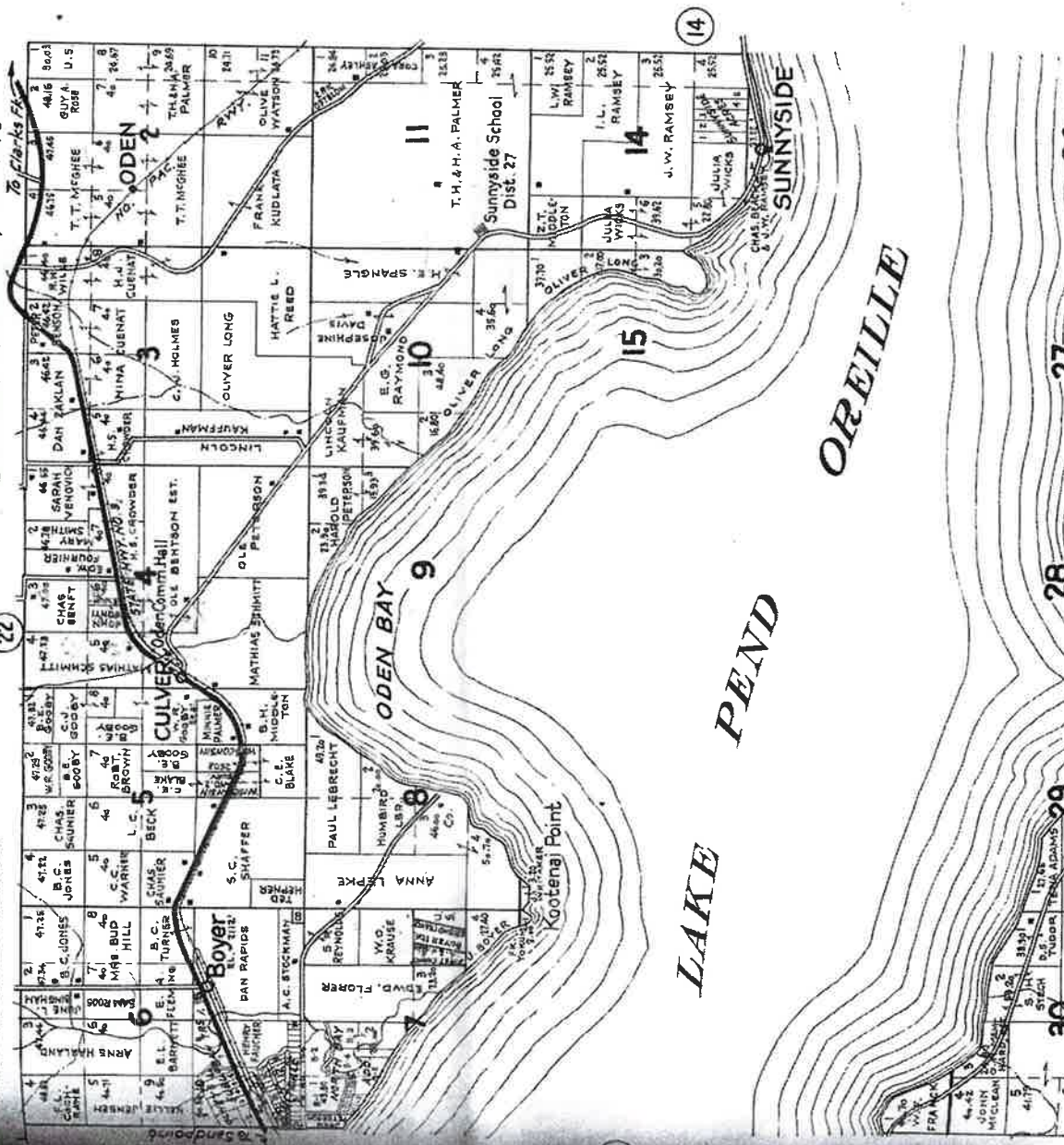
SMALL TRACTS
 - SEC. 8 - SAM ROOB &
 - " 29 - MARY M. BO
 - " " - TILLIS DREIN

OLNEY'S SUB. TRS.
SEC. 6
• JOHNN BRODKARD
• JUNE MILLER
• A-ALICE PETERSON
• AMELIA "
• A- H.S. CROWDER
• E.L. BARNETT SR.
• BERTHA SA. 1-2

FRUITDAL
SEC. 6
WYOMING COUNTY

149. R.V. BICKNELL
10-11. CUNE MILLE
12. GON
13. R.V. BICKNELL
14. 3.
15. 2. ROSE KERR
16. 4. GAIL WACK
17. 8. DA MOSS
18. 10. MINNIE WACK
19. 12. 3. B. PLACODA
20. 15. A.G. STOCKHIA
21. HENRY ROVEN
22. 17. K.C. WINNES

UNNYSIDE ACRES
SEC. 14.
D. DULIA WICKS
MRS. ORA BRUCE
A. E. FRANKLIN
CHAS. BEACH



Water Rights Filed 3/2/22 W2d
Claim No 96-4558

Idaho Department of Water Resources Receipt

Receipt ID: T112059

Payment Amount \$58.00 Date Received 3/2/2022 4:23 PM Region Electronically Transmitted

Payment Type Charge Card

Payer JULIA ANN MAGNUSSON

Comments Water right 96-4558(525)ORDERID: 50849212
LOCAL REFID: VKIdioLeREuHvLUU6q2FQ==
TOTAL PAID:\$60.74(FEEs: \$2.74)
AUTH_CODE: 201144
REC DATE: 3/2/2022 04:23:47 PM MST

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$58.00	NORTHERN ID ADJUDICATION FILING FEE	75503	0337	1		1155

Signature Line (Department Representative)