



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

August 14, 2026

LISA ROSAUER
137 PUFFIN RD
SANDPOINT ID 83864-7619

RE: Change in Ownership Water Right No(s): 96-9491

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received your Notice of Change in Water Right Ownership (Notice) on July 30, 2026. Per our conversation August 14, 2026, the licensed water right had not yet been claimed in the Clark Fork-Pend Oreille River Basin Adjudication, as would be required to maintain the validity of the right through the adjudication process.

Because the right had not been claimed yet and you expressed the desire to complete the adjudication process in lieu of the ownership change through allocations, the Department is returning your Notice and attachments to you. A refund of \$25 has been requested and will be mailed to you under separate cover from the Idaho State Controller's Office. You may re-submit your request with the appropriate documents and fees.

If you have any questions regarding this matter, please contact me at 208-762-2813.

Sincerely,

Natalie Steading
Tech Records Specialist 1

Enclosure(s)

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 30 2026

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?
96-9491	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:

Celeste Lunde, Steven McDonald
Name of current water right holder/claimant

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

Lisa Rosauer, James Rosauer
New owner(s) as listed on the conveyance document

137 Puffin Rd
Mailing address
208-304-8421
Telephone

Sandpoint ID 83864
City State Zip
Rosauer316@yahoo.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: 1/28/2019

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:

Lisa Rosauer
Signature of new owner/claimant
Lisa Rosauer
Print name

Title, if applicable

Date

7/24/26

Signature:

James Rosauer
Signature of new owner/claimant
James Rosauer
Print name

Title, if applicable

Date

7/24/26

For IDWR Office Use Only:

Received by MB Date 7/30/26

Receipt No. N046189

Receipt Amt. \$2500

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

Date

Refund Requested
8-14-26

Instrument # 935039
Bonner County, Sandpoint, Idaho
02/26/2019 10:20:45 AM No. of Pages: 2
Recorded for: LISA ROSAUER
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy
Index to: WARRANTY DEED

WARRANTY DEED

FOR VALUE RECEIVED, **Steven S. McDonald and Linda J. McDonald, husband and wife**, hereinafter called Grantors, do hereby grant, bargain, sell and convey unto **Lisa R. Rosauer and James G. Rosauer, husband and wife**, as community property with right of survivorship, Grantees, whose address is:

★ **1167 Jan¹sh Drive, Sandpoint, ID 83864**
Correct name Janish

the following described premises, County of Bonner, State of Idaho, to-wit:

Lot 2 of Winterhaven, a Replat of a portion of Lot 5, Lena Dan Tract, according to the plat thereof, recorded in Book 9 of Plats, Page 113, records of Bonner County, Idaho.

SE¹/₄ S12 - 57N - 3W

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantees; current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: 1/28, 2019.

Steven S. McDonald
Steven S. McDonald

Linda J. McDonald
Linda J. McDonald

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

On this 28th day of January, 2019, before me, a Notary Public in and for said State, personally appeared Steven S. McDonald and Linda J. McDonald, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Vivienne Smith
Notary in and for said County and State Bonner Cty, ID.
Residing at: Bonner Cty.
Commission Ex.: 1/30/25



Instrument # 928642
Bonner County, Sandpoint, Idaho
09/28/2018 02:41:57 PM No. of Pages: 2
Recorded for: NORTH IDAHO TITLE COMPANY SANDPOINT - RW
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy rflaherty
Index to: WARRANTY DEED

Escrow No.: N-45939-LM

WARRANTY DEED

FOR VALUE RECEIVED, **Kenneth W. Lunde and Celeste M. Lunde, husband and wife**, Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Steven S. McDonald and Linda J. McDonald, husband and wife, as community property with right of survivorship**, Grantee, whose address is:

260 Puffin Road, Sandpoint, ID 83864

the following described premises, County of Bonner, State of Idaho to-wit:

Lot 2 of Winterhaven, a Replat of a portion of Lot 5, Lena Dan Tract, according to the plat thereof, recorded in Book 9 of Plats, Page 113, records of Bonner County, Idaho.

SE 1/4 S12 - 57N - 3W

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Instrument # 928642

09/28/2018 02:41:57 PM Page 2 of 2

DATED, September 27, 2018


Kenneth W. Lunde
Celeste M. Lunde

STATE OF IDAHO

)
)ss.
)

COUNTY OF Bonner

On this 28th day of September, 2018, before me, a Notary Public in and for said State, personally appeared Kenneth W. Lunde and Celeste M. Lunde, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.


Notary In and for said County and State
Residing at: Athol
Commission Exp.: May 2, 2023

LYNNETTE MILLER
NOTARY PUBLIC
STATE OF IDAHO



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

Plat Recording Letter

10/03/2023

James & Lisa Rosauer
137 Puffin Rd.
Sandpoint, Id 83864

Subject: LS0026-23 – Rosauer Subdivision

Dear James and Lisa Rosauer,

The final plat of Rosauer Subdivision was recorded at your request on November 3rd, 2023, at Instrument #1027192, Bonner County Records, and at Book 21, Page 14, Bonner County Records.

Please contact the Bonner County Planning Department if you have any questions.

Sincerely,

Teresa Leaverton
Planning Tech

cc: Katie Keeney
Glahe & Associates
303 Church St.
Sandpoint, ID 83864

ROSAUER SUBDIVISION

WINTERHAVEN, LOT 2
LYING IN THE SE $\frac{1}{4}$ OF SECTION 12,
TOWNSHIP 57 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT LISA R. ROSAUER AND JAMES C. ROSAUER, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS "ROSAUER SUBDIVISION" BEING A PORTION OF SECTION 12, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 2 OF WINTERHAVEN, A REPLAT OF A PORTION OF LOT 5, LENA DAN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 9 OF PLATS, PAGE 113, RECORDS OF BONNER COUNTY, IDAHO,

AND

LOT 8B OF THE REPLAT OF LOT 6 OF LENA DAN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 5 OF PLATS, PAGE, 188, RECORDS OF BONNER COUNTY, IDAHO

LISA R. ROSAUER

DATE

JAMES C. ROSAUER

DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LISA R. ROSAUER, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES C. ROSAUER, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS DAY OF 2023.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF 2023.

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "ROSAUER SUBDIVISION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS DAY OF 2023.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE

PANHANDLE HEALTH DISTRICT SIGNATURE

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELLS
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANKS AND DRAIN FIELDS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR

DATED THIS DAY OF 2023.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF 2023, AT IN BOOK OF PLATS AT PAGE AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO.

COUNTY RECORDER BY DEPUTY

\$ FEE

TYSON L.A. GLAHE, PLS 14879

DATE



PREPARED FOR:
ROSAUER, JIM & LISA
137 PUFFIN RD.
SANDPOINT, ID 83864

1/A				Section		T. Township		Range		BORTMAN		IDAHO	
12				57		3		W		SANDPOINT		WINTERHAVEN	
PROJECT # 23-17 ROSAUER												DRAWING NAME 23-17 ROSAUER REPLAT	
ROSAUER SUBDIVISION													
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 203 Church Street Sandpoint, Idaho 83864 208-265-4474													
Scale: N/A													
Checked By: TLAG													
Date: 8/11/2023													
Sheet: 2 of 2													