

RECEIVED

JUN 16 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
EASTERN REGION

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?
22-7055 <i>OK</i>	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: George McKissick
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Teton Valley Resort, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- P.O. Box 1000 Kaysville UT 84037-1000
Mailing address City State Zip
- (801) 628-5555 ken.edwards@libertycapco.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: 01-06-2017
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: *Randy Larsen* Manager/Owner 05/20/2025
 Signature of new owner/claimant Title, if applicable Date
Randy Larsen
 Print name

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

Received by M. Pottler Date 6-16-25 For IDWR Office Use Only: Receipt No. E050917 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 *JB* Processed by *JB* Date 6/24/2025

WARRANTY DEED

Warranty deed made this 3rd day of October, 2019 between TETON VALLEY RESORT, LLC of 11629 S 700 E, Suite 125, Draper, UT 84020 referred to as Grantor, and TETON VALLEY RESORT, LLC of 11629 S 700 E, Suite 125, Draper, UT 84020 referred to as Grantee.

Grantor in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and does hereby grant, bargain, sell and convey, and confirm unto Grantee and its heirs and assigns forever, all the following described real estate situated in Teton County, Idaho:

SEE EXHIBIT "A"

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

And Grantor and its heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, its heirs, and assigns against Grantor and its heirs and against all and every person and persons whomsoever, lawfully claiming the same.

Grantor has hereunto set his hands on the day and year first above written.

Randy Larsen
RANDY LARSEN, TETON VALLEY RESORT LLC

STATE OF Idaho)
County of Teton)
SS

On this 3rd day of October in the year of 2019, before me, a Notary Public in and for said State, personally appeared RANDY LARSEN, 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.

Sharon W. Woolstenhulme
Notary Public

Residing at: Victor, Idaho

My commission expires: 01-02-2021

SHARON W. WOOLSTENHULME
COMMISSION NO. 38915
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 01/02/21

EXHIBIT "A"

PARCEL A

A 15.33 ACRE PARCEL IN THE SOUTH EAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

FROM THE SOUTH QUARTER CORNER OF SAID SECTION 10, N00°01'07"E, 2475.77 FEET, S89°22'00"E, 808.40 FEET AND N89°55'49"E, 912.59 FEET TO THE POINT OF BEGINNING, BEING THE SOUTH EAST CORNER OF WILLOW CREEK SUBDIVISION, A BRASS CAP MONUMENT IN THE NORTHWESTERN R.O.W. OF STATE HIGHWAY 31; THENCE S34°14'26"W, 785.72 FEET ALONG STATE HIGHWAY 31 WEST R.O.W. TO A PIECE OF REBAR; THENCE S34°14'07"W, 415.92 FEET ALONG STATE HIGHWAY 31 WEST R.O.W. TO A PIECE OF REBAR; THENCE N89°58'56"W, 516.40 FEET TO AN IRON POINT; THENCE N00°01'07"E, 343.87 FEET TO AN IRON POINT; THENCE S89°59'13"E, 279.00 FEET TO AN IRON POINT; THENCE N00°04'12"E, 650.55 FEET TO AN IRON POINT; THENCE N89°55'49"E, 912.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 15.33 ACRES OR 667724 S.F.

SUBJECT TO 12 FOOT WIDE UTILITY EASEMENT ALONG THE NORTH SIDE OF W.D. #244770.

SUBJECT TO A 12 FOOT WIDE UTILITY AND IRRIGATION EASEMENT ALONG THE SOUTH SIDE OF W.D. #244770.

SUBJECT TO A 20 FOOT WIDE PATH AND UTILITY EASEMENT ALONG THE EASTERN PROPERTY LINE OF W.D. #244770 AND 253956, BEING ADJACENT TO STATE HIGHWAY 31 RIGHT OF WAY.

SUBJECT TO A UTILITY EASEMENT ALONG THE WEST SIDE OF W.D. #244770, BEING DESCRIBED AS COMMENCING AT THE NORTH WEST CORNER OF W.D. #244770 AND RUNNING S00°04'12"W, 650.55 FEET TO A POINT;

THENCE EAST, 12.00 FEET TO A POINT;

THENCE N00°04'12"E, 340.55 FEET TO A POINT;

THENCE EAST, 18.00 FEET TO A POINT;

THENCE N00°04'12"E, 310.00 FEET TO A POINT;

THENCE WEST 30.00 FEET TO THE POINT OF BEGINNING.

***Recorded to correct Warranty Deed Instrument No. 244276 & 244715

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:326363

FOR VALUE RECEIVED

Gary S. Ellis a single man

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Teton Valley Resort, LLC

whose current address is

11629 S 700 E #100
Draper, UT 84020

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Parcel 1:

Part of the North half Southeast Quarter Section 10, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

Commencing at the Southeast corner of Willow Creek Subdivision, a brass cap monument in the Northwestern right-of-way line of Idaho State Highway No. 31; thence South 34°14'20" West, 674.44 feet along said right-of-way to a point; thence North 56°37'42" West, 638.58 feet to a point; thence North 00°02'42" East, 207.20 feet to a brass cap subdivision corner; thence South 89°56'37" East, 912.60 feet along the South line of Willow Creek Subdivision to the POINT OF BEGINNING.

Parcel 2:

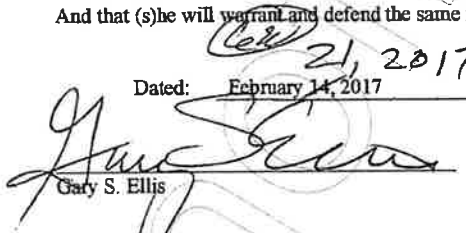
A part of the North half Southeast Quarter Section 10 Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

From the Southeast corner of Willow Creek Subdivision, said point being a brass cap monument in the Northwestern right-of-way line of Idaho State Highway No. 31; thence South 34°14'20" West, 674.44 feet along said right-of-way to the TRUE POINT OF BEGINNING; thence South 34°14'20" West, 111.15 feet further along said right-of-way to a point; thence South 89°58'39" West, 471.10 feet to a point; thence North 00°02'42" East, 443.33 feet to a point; thence South 56°37'42" East, 638.58 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

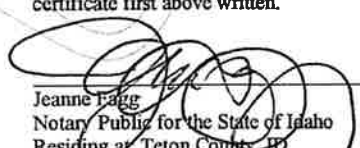
Dated: February 14, 2017


Gary S. Ellis

State of Idaho } ss
County of Teton }

On this 21st day of February, 2017, before me, Jeanne Fagg, a Notary Public in and for said state, personally appeared Gary S. Ellis, 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 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.


Jeanne Fagg
Notary Public for the State of Idaho
Residing at: Teton County, ID
Commission Expires: March 21, 2019



WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:424973

FOR VALUE RECEIVED

Rocking H Mobile Home Park, LLC

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Teton Valley Resort, LLC

whose current address is

**11629 South 700 East, Suite 125
Draper, UT 84020**

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

A portion of Section 10, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

**Beginning at the South Quarter corner of Section 10, Township 3 North, Range 45 East, Boise Meridian
North 0°01'15" West 1811.90 feet and
North 89°30'00" East 529.63 feet to the True Point of Beginning; thence
South 344.00 feet to a point; thence
East 516.11 feet to a point; thence
North 34°12'45" East 415.98 feet to a point; thence
West 750.00 feet to the Point of Beginning.**

Except: Any mobile or trailer house located thereon.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 3/8/19

Rocking H Mobile Home Park, LLC

Clifford Blair
Clifford Blair, Member

Jennifer Blair
Jennifer Blair, Member

State of Idaho } ss
County of Teton }

On this 8th day of March, 2019, before me, Jeanne Fagg, a Notary Public in and for said state, personally appeared Clifford Blair and Jennifer Blair known or identified to me to be the Managing Member in the Limited Liability Company known as Rocking H Mobile Home Park, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Jeanne Fagg
Jeanne Fagg
Notary Public for the State of Idaho
Residing at: Teton County, ID
Commission Expires: March 21, 2019



RECEIVED
JAN 03 1997

TETON CO. ID
CLERK RECORDER

126110

WARRANTY DEED

THE GRANTORS, DAN MARKEGARD and JOHN MARCHANT AS TRUSTEES OF THE DUZY TRUST

of the City of Victor, County of Teton, State of Idaho for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid,
CONVEY and WARRANT to

RUTH ELLIS AND GARY ELLIS AS TRUSTEES OF THE ELLIS FAMILY TRUST U/T/A DATED AUGUST 4, 1992

P.O. BOX 602
CAVE CREEK, AZ 85331

the following described Real Estate situated in the County of Teton, in the State of, to wit:

described as being in Teton County, Idaho. It is further described as follows: Tract 1. Beginning at a point which bears N. 60 degrees 22' E. 4,993.1 feet from the SW corner of Section 10, Township 3 N., Range 45 East of the Boise Meridian, said point being on the West right-of-way line of the Victor-Irwin Highway No. 31, thence S. 34 degrees 01' W. along the right-of-way 318.1 feet to the true point of beginning, thence along the following courses: N. 55 degrees 59' W. 300 feet, thence S. 34 degrees 01' West. 223.7 feet, thence S. 55 degrees 59' E. 300 feet, thence N. 34 degrees 01' E. along the West right-of-way line of said highway to the true point of beginning. Tract II. Beginning at a point which bears N. 60 degrees 22' E. 4993.1 feet from the SW corner of Section 10, Township 3 North, Range 45 East of the Boise Meridian, said point being on the West right-of-way line of the Victor-Irwin Highway No. 31, thence West 910 feet, thence South 650 feet, thence East 485.1 feet to the West right-of-way line of the Victor-Irwin Highway No. 31, thence N. 34 degrees 01' E. along said right-of-way line to the point of beginning. Subject to reservations in United States and State patents; Existing and recorded Right-of-ways, Easements, zoning, Building and Subdivision ordinances;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Idaho.

Dated this 2nd Day of January, 1996.

By Dan Markgard
DAN MARKEGARD AS TRUSTEE
OF THE DUZY TRUST

By John Marchant
JOHN MARCHANT AS TRUSTEE
OF THE DUZY TRUST

STATE OF IDAHO)
COUNTY OF TETON)

THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, THE STATE AFORESAID, DO HEREBY CERTIFY THAT DAN MARKEGARD As Trustee of the Duzy Trust A PERSON KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THIS DOCUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

THIS 2nd DAY OF Jan, 1996.

Samuel C. Shuman
NOTARY PUBLIC

My commission expires: 4/13/2000

STATE OF IDAHO)
COUNTY OF TETON)

THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, THE STATE AFORESAID, DO HEREBY CERTIFY THAT JOHN MARCHANT As Trustee of the Duzy Trust A PERSON KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THIS DOCUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

THIS 31st DAY OF Dec, 1996

Michelle M. Kelly
NOTARY PUBLIC

My commission expires: 10-5-2001

126110

FILE

AT THE REQ.

AT 02 MINUTES

DATE Jan 3, 1997

BY Deanne Smith
DEPUTY

126110

RECEIVED

JAN 03 1997

126109

TETON CO., ID.
CLERK RECORDER

QUITCLAIM DEED

THIS QUITCLAIM DEED. Executed this 28th day of June, 1993 by first party, GORA DOLINA TRUST whose post office address is P.O.Box 49, Victor, Idaho 83455 to second party, DUZY TRUST whose post office address is P.O.Box 49, Victor, Idaho 83455.

WITNESSETH, That the said first party, for no monetary consideration and for the sum of Units of Beneficial Interest paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the second party forever, all right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Teton, State of Idaho to wit:

TRACT I

Beginning at a point which bears N. 60 degrees 22' E. 4993.1 feet from the SW corner of Section 10, T. 3 N., R. 45 E.B.M., said point being on the West right-of-way line of the Victor-Irwin Highway No. 31, thence S. 34 degrees 01' W. along said right-of-way line 318.1 feet, to the true point of beginning, thence along the following courses; N. 55 degrees 59' W. 300 feet, thence S. 34 degrees 01' West. 223.7 feet, thence S. 55 degrees 59' E. 300 feet, thence N. 34 degrees 01' E. along the West right-of-way line of said highway to the true point of beginning.

TRACT II

Beginning at a point which bears N. 60 degrees 22' E. 4993.1 feet from the SW corner of Section 10, T. 3 N., R. 45 E.B.M., said point being on the West right-of-way line of the Victor-Irwin Highway No. 31, thence West 910 feet, thence South 650 feet, thence East 485.1 feet to the West right-of-way line of the Victor-Irwin Highway No. 31 thence N. 34 degrees 01' E along said right-of-way line to the place of beginning.

Subject to reservations in United States and State Patents; Existing and recorded Right-of-ways, Easements, Zoning, Building and Subdivision ordinances; Taxes and Assessments as prorated between the parties hereto.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

GORA DOLINA TRUST
Stephen A. Jagus, Trustee

GORA DOLINA TRUST
Carol G. Jagus, Trustee

State of Georgia

Date 12-26-96

County of Henry

SS.

126109

Then personally appeared Stephen A. Jagus, Trustee and Carol G. Jagus, Trustee to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that they, themselves, freely executed the same.

Betty Gald
Notary Public

My Commission Expires.

Shyllia Lamban
AT THE REQUEST OF

AT 01 MINUTES PAST 9A M

DATE Jan 3, 1997

Asa J. Drake

BY Charles Smith

CLERK OF RECORD
DEPUTY

Notary Public, Henry County, Georgia.
My Commission Expires December 2, 2000.

126109

JUN 07 1994

116374

TETON Co. Id.
Clerk Recorder

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 28th day of June, 1993 by first party, GORA DOLINA TRUST whose post office address is P.O.Box 49, Victor, Idaho 83455 to second party, DUZY TRUST whose post office address is P.O.Box 49, Victor, Idaho 83455.

WITNESSETH, That the said first party, for no monetary consideration and for the sum of Units of Beneficial Interest paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the second party forever, all right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Teton, State of Idaho to wit:

TRACT I

Beginning at a point which bears N. 60 degrees 22' E. 4,993.1 feet from the SW corner of Section 10, T. 3 N., R. 45 E.B.M., said point being on the West right-of-way line of the Victor-Irwin Highway No. 31, thence S. 34 degrees 01' W. along said right-of-way line 318.1 feet, to the true point of beginning, thence along the following courses; N. 55 degrees 59' W. 300 feet, thence S. 34 degrees 01' West. 223.7 feet, thence S. 55 degrees 59' E. 300 feet, thence N. 34 degrees 01' E. along the West right-of-way line of said highway to the true point of beginning.

TRACT II

Beginning at a point which bears N. 60 degrees 22' E. 4,993.1 feet from the SW corner of Section 10, T. 3 N., R. 45 E.B.M., said point being on the West right-of-way line of the Victor-Irwin Highway No. 31, thence West 910 feet, thence South 650 feet, thence East 485.1 feet to the West right-of-way line of the Victor-Irwin Highway No. 31 thence N. 34 degrees 01' E. along said right-of-way line to the place of beginning.

Subject to reservations in United States and State Patents: Existing and recorded Right-of-ways, Easements, Zoning, Building and Subdivision Ordinances; Taxes and Assessments as prorated between the parties hereto.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Stephen A. Jagus, Trustee
GORA DOLINA TRUST
Stephen A. Jagus, Trustee

Carol G. Jagus, Trustee
GORA DOLINA TRUST
Carol G. Jagus, Trustee

State of

UTAH

Date

6/28/93

County of

SALT LAKE

SS.

Then personally appeared Stephen A. Jagus and Carol G. Jagus to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that they, themselves, freely executed the

FILED 116374

AT THE REQUEST OF

AT 5 MINUTES PAST

P. M.

DATE

June 7, 1994

CLERK OF RECORDER

Nora Rigby

Notary Public

My Commission Expires



Notary Public
DAVID J. ORR
3855 South 500 West #B
Salt Lake City, Utah 84115
My Commission Expires
January 24, 1994
State of Utah

Filed

Indexed

Printed

UNITED STATES OF AMERICA)

)SS

STATE OF NEVADA)

THIS CONTRACT AND DECLARATION FOR A BUSINESS TRUST authorizes its Trustee to operate under the name of: DUZY CO. TRUST dba TETON VALLEY CAMPGROUND

ARTICLE ONE

CREATOR: FARR WEST BUSINESS CONSULTING CO. TRUST

SETTLOR: L.D. CROCKETT

GRANTOR: STEPHEN A. JAGUS

SECTION 1.1 THE ABOVE named Settlor of this Trust declares that he intends to and does create a Contractual Trust Organization, also known as a CONTRACTUAL COMPANY, created by this Contract and Indenture on this 28th day of June, 1993. This Trust shall be declared a Simple Trust pursuant to I.R.C. Sec. 651(a). This Trust Organization is authorized to exist and function by and through its Board of Trustees, pursuant to all of the terms and conditions contained herein with certain assets to be administered by the Trustee(s) for Certificate Holders represented by Certificates. The Grantor does hereby offer to convey by grant/exchange to the Board of Trustees of this Trust certain property, the identity and description of which shall be further identified in Schedules "A" and "B" for the benefit of the Certificate Holder Beneficiaries named in Section 1.3 and certified in Schedule "C", and warrants his authority to transfer such interest in said property as herein specified. The First Trustee, by signing this Indenture hereby accepts on behalf of the Board of Trustees, the property and fees now agreed to and to be set forth and accepts the conditions terms and provisions of this Indenture, and agrees to exchange with the Settlor, all of the Capital Units in this Contractual Company, hereinafter referred to as DUZY CO. TRUST for said fees and property, this being neither a gift or a sale. The Settlor hereby constitutes and appoints the First Trustee to be, in fact, a Trustee of the Trust organization hereby created and established.

SECTION 1.2 IT IS EXPRESSLY DECLARED that an Unincorporated Trust Organization by contract is hereby created, and not a partnership, company, corporation, joint venture or any entity of statute. It is further declared to be irrevocable by the Settlor and may not be altered or amended in any respect except as hereinafter set forth. The Settlor has no possessory interest in the Trust, no reversionary interest, and no retained interest whatsoever, nor has the Settlor engaged in any secret agreements or prearrangements of any type with the Trustees of this business trust that obligates the Trustees to act in any manner on their behalf, except as fair, unbiased, independent fiduciaries in the best interests of the Certificate Holders, and in strict conformity with the guidelines and requirements of this Trust instrument.

SECTION 1.3 THE PROPERTY forming the corpus of this Trust is itemized and set forth in schedules attached to this Trust instrument and incorporated by reference. Attachment "A" shall be used to describe all real property conveyed to the Trust. Attachment "B" shall describe all other property exchanged into the Trust. Such property is to become a part of the Trust and subject to all of the terms of this Trust instrument. The Beneficiaries and Certificate Holders of this Trust indenture, Ab Initio shall be WAZNE TRUST and shall be recorded by the Trust record keeper on Attachment "C", and all changes must comply with this instrument, and by the names and the number of units of beneficial interest held by each beneficiary will be kept up-to-date and signed by the Trustees. The attachments "ATTACHMENT ONE" and "ATTACHMENT TWO" and SCHEDULES "A", "B" and "C" will be made a part hereof.

SECTION 1.4 IN THE CASE of those States in the united States which are declared to be Community Property States, all Property, either in exchange, gift or transfer into Trust by Grantors who shall be married and domiciled in those respective States, shall retain the same character as before

116374

ARTICLE TWENTY ONE
INSURANCE

SECTION 21.1 THE TRUSTEES are empowered to receive and hold any insurance policies on the life of any person, only if, after the transfer of such policy or policies to the Trust, the Trust is the sole owner and designated beneficiary of the policy. No person who is an insured individual under the said policies shall have any interest in any dividends or other payments derived from such policies while they are in effect.

ARTICLE TWENTY TWO
DOMICILE AND NAME

SECTION 22.1 THIS CONTRACTUAL TRUST organization shall be originally domiciled in and shall be interpreted and construed under the laws of the State of NEVADA, or shall be moved and interpreted under the laws of any other state or nation deemed prudent, wise, necessary, appropriate, or desirable by the Board of Trustees. The principal resident address may also be changed at any time by the Board in the best interest of the administration of this Trust.

ARTICLE TWENTY THREE
CERTIFICATION AND ACKNOWLEDGMENT

SECTION 23.1 THIS AGREEMENT, CONVEYANCE AND ACCEPTANCE is made and entered into by and between the Settlor, who offers in exchange the sum of Ten (\$10) Dollars, as good and valuable consideration, receipt of which is hereby acknowledged, and all properties, regardless of source, conveyed to this Trust organization, with full title to be held by the Board of Trustees; and by the First Trustee, who accepts appointment as evidenced by ATTACHMENT "ONE", and who on behalf of the Board consideration, receipt of which is hereby acknowledged, and all trust Certificate Units in this Trust organization, as full and adequate consideration in money or monies worth, receipt of which is hereby acknowledged by the Settlor.

IN WITNESS WHEREOF, the SETTLOR, L.D. CROCKETT, and the FIRST TRUSTEE and ACCEPTOR, LONNIE D. CROCKETT, by signature, do hereby acknowledge the CREATION and the ESTABLISHMENT of this Business Trust Organization and the conveyance, delivery and acceptance of property, assets, obligations and duties as herein contained and assent to all stipulations imposed and expressed in this contract. The intent of this contract is its essence. Reference herein to the masculine gender shall include the feminine gender and the single shall include the plural as is necessary for proper construction. If any sentence, paragraph, section or provision of this contract is held to be unenforceable or invalid, it shall not affect any of the remaining provisions and they shall be given legal effect nonetheless. Dated this 28th day of June, 1993.

L.D. CROCKETT, SETTLOR

LONNIE D. CROCKETT, TRUSTEE

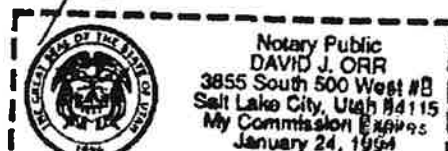
STATE OF Utah

COUNTY OF Salt Lake

SUBSCRIBED AND SWORN to before me, a notary public, on this the 28 day of JUNE, 1993

My Commission Expires: 1-24-94

NOTARY PUBLIC



JUN 30 1993

Form 888 Quitclaim Deed

TETON Co. Id.
Clerk Recorder

QUITCLAIM DEED

Stephen A. Jacobs
10 A M
DATE June 30, 1993
Alta J. Drake
CLERK
BY Bonnie Reese
DEPUTY

THIS QUITCLAIM DEED, Executed this 14th day of June, 1993

by first party, Linda Westman, a single person

whose post office address is 4507 Stacey Drive, Oakwood, Georgia 30566

to second party, GORA DOLINA TRUST

whose post office address is PO Box 49, Victor, Idaho 83455

WITNESSETH, That the said first party, for good consideration and for the sum of 200 Units of Beneficial Interest, paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Teton, State of Idaho to wit:

TRACT I

Beginning at a point which bears N. 60 degrees 22" E. 4,993.1 feet from the SW corner of Section 10, T. 3 N., R. 45 E.B.M., said point being on the West right-of-way line of the Victor-Irwin Highway No. 31, thence S. 34 degrees 01" W. along said right-of-way line 318.1 feet to the true point of beginning, thence along the following courses; N. 55 degrees 59' W. 300 feet, thence S. 34 degrees 01" West. 223.7 feet, thence S. 55 degrees 59' E. 300 feet, thence N. 34 degrees 01' E. along the West right-of-way line of said highway to the true point of beginning.

TRACT II

Beginning at a point which bears N. 60 degrees 22" E. 4,993.1 feet from the SW corner of Section 10, T. 3N., R. 45 E.B.M., said point being on the West right-of-way line of the Victor-Irwin Highway No. 31, thence West 910 feet, thence South 650 feet, thence East 485.1 feet to the West right-of-way line of the Victor-Irwin Highway No. 31, thence N. 34 degrees 01' E. along said right-of-way line to the place of beginning.

Subject to reservations in United States and State Patents; Existing and recorded Right-of-ways, Easements, Zoning, Building and Subdivision ordinances; Taxes and Assessments as prorated between the parties hereto.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Linda Westman
Linda Westman

State of GEORGIA

County of HALL

SS.

Then personally appeared Linda Westman

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she, herself, freely executed the same

Notary Public
My Commission Expires March 28, 1995



0 53926 20040 5

RECEIVED

Form A298 Quitclaim Deed

JUN 30 1993

TETON Co. Id.
Clerk Recorder

QUITCLAIM DEED

113100

AT THE REQUEST OF

Stephen A. Jagus
AT 45 MINUTES PAST 10 A.M.
DATE June 30, 1993
Ada J. Drake
CLERK OF RECORDER
by Bonnie Reese
1993 DEPUTY

THIS QUITCLAIM DEED, Executed this 11th day of June
by first party, STEPHEN A. JAGUS and CAROL G. JAGUS, husband and wife
whose post office address is PO Box 49, Victor, Idaho 83455
to second party, Linda Westman, a single person,
whose post office address is 4507 stacey Drive, Oakwood, Georgia 30566

WITNESSETH, That the said first party, for good consideration and for the sum of Twenty Dollars and Other Valuables paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Teton, State of Idaho
to wit:

TRACT I

Beginning at a point which bears N. 60 degrees 22" E. 4,993.1 feet from the SW corner of Section 10, T. 3N., R. 45 E.B.M., said point being on the West right-of-way line of the Victor-Irwin Highway No. 31, thence S. 34 degrees 01" W. along said right-of-way line 318.1 feet to the true point of beginning, thence along the following courses; N. 55 degrees 59' W. 300 feet, thence S. 34 degrees 01' West. 223.7 feet, thence S. 55 degrees 59' E. 300 feet, thence N. 34 degrees 01' E. along the West right-of-way line of said highway to the true point of beginning.

TRACT II

Beginning at a point which bears N. 60 degrees 22" E. 4,993.1 feet from the SW corner of Section 10, T. 3 N., R. 45 E.B.M., said point being on the West right-of-way line of the Victor-Irwin Highway No. 31, thence West 910 feet, thence South 650 feet, thence East 485.1 feet to the West right-of-way line of the Victor-Irwin Highway No. 31, thence N. 34 degrees 01' E. along said right-of-way line to the place of beginning.

Subject to reservations in United States and State Patents Existing and recorded Right-of-ways, Easements, Zoning, Building and Subdivision ordinances, Taxes and Assessments as prorated between the parties hereto.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Stephen A. Jagus
CAROL G. JAGUS

State of IDAHO

County of TETON

SS.

Then personally appeared Stephen A. Jagus and Carol G. Jagus

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that they, themselves, freely executed the same.

Notary Public
My Commission Expires: 6/8/94



0 53926 20040

c. E-Z Legal Forms

WARRANTY DEED

For Value Received GEORGE H. MCKISSICK and RUTH MCKISSICK, husband and wife

the grantors, do hereby grant, bargain, sell, and convey unto

STEPHEN A. JAGUS and CAROL G. JAGUS, husband and wife
2050 W. Dunlap E-226, Phoenix, Arizona 85021

the grantees, the following described premises, to-wit:

TRACT I
Beginning at a point which bears N. 60 degrees 22" E.
4,993.1 feet from the SW corner of Section 10, T. 3 N.,
R. 45 E.B.M., said point being on the West right-of-way
line of the Victor-Irwin Highway No. 31, thence S. 34
degrees 01" W. along said right-of-way line 318.1 feet
to the true point of beginning, thence along the
following courses; N. 55 degrees 59' W. 300 feet,
thence S. 34 degrees 01" West. 223.7 feet, thence S. 55
degrees 59' E. 300 feet, thence N. 34 degrees 01' E.
along the West right-of-way line of said highway to the
true point of beginning.

TRACT II
Beginning at a point which bears N. 60 degrees 22' E.
4,993.1 feet from the SW corner of Section 10, T. 3 N.,
R. 45 E.B.M., said point being on the West right-of-way
line of the Victor-Irwin Highway No. 31, thence West 910
feet, thence South 650 feet, thence East 485.1 feet to
the West right-of-way line of the Victor-Irwin Highway
No. 31, thence N. 34 degrees 01' E. along said right-of-
way line to the place of beginning.

Subject to reservations in United States and State
Patents: Existing and recorded Right-of-ways,
Easements, Zoning, Building and Subdivision ordinances;
Taxes and Assessments as prorated between the parties
hereto.

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 the owners in fee simple of said premises; that said
premises are free from all incumbrances except as hereinabove set forth and that they will warrant and
defend the same from all lawful claims whatsoever.

Dated: June 2, 1989

George H. McKissick
George H. McKissick

Ruth McKissick
Ruth McKissick

STATE OF IDAHO, COUNTY OF Teton
On this 2nd day of June, 1989,
before me, a notary public in and for said State,
personally appeared

George H. McKissick and
Ruth McKissick, husband and wife
known to me to be the persons whose names
subscribed to the within instrument, and acknowledged to
me that they executed the same.

Wayne W. Price
Notary Public
Residing at Driggs, Idaho
Comm Expires 5-1-91

104343
FILED

AT THE REQUEST OF

First American
AT 5 MINUTES PAST 4 P M

DATE June 2, 1989
E. Wayne Schiess
CLERK OF RECORDER
BY Nora Hill
DEPUTY



CITY OF VICTOR ORDINANCE NO. 0510

BY THE CITY COUNCIL: MOLLY ABSOLON, WILL FROHLICH, DUSTIN GREEN, TIMOTHY WELLS; AN ORDINANCE OF THE CITY OF VICTOR AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF VICTOR, WHICH IS PART OF TITLE 10 OF THE CITY'S MUNICIPAL CODE, TO ASSIGN REC - PARKS AND RECREATION ZONE TO THE PARCELS OF LAND IDENTIFIED AS RPB3N45E107802 AND RPB3N45E107801.

WHEREAS, The purpose of this ordinance shall be to promote the health, safety, and general welfare of the people of the city and the area of city impact by fulfilling the purposes and requirements of the Local Planning Act of 1975 and implementing the comprehensive plan for the city and its area of city impact. Specific statements of purpose accompany selected provisions of this ordinance, but the comprehensive plan provides the full statement of the city's purpose and intent in planning and zoning activities.

WHEREAS, This title is adopted pursuant to the authority granted by the Local Planning Act of 1975 and the City's constitutional police powers. It fulfills the requirements of the Local Planning Act.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VICTOR, TETON COUNTY, IDAHO:

Section 1. That City of Victor official zoning map, dated 12-09-2015, be amended to assign Parks and Recreation Zone District to the property located at approximately 1208 W Highway 31 (See Attachment A) and described as:

**RPB3N45E107801: PARCEL 1 TAX #6564 SEC 10 T3N R45E legally described as follows:
Part of the North half Southeast Quarter Section 10, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:**

Commencing at the Southeast corner of Willow Creek Subdivision, a brass cap monument in the Northwestern right-of-way line of Idaho State Highway No. 31; thence South 34°14'20" West, 674.44 feet along said right-of-way to a point; thence North 56°37'42" West, 638.58 feet to a point; thence North 00°02'42" East, 207.20 feet to a brass cap subdivision corner; thence South 89°56'37" East, 912.60 feet along the South line of Willow Creek Subdivision to the POINT OF BEGINNING.

**RPB3N45E107802: PARCEL 2 TAX #6565 SEC 10 T3N R45E legally described as follows:
A Part of the N1/2 SE1/4 Section 10 Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:**

From the SE corner of Willow Creek Subdivision, said point being a brass cap monument in the northwestern right-of-way line of State Highway No 31; Thence 34°14'20" W, 674.44 feet along said right-of-way to the true point of beginning; Thence S 34°14'20" W, 111.15 feet further along said right-of-way to a point; Thence S 89°58'39" W, 471.10 feet to a point; Thence N00°02'42" E, 443.33 feet to a point; Thence S 56°37'42" E, 638.58 feet to the point of beginning.

Section 2. That all ordinances, resolutions, orders, or parts thereof or in conflict with this ordinance are hereby voided.

Section 3. That this Ordinance shall be in full force and effect upon its passage, approval and publication.

ORDINANCE __ 0510

Instrument # 244890

TETON COUNTY, IDAHO

3-2-2017 12:23:00 PM No. of Pages: 3

Recorded for : CITY OF VICTOR

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Fee: 0.00

First Reading by Title Only on February 8, 2017.

This Ordinance was adopted after the first reading and by suspension of the Rule as allowed pursuant to Idaho Code § 50-902.

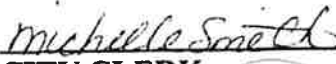
PASSED by the City Council of the City of Victor, Idaho this 22 day of February, 2017

APPROVED by the Mayor of the City of Victor, Idaho this 22 day of February, 2017

APPROVED:

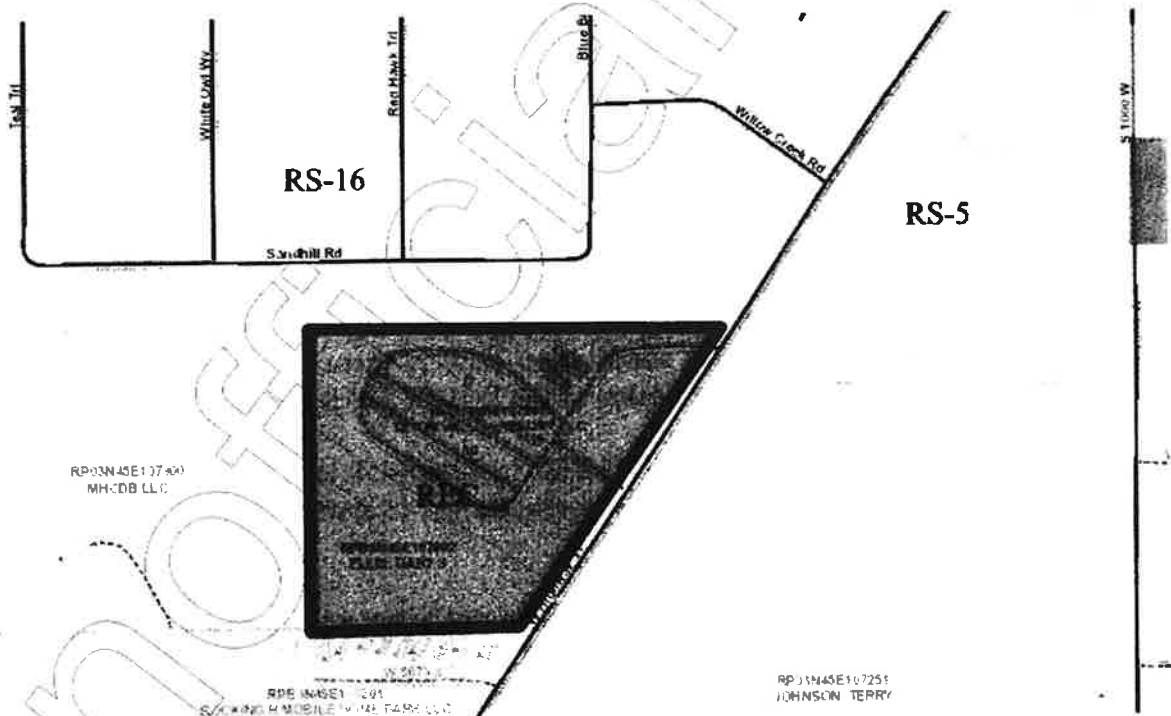
ATTEST


MAYOR


CITY CLERK

Attachment A:

Parcel #'s RPB3N45E107801 & RPB3N45E107802 to be rezoned to Parks & Recreation from the RM-2 zoning designation.



RESOLUTION R505

A RESOLUTION OF THE CITY OF VICTOR, IDAHO MAKING CERTAIN FINDINGS; AMENDING FEES OF THE CITY OF VICTOR REGARDING RECORDS REQUESTS; REPEALING AND SUPERSEDING PRIOR RESOLUTIONS PROVIDING FOR SAID FEES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Victor City Council regularly sets fees for City provided services, licenses, permits, and programs available to the public pursuant to Idaho State Statute; and

WHEREAS, City department managers have reviewed the fees charged for the hourly rate for records requests requiring more than two hours of staff labor time to process and/or that require redaction services by the contracted City Attorney, and made recommendations to the City Council for amendment of said fees during a work session on February 8, 2017; and

WHEREAS, the City Council has determined that the City of Victor Fee Schedule be amended to reference "per state statute" for said fees.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VICTOR AS FOLLOWS:

1. That the hourly fee for records requests requiring more than two hours of staff labor time to process and/or that require redaction services by the City Attorney be amended to state "per state statute".
2. This resolution supersedes and repeals all references made in part of prior resolutions of the City Council of the City of Victor which established the hourly fee for records requests requiring more than two hours of staff labor time to process and/or that require redaction services by the City Attorney.
3. That the fees provided for in this resolution shall be immediately effective.

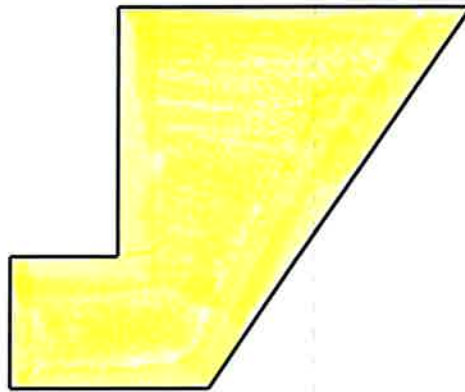
Passed and approved this 22nd day of February, 2017.

CITY OF VICTOR


Jeff Potter
MAYOR

ATTEST:


Michelle Smith
CITY CLERK



257728 Jeton Valley Resort LLC TO Jeton Valley Resort LLC

6/17/2025

Scale: 1 inch= 500 feet

File:

Tract 1: 15.3182 Acres, Closure: s00.0336w 2.23 ft. (1/1750), Perimeter=3904 ft.

01 /sw,se,10,3n,45e
02 /n00.0107e 2475.77
03 /s89.2200e 808.40
04 /n89.5549e 912.59
05 s34.1426w 785.72
06 s34.1407w 415.92
07 n89.5856w 516.40
08 n00.0107e 343.87
09 s89.5913e 279.00

10 n00.0412e 650.55
11 n89.5549e 912.59



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 24, 2025

TETON VALLEY RESORT LLC
PO BOX 1000
KAYSVILLE UT 84037-1000

Re: Change in Ownership for Water Right No(s): 22-7055

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 208-497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)