

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?
22-365 OK	Yes ☒	Yes ☒	22-365 (Split into 22-365 and 22-14686, 22-14687)	Yes ☐	Yes ☐
22-2057 OK	Yes ☒	Yes ☒	22-575A (Split into 22-575A and 22-14688, 22-14689)	Yes ☐	Yes ☐
22-575A OK	Yes ☒	Yes ☒	22-2057 (Split into 22-2057 and 22-14690, 22-14691)	Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: GARY + SHERRY ZOHNER
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): GARY D. ZOHNER FAMILY TRUST
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 4039 W 4750 S VICTOR ID 83455
Mailing address City State Zip
- 208.354.2537 GZOHNER@SILVERSTAR.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: _____
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.

SUPPORT DATA

IN FILE # 22-365

8. Signature: [Signature] Trustee June 16 2025
 Signature of new owner/claimant Title, if applicable Date
- Gary Zohner
Print name
- Signature: [Signature] Trustee June 16 2025
 Signature of new owner/claimant Title, if applicable Date
- Sherry B. Zohner
Print name

For IDWR Office Use Only:

Received by m. pette Date 6-16-25 Receipt No. E050922 Receipt Amt. 300.00

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 10/2/2025

State of Idaho
Department of Water Resources

Water Right

22-575A

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 5/12/2025



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



QUITCLAIM DEED

THIS INDENTURE, made this 21st day of September, 2010, between GARY D. ZOHNER AND SHERRY ZOHNER, husband and wife, of 4039 West 4750 South, Victor, County of Teton, State of Idaho, party of the first part, and GARY ZOINER AND SHERRY ZOHNER, Trustees, or their successors in trust, under the GARY AND SHERRY ZOHNER FAMILY TRUST, dated September 21, 2010, and any amendments thereto, of 4039 West 4750 South, Victor, County of Teton, State of Idaho 83455, party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \$1.00 and other valuable consideration, lawful money of the United States of America, to us in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever QUITCLAIM unto said party of the second part, and to their assigns, forever, interest in and to the following described real estate, situated in Teton County, State of Idaho, to-wit:

SEE ATTACHED EXHIBIT

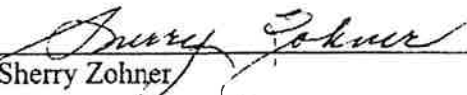
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, and rents, issues and profits thereof;

TO HAVE AND TO HOLD, all singular, the said premises, together with the appurtenances, unto the said party of the second part, and to their assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.



Gary D. Zohner



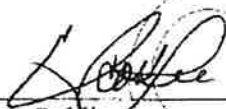
Sherry Zohner

STATE OF IDAHO)
 :SS
County of Madison)

On this 21st day of September, 2010, before me, the undersigned, a Notary Public in and for said state, personally appeared GARY D. ZOHNER AND SHERRY ZOHNER, husband and wife, known and identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me 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.





Notary Public
Residing at:
My Commission Expires: 12-26-2012

EXHIBIT A

LOTS 1, 2, AND 3; AND THE N1/2 SE1/4 AND THE SE1/4 NE1/4 ALL IN SEC. 19, TWP. 4N., RGE. 45 E., BOISE MER.

ALSO: BEGINNING AT THE WEST QUARTER CORNER OF SEC. 20, TWP. 4 N., RGE. 45 E., BOISE MER., AND RUNNING THENCE EAST 1320 FEET; THENCE SOUTH 400 FEET; THENCE SOUTH 56°35' WEST A DISTANCE OF 804.5 FEET, TO A POINT; THENCE SOUTH 20°22' WEST A DISTANCE OF 214.3 FEET TO A POINT; THENCE SOUTH 14°28' EAST A DISTANCE OF 298.6 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE NW1/4 SW1/4 OF SAID SEC. 20, THENCE WEST 648.5 FEET; THENCE NORTH 1320 FEET; THENCE EAST 1320 FEET TO THE PLACE OF BEGINNING.

ALSO: THE SW1/4 NW1/4 OF SEC. 20, TWP. 4 NO., RGE. 45 E., BOISE MER.

ALSO: THE N1/2 NW1/4 OF SEC. 29, TWP. 4 N., RGE. 45 E., BOISE MER.

AND ALSO: BEGINNING AT A POINT 5 RODS SOUTH OF THE NORTHEAST CORNER OF SEC. 24, TWP. 4 N., RGE. 44 E., BOISE MER., THENCE SOUTH 75 RODS; THENCE WEST 80 RODS; THENCE NORTH 75 RODS; THENCE EAST 80 RODS TO THE PLACE OF BEGINNING.

SUBJECT TO EASEMENTS OF RECORD, OR IN EXISTENCE FOR ROADS, STREETS, DITCHES, CANALS, PIPELINES AND UTILITIES.

TOGETHER WITH ANY AND ALL WATER AND WATER RIGHTS, DITCH AND DITCH RIGHTS APPURTENANT THERETO.

LESS:

THE S1/2 NW1/4 NW1/4 SW1/4, SECTION 19, TWP. 4N., RGE. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

COMMENCING AT THE W1/4 CORNER SAID SECTION 19, THENCE S0°08'49"W 331.99 FEET ALONG THE WESTERN SECTION LINE TO THE POINT OF BEGINNING; THENCE N89°45'00"E. 662.36 FEET TO A POINT; THENCE S0°05'10"W. 331.91 FEET TO A POINT; THENCE S. 89°44'35"W. 662.72 FEET TO A POINT ON THE WESTERN SECTION LINE SAID SECTION 19; THENCE N0°08'49"E. 331.99 FEET ALONG THE WESTERN SECTION LINE TO THE POINT OF BEGINNING.

PARCEL IS DIVIDED UNDER THE 1 PER 35 ACRE LAND SPLIT ORDINANCE OF TETON COUNTY

LESS:

A TRACT OF LAND LOCATED IN THE N1/2 OF GOVERNMENT LOT 3, SECTION 19, T4N, R45E, BOISE MERIDIAN, TETON COUNTY, IDAHO;

SAID TRACT IS A PART OF THAT 5.83+/- ACRE PARCEL OF LAND SHOWN ON THAT RECORD OF SURVEY BOUNDARY ADJUSTMENT AND CORRECTION PLAT TO INSTRUMENT #119844 OF RECORD IN THE TETON COUNTY, IDAHO RECORDER'S OFFICE AS INSTRUMENT #185731, AND DESCRIBED IN THAT QUITCLAIM DEED OF RECORD IN SAID OFFICE AS INSTRUMENT #190444;

SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 19, WHERE IS FOUND A STONE WITH APPROPRIATE MARKINGS;

THENCE S00°-28'-31"W, 332.03 FEET ALONG THE WEST LINE OF SAID SECTION 19 TO THE NORTHWEST CORNER OF SAID PARCEL OF RECORD IN INSTRUMENT #185731 AND INSTRUMENT #190444 BEING THE CORNER OF BEGINNING OF THIS DESCRIPTION OF SAID TRACT; SAID CORNER IS MONUMENTED BY A ½ INCH DIAMETER STEEL REINFORCING BAR WITH PLASTIC CAP INSCRIBED "AW ENG 2860";

THENCE S89°-55'-22"E, 125.00 FEET ALONG THE NORTH BOUNDARY OF SAID RECORD PARCEL TO A POINT TO BE MONUMENTED BY JULY 30, 2008 BY A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH ALUMINUM CAP INSCRIBED "JORGENSEN ASSOCIATES PLS 6970";
THENCE S50°-30'-04"E, 522.77 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF SAID RECORD PARCEL; SAID INTERSECTION IS TO BE MONUMENTED BY JULY 30, 2008 BY A 5/8 INCH DIAMETER STEEL REINFORCING BAR WITH ALUMINUM CAP INSCRIBED "JORGENSEN ASSOCIATES PLS 6970";

THENCE N89°-56'-58"W, 531.15 FEET ALONG SAID SOUTH BOUNDARY TO THE SOUTHWEST CORNER OF SAID RECORD PARCEL, WHICH LIES ON THE WEST LINE OF SAID SECTION 19, AND IS MONUMENTED BY A ½ INCH DIAMETER STEEL REINFORCING BAR WITH PLASTIC CAP INSCRIBED "AW ENG 2860";

THENCE N00°-28'-31"E, 332.23 FEET ALONG THE WEST BOUNDARY OF SAID RECORD PARCEL AND THE WEST LINE OF SAID SECTION 19 TO THE CORNER OF BEGINNING;

SAID TRACT CONTAINS 2.50 ACRES, MORE OR LESS;

THE BASIS OF BEARING FOR THIS DESCRIPTION IS GRID NORTH BASED ON JORGENSEN ASSOCIATES, P.C. GPS CONTROL NETWORK WITH A TRANSVERSE MERCATOR PROJECTION, CENTRAL MERIDIAN AT LONGITUDE 111°09'57"W; ALL DISTANCE ARE SURFACE;

THIS DESCRIPTION IS BASED ON A FIELD SURVEY CONDUCTED DURING AUGUST AND SEPTEMBER OF 2006 AND FEBRUARY 2008;

SAID TRACT IS SHOWN ON THE RECORD OF SURVEY ONE TIME ONLY
SPLIT OF ONE PARCEL OF LAND FOR TIMOTHY C. AND SUZETTE
CAMPBELL TO BE FILED IN SAID OFFICE;

THE PURPOSE OF THIS DESCRIPTION IS TO DEFINE THE TRACT
BOUNDARY; THIS DESCRIPTION PROVIDES NO INFORMATION ON ANY
EASEMENTS, RIGHT-OF-WAY, AGREEMENTS, COVENANTS,
CONDITIONS, RESTRICTIONS, OR ENCUMBRANCES OF SIGHT AND/OR
RECORD TO WHICH THE TRACT MAY BE SUBJECT, OR WHICH MAY
BENEFIT THE TRACT.

RESTRICTION: THE ABOVE PARCEL MAY NOT BE FURTHER SPLIT AS
DEFINED BY THE TETON COUNTY SUBDIVISION ORDINANCE 9-8-3 (AS
AMD. THROUGH 9-25-2000), ONE TIME ONLY SPLIT OF ONE PARCEL OF
LAND.

LESS:

A PORTION OF THE W1/2 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 45
EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF THE SW1/4 NW1/4 OF SAID
SECTION 20; AND RUNNING THENCE SOUTH 00°02'51" EAST, 1325.65 FEET
ALONG THE EAST LINE OF THE SW1/4 NW1/4 TO THE SOUTHEAST
CORNER OF THE SW1/4 NW1/4; THENCE SOUTH 00°02'51" EAST, 400.00
FEET, MORE OR LESS, ALONG SAID FENCE LINE TO FENCE CORNER;
THENCE SOUTH 56°35'00" WEST 382.85 FEET, MORE OR LESS, ALONG
SAID FENCE LINE TO A POINT; THENCE NORTH 64°02'36" WEST, 376.80
FEET TO A POINT; THENCE NORTH 00°19'01" EAST, 468.43 FEET TO A
POINT; THENCE NORTH 50°48'50" EAST, 361.53 FEET TO A POINT;
THENCE NORTH 00°02'51" WEST, 1073.76 FEET TO A POINT ON THE
NORTH LINE OF THE SW1/4 NW1/4; AND THENCE NORTH 89°51'10" EAST,
375.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH TWENTY FOOT ACCESS LANE BEING LOCATED IN
SECTIONS 19 AND 20, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE
MERIDIAN, TETON COUNTY, IDAHO, BEING DESCRIBED ALONG THE
EXISTING LANE AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES EAST, MORE OR LESS, 2350 FEET
ALONG COUNTY ROAD (475 SOUTH) FROM THE INTERSECTION OF SAID
COUNTY ROAD AND COUNTY ROAD (450 WEST); AND RUNNING THENCE
EAST 200 FEET; THENCE NORTH 45° EAST, 300 FEET; THENCE NORTH
69° EAST, 350 FEET; THENCE SOUTH 77°30' EAST 250 FEET; AND THENCE
NORTH 28° EAST, 500 FEET MORE OR LESS, TO THE PROPERTY LINE.

LESS:

TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON
COUNTY, IDAHO,
SECTION 29: NW1/4 NW1/4

TOGETHER WITH A 60-FOOT PRIVATE ROAD AND UTILITY EASEMENT FOR THE PURPOSE OF ACCESSING AND PROVIDING UTILITY SERVICES TO THE NW1/4 NW1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID SECTION 29; THENCE N03°53'34"W, 1366.76 FEET TO A POINT ON THE CENTER LINE OF COUNTY ROAD 475 SOUTH, SAID POINT BEING THE POINT OF BEGINNING; THENCE S42°53'50" EAST 381.70 FEET TO A POINT; THENCE S29°59'33" EAST 105.05 FEET TO A POINT; THENCE S46°36'59" EAST 304.68 FEET TO A POINT; THENCE S67°43" EAST 67.89 FEET TO A POINT; THENCE 282.92 FEET ALONG A 344.25 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 47°05'18" AND A CHORD BEARING S43°47'04" EAST 275.03 FEET TO A POINT; THENCE S20°14'25" EAST 72.96 FEET TO A POINT; THENCE S13°37'17" EAST 491.28 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE NW1/4 NW1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TO THE POINT OF ENDING.

SUCH 60-FOOT EASEMENT SHALL REMAIN IN FULL FORCE AND EFFECT NOTWITHSTANDING ANY LOT SPLITTING OR SUBDIVIDING OF THE PROPERTY BENEFITTED BY SUCH EASEMENT, AND ANY SUCH ACTION SHALL NOT BE DEEMED TO ENLARGE, OVERBURDEN OR SURCHARGE SUCH 60-FOOT EASEMENT BEYOND ITS ORIGINAL INTENT.

LESS:

TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO
SECTION 29: NW1/4 NW1/4

TOGETHER WITH A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT FOR THE PURPOSE OF ACCESSING THE NW1/4 NW1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID SECTION 29: THENCE N03°53'34"W, 1366.76 FEET TO A POINT ON THE CENTER LINE OF COUNTY ROAD 475 SOUTH, SAID POINT BEING THE POINT OF BEGINNING; THENCE S42°53'50" EAST 381.70 FEET TO A POINT; THENCE S29°59'33" EAST 105.05 FEET TO A POINT; THENCE S46°36'59" EAST 304.68 FEET TO A POINT; THENCE S67°19'43" EAST 67.89 FEET TO A POINT; THENCE 282.92 FEET ALONG A 344.25 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRA ANGLE OF 47°05'18" AND A CHORD BEARING S43°47'04" EAST 275.03 FEET TO A POINT; THENCE S20°14'25" EAST 72.96 FEET TO A POINT;

THENCE S13°37'17" EAST 491.28 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE NW1/4 NW1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TO THE POINT OF ENDING.

LESS:

PARCEL 1: LOTS 1 & 2 AND THE NORTH HALF OF LOT 3 IN SECTION 19, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

LESS:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 19, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: COMMENCING AT THE WEST QUARTER CORNER SAID SECTION 19; THENCE SOUTH 0°08'49" WEST 331.99 FEET ALONG THE WESTERN SECTION LINE TO THE POINT OF BEGINNING:

THENCE NORTH 89°45'00" EAST 662.36 FEET TO A POINT;

THENCE SOUTH 0°05'10" WEST 331.91 FEET TO A POINT;

THENCE SOUTH 89°44'35" WEST 662.72 FEET TO A POINT ON THE WESTERN SECTION LINE SAID SECTION 19;

THENCE NORTH 0°08'49" EAST 331.99 FEET ALONG THE WESTERN SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 2: BEGINNING AT A POINT 5 RODS SOUTH OF THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO;

THENCE SOUTH 75 RODS;

THENCE WEST 80 RODS;

THENCE NORTH 75 RODS;

THENCE EAST 80 RODS TO THE PLACE OF BEGINNING.

QUITCLAIM DEED

THIS INDENTURE, made this 21st day of September, 2010, between GARY D. ZOHNER AND SHERRY ZOHNER, husband and wife, of 4039 West 4750 South, Victor, County of Teton, State of Idaho, party of the first part, and GARY ZOHNER AND SHERRY ZOINER, trustees or successor trustees of GARY AND SHERRY ZOHNER FAMILY TRUST, dated September 21, 2010, and any amendments thereto, of 4039 West 4750 South, Victor, County of Teton, State of Idaho 83455, party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \$1.00 and other valuable consideration, lawful money of the United States of America, to us in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever QUITCLAIM unto said party of the second part, and to its heirs and assigns, forever, interest in and to the following described real estate, situated in Teton County, State of Idaho, to-wit:

The NE1/4 NE1/4 of Section 30, SE1/4SE1/4 of Section 19 and the W1/2 SW1/4 SW1/4 of Section 20, all in Twp. 4 North, Rge. 45 E.B.M.; together with all water rights, and all irrigation pumps, portable mainline, laterals and sprinklers.

Subject to the lien of that certain mortgage upon the premises given to Federal Land Bank of Spokane, Washington.

LESS:

A part of the NE1/4NE1/4 of Section 30, Twp. 4N, Rng. 45 E.B.M., Teton County, Idaho being further described as:

Commencing at the SW corner of the NE1/4 NE1/4 of said Section 30 and running N00°13'29"W, 800.00 Ft. along the West line of the NE1/4 NE1/4 of said Section 30; thence N89°59'15"E, 326.52 Ft. to a point; Thence S00°13'29"E, 800.00 Ft. to a point on the South line of the NE1/4 NE1/4 of said Section 30; Thence S89°59'15"W, 326.52 Ft. along the South line of the NE1/4 NE1/4 to the point of beginning.

Contains 6.00 acres more or less.

Subject to a 60 Ft. road and utility easement along the Southern property line.

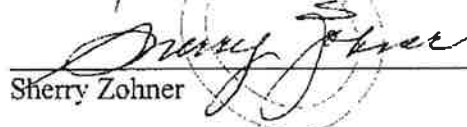
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, and rents, issues and profits thereof;

TO HAVE AND TO HOLD, all singular, the said premises, together with the appurtenances, unto the said party of the second part, and to its heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.



Gary D. Zohner

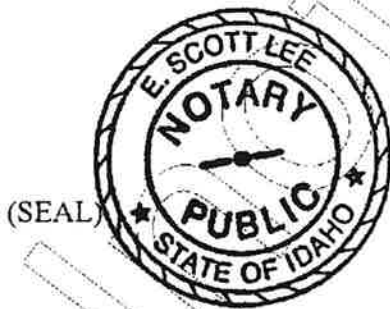


Sherry Zohner

STATE OF IDAHO)
 :SS
County of Madison)

On this 21st day of September, 2010, before me, the undersigned, a Notary Public in and for said state, personally appeared GARY D. ZOINER AND SHERRY ZOINER, husband and wife, known and identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me 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.





Notary Public
Residing at:
My Commission Expires: 10-26-2012

RECEIVED

MAY 31 1994

TETON Co. Id.
Clerk Recorder

116255

WARRANTY DEED

THIS INDENTURE, made this 27 day of May, 1994, between GARY D. ZOHNER and SHERRY ZOHNER, husband and wife, of 401 West 475 South, Victor, Idaho, 83455, the parties of the first part, and SANDERS INVESTMENT CO., a Utah limited partnership, of 1586 East Tomahawk Drive, Salt Lake City, Utah, 84103, the party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00), lawful money of the United States of America, and other valuable consideration to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and by these presents, do grant, bargain, sell and convey and confirm unto the said party of the second part, and to its successors and assigns, forever, an undivided twenty-three and 8/10 percent (23.8%) interest in and to the following described real property, situated in Teton County, State of Idaho, to-wit:

A portion of the W $\frac{1}{2}$ of Section 20, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being described as:

Beginning at the Northeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20; and running thence South 00°02'51" East, 1325.65 feet along the east line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ to the Southeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 00°02'51" East, 400.00 feet, more or less, along said fence line to fence corner; thence South 56°35'00" West 382.85 feet, more or less, along said fence line to a point; thence North 64°02'36" West, 376.80 feet to a point; thence North 00°19'01" East, 468.43 feet to a point; thence North 50°48'50" East, 361.53 feet to a point; thence North 00°02'51" West, 1073.76 feet to a point on the North line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$; and thence North 89°51'10" East, 375.00 feet to the point of beginning.

116255

FILED

AT THE REQUEST OF

First American

AT 35 MINUTES PAST

May 31, 1994

Asa J. Drake

CLERK OF RECORDER

BY

Nora Righy

DEPUTY

Together with a twenty foot access lane being located in Sections 19 and 20, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being described along the existing lane as follows:

Beginning at a point which lies East, more or less, 2350 feet along County Road (475 South) from the intersection of said county road and county road (450 West); and running thence East 200 feet; thence North 45° East, 300 feet; thence North 69° East,

Filed ☒
Indexed ☒
Platted ☒

116255

350 feet; thence South 77°30' East 250 feet; and thence North 28° East, 500 feet more or less, to the property line.

TO HAVE AND TO HOLD the said premises, together with all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to said premises, as well in law as in equity, of the said parties of the first part.

And the said parties of the first part, and their heirs, hereby warrant and agree to forever defend the party of the second part, its successor and assigns, in the quiet and peaceable possession of said premises against all and every person lawfully claiming an interest therein.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.


Gary D. Zohner

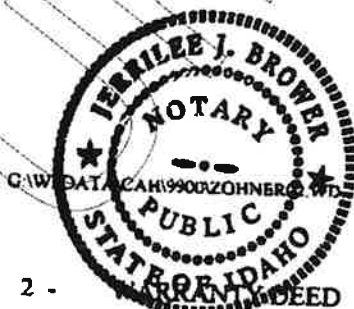

Sherry Zohner

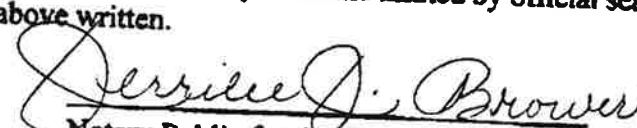
STATE OF IDAHO

County of Teton

On this 27th day of May, 1994, before me, the undersigned, a notary public in and for said State, personally appeared GARY D. Zohner and SHERRY Zohner, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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




Notary Public for the State of Idaho

Residing at Tetonia, Idaho

My Commission Expires 2-27-98

RECEIVED

MAY 31 1994

TETON Co. Id.
Clerk Recorder

116254

WARRANTY DEED

THIS INDENTURE, made this 27 day of May, 1994, between GARY D. ZOHNER and SHERRY ZOHNER, husband and wife, of 401 West 475 South, Victor, Idaho, 83455, the parties of the first part, and SANDERS INVESTMENT CO., a Utah limited partnership, of 1586 East Tomahawk Drive, Salt Lake City, Utah, 84103, the party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00), lawful money of the United States of America, and other valuable consideration to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and by these presents, do grant, bargain, sell and convey and confirm unto the said party of the second part, and to its successors and assigns, forever, an undivided twenty-six and 2/10 percent (26.2%) interest in and to the following described real property, situated in Teton County, State of Idaho, to-wit:

A portion of the W $\frac{1}{2}$ of Section 20, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being described as:

Beginning at the Northeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20; and running thence South 00°02'51" East, 1325.65 feet along the east line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ to the Southeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 00°02'51" East, 400.00 feet, more or less, along said fence line to fence corner; thence South 56°35'00" West 382.85 feet, more or less, along said fence line to a point; thence North 64°02'36" West, 376.80 feet to a point; thence North 00°19'01" East, 468.43 feet to a point; thence North 50°48'50" East, 361.53 feet to a point; thence North 00°02'51" West, 1073.76 feet to a point on the North line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$; and thence North 89°51'10" East, 375.00 feet to the point of beginning.

Together with a twenty foot access lane being located in Sections 19 and 20, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being described along the existing lane as follows:

Beginning at a point which lies East, more or less, 2350 feet along County Road (475 South) from the intersection of said county road and county road (450 West); and running thence East 200 feet; thence North 45° East, 300 feet; thence North 69° East,

116254

FILED

AT THE REQUEST OF

First American

AT 35 MINUTES PAST

9 a.m.

DATE May 31, 1994

Asa J. Drake

CLERK OF RECORDER

BY

Nora Rigby

DEPUTY

Filed

Indexed

Platted

116254

350 feet; thence South 77°30' East 250 feet; and thence North 28° East, 500 feet more or less, to the property line.

TO HAVE AND TO HOLD the said premises, together with all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to said premises, as well in law as in equity, of the said parties of the first part.

And the said parties of the first part, and their heirs, hereby warrant and agree to forever defend the party of the second part, its successor and assigns, in the quiet and peaceable possession of said premises against all and every person lawfully claiming an interest therein.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.


Gary D. Zohner

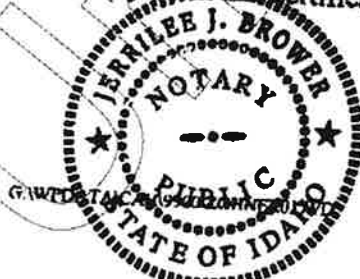

Sherry Zohner

STATE OF IDAHO)
)ss.

County of Teton)

On this 27th day of May, 1994, before me, the undersigned, a notary public in and for said State, personally appeared GARY D. Zohner and SHERRY Zohner, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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




Notary Public for the State of Idaho

Residing at Tetonia, Idaho

My Commission Expires 2-27-98

2 - WARRANTY DEED

203428 MAR 13 '09 PM 3:54

QUIT-CLAIM DEED

Quit-Claim deed made this 11 day of Dec, 2008, between SANDERS INVESTMENT CO., LLC of PO Box 439, Victor, Idaho 83455 and MADSEN FAMILY LIMITED PARTNERSHIP of Holladay Pines Ct., Holladay, Utah 84117, referred to as Grantors do hereby forever quit claim unto GARY D. ZOHNER and SHERRY ZOHNER of 401 West 475 South, Victor, Idaho 83455, referred to as Grantees, any interest in the following described premises, to wit:

A PORTION OF LAND LYING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE WEST 1/4 CORNER OF SAID SECTION 20, S 89°51'16" E, 1317.44 FEET AND N 00°23'19" E, 253.54 FEET TO THE POINT OF BEGINNING;

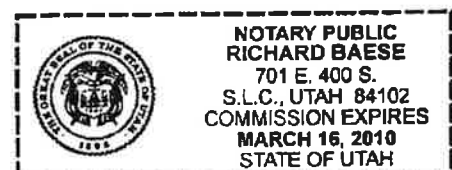
THENCE N 89°51'16" W, 375.27 FEET TO A POINT;
THENCE N 00°22'20" E, 1073.68 FEET TO A POINT;
THENCE S 89°57'00" E, 375.58 FEET TO A POINT;
THENCE S 00°23'19" W, 1074.31 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.26 ACRES MORE OR LESS.

THIS PROPERTY IS TO BE INCLUDED WITH WARRANTY DEEDS #118196, #116255, AND #116254 AND IS NOT TO BE CONSIDERED A SEPARATE TRACT OF LAND.

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

Gary D. Zohner 12/11/08
Sherry Zohner 12/11/08



Instrument # 203428

TETON COUNTY, IDAHO

3-13-2009 03:54:00 No. of Pages: 3

Recorded for: A W ENGINEERING

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Index to DEED QUIT-CLAIM

Copied

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

Grantors has hereunto set their hands on the day and year first above written.

Gill Oldroyd Sanders
Gill Oldroyd Sanders

Virginia Cook Sanders
Virginia Cook Sanders

(See attached notary acknowledgment sheet)

Michael B. Madsen

STATE OF UTAH

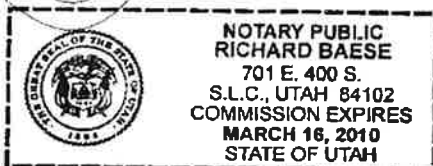
County of Salt Lake

On this 11th day of DECEMBER in the year of 2008, before me, a Notary Public in and for said State, personally appeared Gill Oldroyd Sanders and Virginia Cook Sanders known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that he executed the same.

Richard Baese
Notary Public for

Residing at: Salt Lake

My commission expires: 3-16-2010



NOTARY
ACKNOWLEDGEMENT


MICHAEL B. MADSEN

STATE OF)

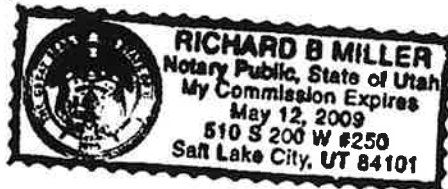
County of)

:SS

On this 9TH day of December in the year of 2008, before me,
a Notary Public in and for said State, personally appeared MICHAEL B. MADSEN 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.



Notary Public for



Residing at: SALT LAKE

My commission expires: 5/12/09

203429 MAR 13 09 PM 3 54

QUIT-CLAIM DEED

Quit-Claim deed made this 20th day of February, 2009, between GARY D. Zohner and SHERRY Zohner of 401 West 475 South, Victor, Idaho 83455 referred to as Grantors do hereby forever quit claim unto SANDERS INVESTMENT CO. LLC of P.O. Bx. 439, Victor, ID 83455 and MADSEN FAMILY LIMITED PARTNERSHIP of 4956 Holladay Pines Ct. Holladay, UT 84117 referred to as Grantees, any interest in the following described premises, to wit:

A portion of land lying in the West half West half of Section 20, Township 4 North, Range 45 E., B.M. Teton County, Idaho, being further described as:

From the West quarter corner of said Section 20, S 89°51'16"E, 345.93 feet to the point of beginning;

Thence N 67°08'46"E, 648.89 ft.;

Thence S 51°13'26"W, 361.53 ft.;

Thence S 00°42'37"W, 468.43 ft.;

Thence S 63°39'24"E, 376.90 ft.;

Thence S 57°00'36"W, 407.33 ft.;

Thence S 18°37'09"W, 214.30 ft.;

Thence N 77°00'00"W, 231.22 ft.;

Thence N 00°44'21"W, 982.98 ft. to the point of beginning.

Contains 9.29 acres more or less.

THIS PROPERTY IS TO BE INCLUDED WITH WARRANTY DEED INSTRUMENT NUMBERS 116254, 116255 AND 118196 AND IS NOT TO BE CONSIDERED A SEPARATE TRACT OF LAND.

Instrument # 203429

TETON COUNTY, IDAHO

3-13-2009 03:54:00 No. of Pages: 2

Recorded for: A W ENGINEERING

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Index to: DEED, QUIT-CLAIM

Fee: 6.00

SPH

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

Grantors has hereunto set their hands on the day and year first above written.



Gary D. Zohner



Sherry Zohner

STATE OF Idaho
County of Teton

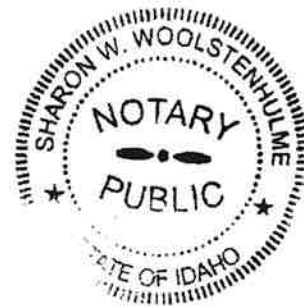
On this 20th day of February in the year of 2008 before me,
a Notary Public in and for said State, personally appeared Gary D. Zohner and Sherry Zohner
known or identified to me to be the persons whose names are subscribed to the within instrument
and acknowledged to me that he executed the same.

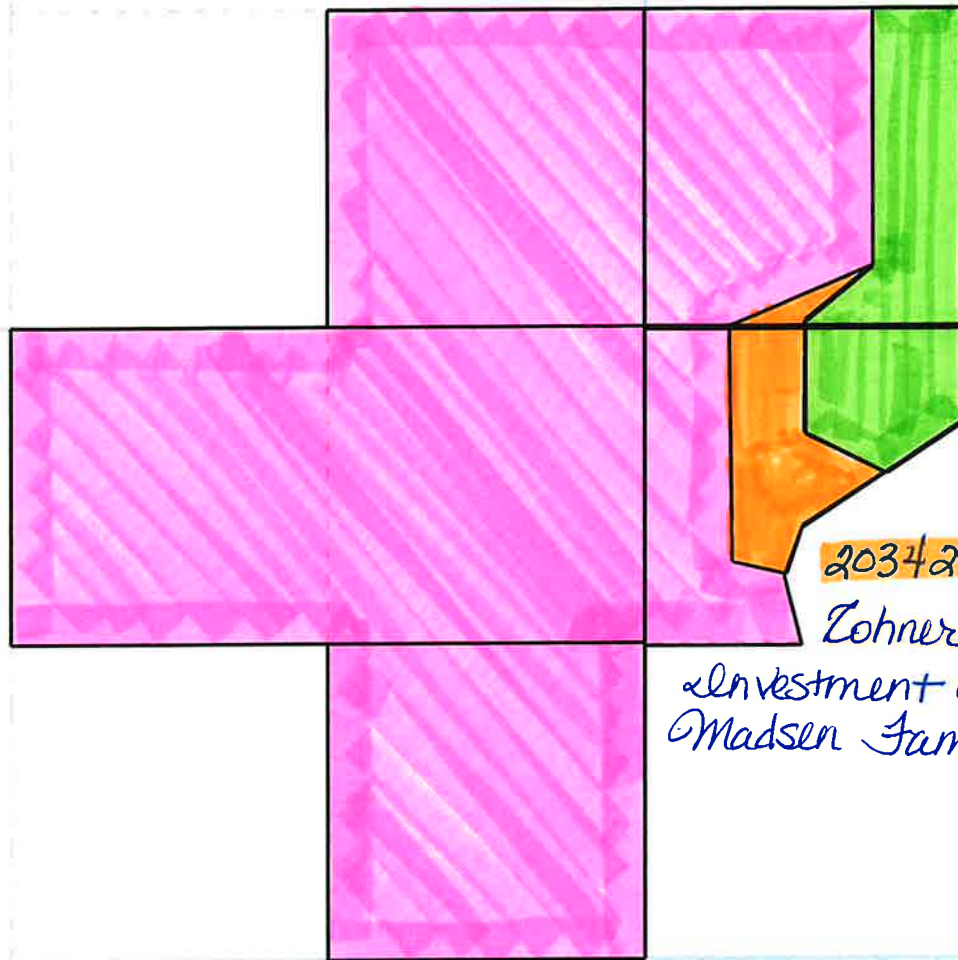


Notary Public for Idaho

Residing at: Victor, Id.

My commission expires: January 2, 2015





235609

Included
Less

excluded
Deed off in
2009

203429 Gary & Sherry
Zohner TO Sanders
Investment Co. LLC &
Madsen Family LP

235609 & 235607 Gary D & Sherry Zohner TO Gary and
Sherry Zohner Family Trust

6/18/2025

Scale: 1 inch= 800 feet

File:

Tract 1: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.
Tract 2: 42.5664 Acres, Closure: n89.2554w 1320.07 ft. (1/5), Perimeter=6326 ft.
Tract 3: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 4: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 5: 20.0914 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4764 ft.
Tract 6: 11.9575 Acres, Closure: n89.5113w 345.93 ft. (1/12), Perimeter=4038 ft.
Tract 7: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.

Tract Data and Deed Calls

Tract 01: 80.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=7920 ft.
Tract 02: 42.5664 Acres, Closure: n89.2554w 1320.07 ft. (1/5), Perimeter=6326 ft.
Tract 03: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 04: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 05: 20.0914 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4764 ft.
Tract 06: 11.9575 Acres, Closure: n89.5113w 345.93 ft. (1/12), Perimeter=4038 ft.
Tract 07: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.
Tract 07: 40.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5280 ft.

1: /ne,n,se,19,4n,45e
2: s0w 1320.00
3: s90w 2640.00
4: n0e 1320.00
5: n90e 2640.00
6: @0
7: /nw,sw,20,4n,45e
8: n90e 1320
9: s00e 400
10: s56.35w 804.5
11: s20.22w 214.3
12: s14.28e 298.6
13: n90w 648.5
14: n00e 1320
15: n90e 1320
16: @0
17: /ne,se,ne,19,4n,45e
18: s0w 1320.00
19: s90w 1320.00
20: n0e 1320.00
21: n90e 1320.00
22: @0
23: /ne,se,se,19,4n,45e
24: s0w 1320.00
25: s90w 1320.00
26: n0e 1320.00
27: n90e 1320.00
28: @0
29: /ne,sw,nw,20,4n,45e
30: s00.0251e 1325.65
31: s00.0251e 400.00
32: s56.3500w 382.85
33: n64.0236w 376.80
34: n00.1901e 468.43
35: n50.4850e 361.53
36: n00.0251w 1073.76
37: n89.5110e 375.00
38: @0
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40: s89.5116e 345.93
41: n67.0846e 648.89
42: s51.1326w 361.53
43: s00.4237w 468.43
44: s63.3924e 376.90
45: s57.0036w 407.33
46: s18.3709w 214.30
47: n77.0000w 231.22
48: n00.4421w 982.98
49: @0
50: /ne,sw,nw,20,4n,45e
51: s0w 1320.00
52: s90w 1320.00
53: n0e 1320.00

Tract Data and Deed Calls

54: n90e 1320.00



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

October 02, 2025

GARY AND SHERRY ZOHNER FAMILY TRUST
4039 W 4750 S
VICTOR ID 83455-5473

Re: Change in Water Right Ownership: 22-365 (Split into 22-365 and 22-14686, 22-14687), 22-575A (Split into 22-575A and 22-14688, 22-14689), 22-2057 (Split into 22-2057 and 22-14690, 22-14691)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

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)

cc: GARY ZOHNER
SHERRY ZOHNER
TETON RIVERFRONT PROPERTIES LLC
WATER DISTRICT 01