

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

OCT 07 2026

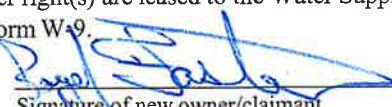
DEPT. OF WATER RESOURCES
EASTERN REGION

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. WD 74

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
74-15807	Yes ☐	Yes ☐		Yes ☐	Yes ☐
74-01013 1013	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: 74-15807 LEADORE23 LLC/ 74-01013 Vaughan, Jerome B & Rhonda M
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): YNOT HOLDINGS LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- | | | | |
|---------------------|---------------------------------|-----------|--------------|
| <u>PO BOX 118</u> | <u>LEADORE</u> | <u>ID</u> | <u>83464</u> |
| Mailing address | City | State | Zip |
| <u>208-303-0108</u> | <u>FASTERFOSTERS1@GMAIL.COM</u> | | |
| 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: MARCH 1, 2025
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:  MEMBER 10-6-2026
 Signature of new owner/claimant Title, if applicable Date
BOYD FOSTER
 Print name
- Signature:  MEMBER 10/6/2026
 Signature of new owner/claimant Title, if applicable Date
MARIJILL FOSTER
 Print name

For IDWR Office Use Only:

Received by M. Pette Date 10-7-26 Receipt No. E051957 Receipt Amt. 50.00

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 10/8/2026

Instrument # 336980 # Pages: 2
LEMHI COUNTY, Idaho
Mar 04, 2025 3:44:51 pm Fee: \$ 15.00
For: JILL FOSTER
TERESA L. MORTON, Recorder
CDICKENS, Deputy

Quitclaim Deed

For Value Received

Leadore23, LLC, an Ohio Limited Liability Company

do hereby convey, release, remise and forever quit claim unto:

YNOT HOLDINGS, LLC, an Idaho Limited Liability Company

Whose current address is:

PO Box 118
Leadore, ID 83464

the following described parcels located in Lemhi County, Idaho to-wit:

See Attached Legal Description as Exhibit 'A'

Dated: February 25, 2025



Gilbert A. Hanawalt, Manager



Bambi S. Hanawalt, Manager

STATE OF FLORIDA)
COUNTY OF SAFORD) ss

On this 25th day of FEBRUARY, 2025, before me, a notary public in and for said State, personally appeared **Gilbert A. Hanawalt and Bambi S. Hanawalt, Managers** known to me or proved to me to be the person(s) whose names are subscribed to the within instrument to be Managers executing on behalf of Leadore23, LLC and acknowledged to me that they executed the same as the free act and deed of such individual(s)/ Entity.



Notary Public
Residing at 4107 S. Tamiami Trl Venice FL 34293
Comm. Expires: May 22, 2027

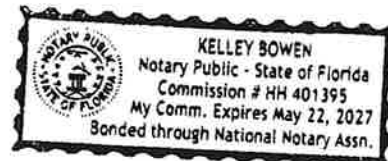


Exhibit 'A'
Legal Description

RPB0046001029BA



WADE SURVEYING

Global Positioning Service

Land Surveying and Planning

402 Van Dreff St.

Salmon, Idaho 83467



Phone: (208)-756-3070

April 16, 2012

PARCEL "A"

A parcel of land located in the SE1/4, Section 28, T. 16 N., R. 26 E., Boise Meridian, City of Leadore, Lemhi County, Idaho, more particularly described as follows:

Commencing at the SE Corner of said Section 28, from which the S1/4 Corner of said section bears N 89°46'33"W a distance of 2651.03 ft. the Basis Of Bearing of this description, run thence N 77°47'18"W a distance of 1051.29 ft. to a point on the northerly right-of-way of State Highway 28, the westerly right-of-way of Lemhi Ave. and the POINT OF BEGINNING;

Thence N 48°02'21"W along said highway right-of-way a distance of 1060.80 ft.;

Thence N 42°09'23"E a distance of 250.00 ft. to a point on the southerly right-of-way of Front St. extended;

Thence S 48°02'21"E along said line a distance of 1059.96 ft. to a point on the westerly right-of-way of Lemhi Ave.;

Thence S 41°57'39"W along said right-of-way a distance of 250.00 ft. to the POINT OF BEGINNING.

PARCEL CONTAINS 6.09 ACRES.



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 633023

FOR VALUE RECEIVED

Jerome B. Vaughan and Rhonda M. Vaughan, husband and wife

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

Leadore23 LLC, An Ohio Limited Liability Company

whose current address is

**3495 S. Old 3C Highway
Galena, OH 43021**

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

A parcel of land located in the Southeast Quarter, Section 28, T. 16 N., R. 26 E., Boise Meridian, City of Leadore, Lemhi County, Idaho, more particularly described as follows:

Commencing at the Southeast Corner of Section 28, from which the South Quarter Corner of said section bears N. 89° 46' 33" W., a distance of 2651.03 ft., the Basis of Bearing of this description, run thence N. 77° 47' 18" W., a distance of 1051.29 ft. to a point on the northerly right of way of State Highway 28, the westerly right of way of Lemhi Ave. and the Point of Beginning;

Thence N. 48° 02' 21" W., along said highway right of way a distance of 1060.80 ft.; Thence N. 42° 09' 23" E., a distance of 250.00 ft. to a point on the southerly right of way of Front St. extended;

Thence S. 48° 02' 21" E., along said line a distance of 1059.96 ft. to a point on the westerly right of way of Lemhi Ave.

Thence S. 41° 57' 39" W., along said right of way a distance of 250.00 ft. 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: March 27, 2023

Jerome B. Vaughan
Jerome B. Vaughan

Rhonda M. Vaughan
Rhonda M. Vaughan

State of California }
 }ss.

County of _____ }

On March _____, 2023 before me, _____, a notary public for said state, personally appeared Jerome B. Vaughan and Rhonda M. Vaughan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

SEE ATTACHES

Signature _____ (Seal)
Residing at _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

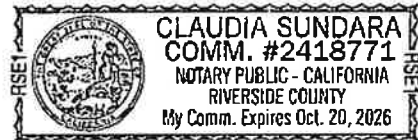
On March 27, 2023 before me, Claudia Sundara, Notary Public
(insert name and title of the officer)

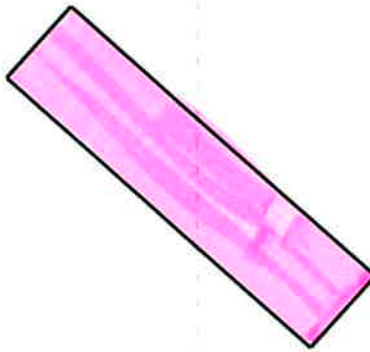
personally appeared Jerome B. Vaughan and Rhonda M. Vaughan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Claudia Sundara (Seal)





336980 Leadore 23, LLC To YNOT Holdings LLC

10/8/2026

Scale: 1 inch= 500 feet

File:

Tract 1: 6.0857 Acres (265094 Sq. Feet), Closure: n41.4638w 0.01 ft. (1/196296), Perimeter=2621 ft.

01 /se,28,16n,26e

02 /n77.4718w 1051.29

03 n48.0221w 1060.80

04 n42.0923e 250.00

05 s48.0221e 1059.96

06 s41.5739w 250.00



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 08, 2026

YNOT HOLDINGS LLC
PO BOX 118
LEADORE ID 83464

Re: Change in Ownership for Water Right No(s): 74-1013, 74-15807

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)

cc: WATER DISTRICT 74