

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

FEB 02 2022

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP Department of Water Resources
Eastern Region

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. **DE V**

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
17546 13-2124	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:

Ida Mae Thornley family trust

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

Name of current water right holder/claimant

Justin N Roberts Farms LLC and Ken W Rindlesbach

New owner(s) as listed on the conveyance document

Name connector ☒ and ☒ or

2187 S 3200 W

Weston

ID

Zip

83286

Mailing address

City

208 221 8536

Email

justinr919@gmail.com

Telephone

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 29 2021

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.
☒ \$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:

Justin N Roberts

Signature of new owner/claimant

member

Title, if applicable

1 FEB 2022

Date

Print name

Signature:

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by M. Pottin Date 2-2-22Receipt No. E047762Receipt Amt. 100.00Active in the Water Supply Bank? Yes ☐ No ☐

If yes, forward to the State Office for processing

W-9 received? Yes ☐ No ☐

Name on W-9

Approved by _____ Processed by _____ Date _____

Refund Requested - Returned Unprocessed

286996

1-3

Recorded at the request of
First American Title
Time: 4:32 Amount \$ 112.00

JUN 01 2021

JOINT USE AGREEMENT

CAMILLE LARSEN, RECORDER
By H. H. H. Deputy
Franklin County, Idaho

This agreement made and entered into this 21 day of May 2021, by and between Justin N Roberts Farms, LLC and Rindlesbach Family Farms, LLC.

Justin N Roberts Farms, LLC are 60% owners of a Water Right No. 17546 on the records of State of Idaho Department of Water Resources, subterranean, diversion in NW1/4 of NW1/4 of Sec. 35 TP. 15 S.R. 38 E.B.M.

Rindlesbach Family Farms, LLC are 40% owners of a Water Right No. 17546 on the records of State of Idaho Department of Water Resources, subterranean, diversion in NW1/4 of NW1/4 of Sec. 35 TP. 15 S.R. 38 E.B.M.

The intention and purpose of the undersigned parties that the water distribution system shall be used and operated to provide an adequate supply of water for each of the properties, to assure the continuous and satisfactory operation and maintenance of the water distribution system for the benefit of the present and future owners, their heirs, successors.

In consideration of the promises and covenants herein contained, it is agreed that the water distribution system shall be used by the parties to this agreement, as well as by all future owners and occupants of said property, upon the following terms and conditions:

1. The cost of any removal or replacement of pre-existing site improvements necessary for system operation, maintenance, replacement, improvements, inspection or testing, damaged as a result of repair of the water distribution system maintenance will be borne by the owners of the affected portion.

2. That each of the parties hereby agrees that they will promptly repair, maintain and replace all water pipes or mains serving their respective portion of the water distribution system.

3. That the consent of all parties to pay and proportionate share of costs shall be obtained prior to embarking upon expenditures for system maintenance, replacement or improvements, except in emergency situations. An arbitrator shall be chosen by the parties; shall be consulted in the event the parties cannot agree regarding the said expenditures; and the arbitrator's decision shall be definitive.

4. That each party shall have the right to act to correct and emergency situation and shall have access to the pertinent parcel in the absence of the other. An emergency situation shall be defined as the failure of any shared portion of the system to deliver water upon demand.

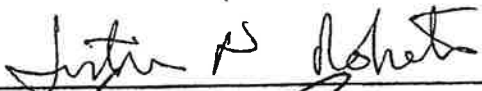
Handwritten signature

5. That the respective rights and obligations of the parties shall continue until the parties who wish to terminate their participation in the Joint Use Agreement have executed and filed a written statement of termination at the Records Office of the County of Franklin, State of Idaho. Upon termination of participation in this Agreement, the owner and occupant of each property which is terminated from the Agreement shall have no further right to the use of the water distribution system. The terminated parties shall disconnect their respective connection from said system and shall have no further obligation to pay or collect for maintenance and related expenses incurred thereafter. The costs of disconnection from the well shall be borne by the owner of the pertinent property.

6. That the parties may amend this Agreement to assure equitable distribution of shared costs and responsibilities.

7. That the term of this Agreement shall be perpetual, except as herein limited and that the benefits and burdens of this Agreement shall constitute a covenant running with the parcels of land herein affected and shall be binding upon the heirs, successors in title and assigns of the parties hereto.

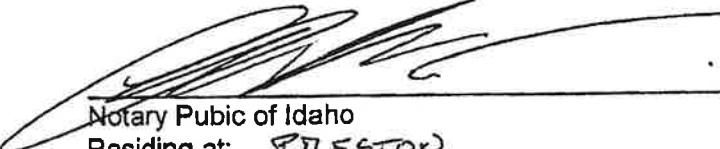
In witness whereof, the parties have hereunto set their hands and seal the day and year first above written.

BY: 
Justin N Roberts Farms, LLC

BY: 
Rindiesbach Family Farms, LLC

STATE OF IDAHO)
)ss
 COUNTY OF FRANKLIN)

On this 21ST day of MAY, 2021, before me CHRIS BARTON
 _____, personally appeared JUSTIN N. ROBERTS
 known or identified to me (or proved to me on the oath of, to be the signer(s) of the within
 instrument, who duly acknowledged to me that they executed the same.


 Notary Public of Idaho

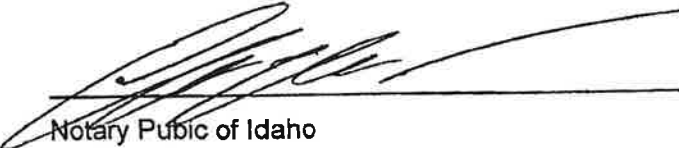
Residing at: PRESTON

Commission Expires: 11-13-2024

CHRIS BARTON
 COMMISSION #35109
 NOTARY PUBLIC
 STATE OF IDAHO
 (SEAL)

STATE OF IDAHO)
)ss
 COUNTY OF FRANKLIN)

On this 28th day of MAY, 2021, before me CHRIS BARTON
 _____, personally appeared KEN W RINDLESBACH
 known or identified to me (or proved to me on the oath of, to be the signer(s) of the within
 instrument, who duly acknowledged to me that they executed the same.


 Notary Public of Idaho

Residing at: PRESTON

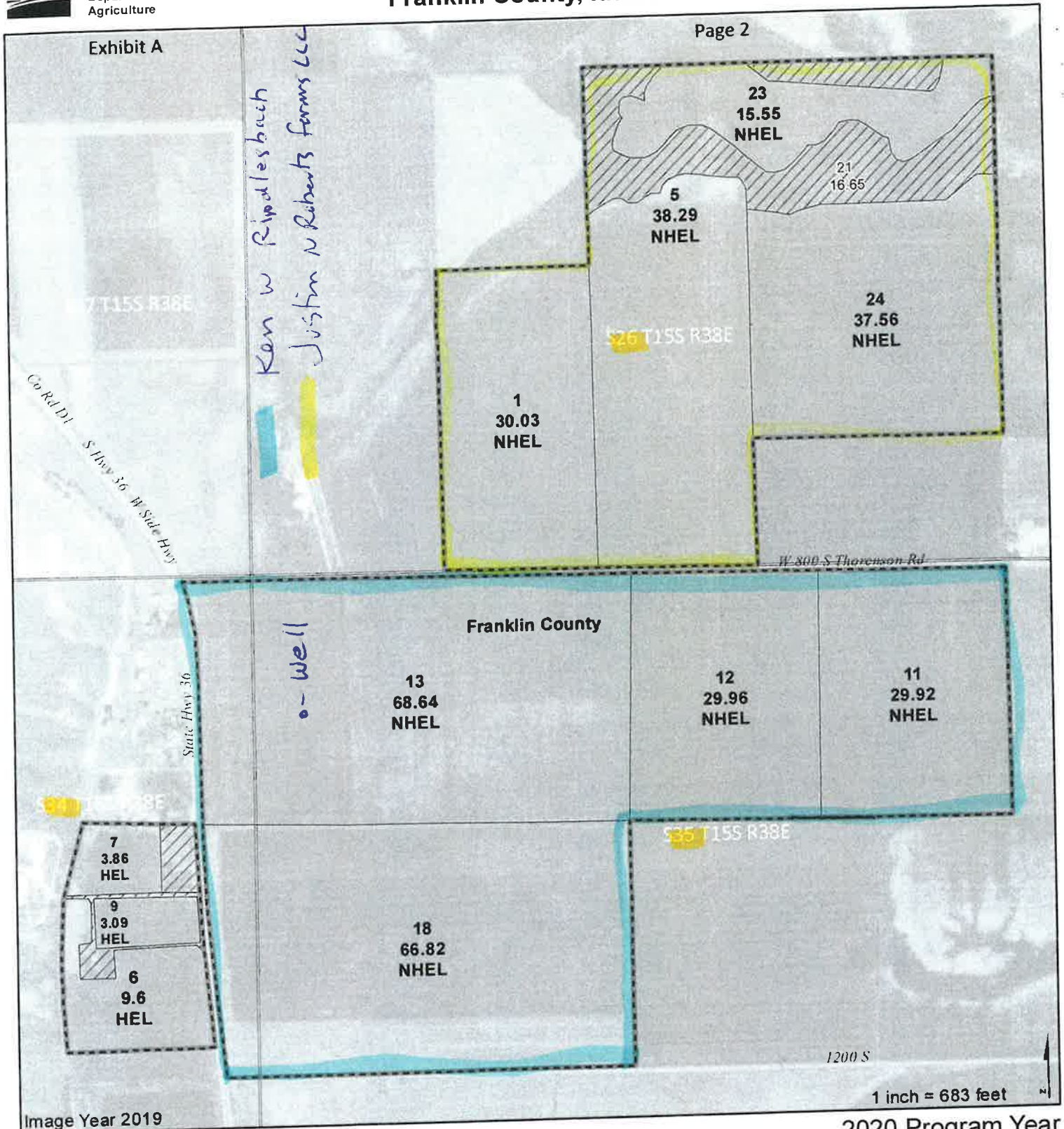
Commission Expires: 11-13-2024

CHRIS BARTON
 COMMISSION #35109
 NOTARY PUBLIC
 STATE OF IDAHO
 (SEAL)



United States
Department of
Agriculture

Franklin County, Idaho



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

DEED RECORD

INST. NO. 19657

THIS INDENTURE, Made this 7th day of March in the year of our Lord one thousand nine hundred and twenty three, between Erastus Schvaneveldt and his wife, May Schvaneveldt of Weston County of Franklin State of Idaho the parties of the first part, and John Schwartz of Weston County of Franklin State of Idaho the party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Eight thousand and no/100 Dollars, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all the following described real estate situated in Franklin County, State of Idaho, to-wit:

Commencing at the southwest corner of the northeast quarter of the northeast quarter of Section Thirty-four (34) township fifteen (15) south, range thirty-eight (38) east of the Boise Meridian, Idaho; and running thence north two hundred (200) feet; thence East nine Hundred Seventy five (975) feet; more or less to the west line of the County road; thence southerly along the west line of said road two hundred two (202) feet, thence west nine hundred ninety (990) feet more or less, to the place of beginning.

Also commencing at a point forty (40) rods west and eighty (80) rods south of the northeast corner of the northwest quarter of section 35, township and range aforesaid, running thence north 40 rods; thence west 140.5 rods, more or less to the County road, thence southerly along the east line of the County road 40 rods more or less to the south line of the northeast quarter of the northeast quarter of section 34, township and range aforesaid, thence east 137 rods, more or less to place of beginning, containing in all 39.56 acres, more or less. Together with 12 1/2 shares of water right in the Weston Creek Irrigation Co.

The grantee herein assumes and agrees to pay when due one half of a \$4000.00 mortgage given by the Grantors herein to the State of Idaho.

(\$6.00 U.S.E.R. Stamps attached and duly cancelled.)

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estates, right, title and interest in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever. And the said parties of the first part, and their heirs, the said premises in a quiet and peaceable possession of the said party of the second part, his heirs and assigns, against the said parties of the first part, and their heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same shall and will warrant and by these presents forever defend.

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

Signed, sealed and delivered in the presence of

Thomas Preston

Erastus Schvaneveldt (SEAL).

May Schvaneveldt (SEAL).

(SEAL).

(SEAL).

STATE OF IDAHO, ss.
County of Franklin,

On this 12th day of March in the year 1923, before me, Thomas Preston, a Notary Public in and for said county, personally appeared Erastus Schvaneveldt and wife, May Schvaneveldt,

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 my official seal, the day and year in this certificate first above written.

Thomas Preston

(SEAL)

Notary Public
Address; Weston, Idaho.

(SEAL)
Commission Expires Mar 5th, 1927.

STATE OF IDAHO
COUNTY OF FRANKLIN--SS

I hereby certify that this instrument was filed for record at the request of Erastus Schvaneveldt,

Filed for record this 12th day of March A. D. 1923, at 4-25 o'clock P. M.

John A. Reppel
Ex-Officio Recorder.

By Deputy.

REFERENCE: BOOK PAGE OF DEEDS, ORIGINAL ONEIDA COUNTY RECORDS.

159178

THIS INDENTURE, made this 2nd day of October
 in the year of our Lord one thousand nine hundred and Sixty-five between
John Schwartz and his wife Verna May Schwartz
 of Dayton County of Franklin
 State of Idaho the part ies of the first part, and
Hazen I. Robbins and wife Helen S. Robbins

Dayton County of Franklin
 of Idaho the part ies of the second part.
 State of Idaho

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of
\$1.00 and other good and valuable considerations them in hand paid by the said part ies of the second
 lawful money of the United States of America, to them in hand paid by the said part ies of the second
 part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do
 grant, bargain, sell, convey and confirm unto the said part ies of the second part, and their heirs and
 assigns forever, all the following described real estate situated in the County of Franklin, State of Idaho, to-wit:

Commencing at a point 30 rods E of SW corner NW1/4NW1/4 Section 35, Township 15
 south, Range 38 East, Boise Meridian, running thence E 90 rods; thence S 40 rods;
 thence W 90 rods; thence N 40 rods to place of beginning.
 EXCEPTING and reserving a right of way for any and all irrigation ditches and
 canals, and public roads now existing or in use upon and across said premises.

Commencing at SW corner NE1/4NE1/4 Section 34, Township 15 South, Range 38 East,
 Boise Meridian, running thence N 200 feet; thence E 975 feet, more or less, to
 W line of county road; thence Southerly along the W line of said road 202 feet,
 thence W 990 feet, more or less, to the place of beginning.

Commencing at a point 40 rods W and 80 rods S of NE corner NW1/4 Section 35,
 said township and range, thence N 40 rods, thence W 140.5 rods, more or less, to
 county road, thence Southerly along E line of county road 40 rods, more or less,
 to S line of NE1/4NE1/4 said Section 34, Township and Range aforesaid, thence E
 137 rods, more or less, to place of beginning.

Commencing at NE corner NW1/4NE1/4 Section 35, Township 15 South, Range 38 East,
 Boise Meridian, running thence W 60 rods, thence S 80 rods, thence E 60 rods,
 thence N 80 rods to place of beginning.

Commencing at a point 330 feet S of SW corner NE1/4SW1/4 Section 8, Township 15
 South, Range 39 East, Boise Meridian, running thence E to bear river, thence
 along said bear river to a point where said bear river crosses the center section
 line of Section 8, which point is directly S of center of Section 8, thence N
 along said center line of Section 8, 100 rods, more or less, to county road, thence
 Swesterly along said county road to NW corner SE1/4NW1/4, thence S 160 rods and
 330 feet to place of beginning.
 EXCEPTING therefrom Hot Springs and the land immediately adjacent to said Hot
 Springs on which said hot springs is located, which hot springs is SW of the center
 of Section 8, and said grantors reserve said Hot Springs and property on which
 said hot springs is located for their separate use and reserve said property for
 themselves, also a right of way to said springs.

ALSO, 20.6 shares Battle Creek Irrigation Company water
 20 shares West Cache Irrigation Company
 110 shares Twin Lakes Canal Company.

TOGETHER With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any-
 wise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and
 all estate, right, title and interest in and to said property, as well in law as in equity, of the said part ies.....
 of the first part

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the
 appurtenances, unto the part ies of the second part, and to their heirs and assigns forever. And the
 said part ies of the first part and their heirs, the said premises in the quiet and peaceable possession of
 the said part ies of the second part their heirs and assigns, against the said part ies of the first
 part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim
 the same shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set their hands..... and
 seal.....
 SIGNED, SEALED AND DELIVERED IN PRESENCE OF
John Schwartz (SEAL)
Verna May Schwartz (SEAL)
 (SEAL)
 (SEAL)
 (SEAL)

NON-MERGER WARRANTY DEED IN LIEU OF FORECLOSURE

THIS DEED made this 29th day of April, 1992, between HAZEN I. ROBBINS and HELEN S. ROBBINS, husband and wife, Grantor, and FARM CREDIT BANK OF SPOKANE, whose complete mailing address is West 601 First Avenue, Spokane, Washington, the Grantee,

WITNESSETH:

That the Grantor for and in consideration of the covenants hereinafter contained and other good and valuable consideration, does by these presents grant, convey and warrant, unto the Grantee and to its successors and assigns, forever, all of that property situated in the County of Franklin, State of Idaho, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

SUBJECT TO:

Rights of way, joint use agreement and easements for roads, utilities and irrigation ditches as the same exist or appear of record; unpaid real property taxes; Mortgage to Grantee dated May 10, 1982, and recorded May 19, 1982, as Instrument No. 159126, records of Franklin County, Idaho.

TOGETHER WITH:

Any and all tenements, hereditaments, easements, rights, privileges and appurtenances thereunto belonging or used in connection therewith, and the reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said property, together with the appurtenances, unto the said Grantee, and to its successors and assigns forever. Grantor covenants with Grantee that the former is now seized in fee simple of the property granted; that the latter shall enjoy the same without any lawful disturbance; that the same is free from all encumbrances (except those set forth above); that Grantor and all persons acquiring any interest in the same through or from them will, on demand, execute and deliver to Grantee at the expense of the latter, any further assurance of the same that may be reasonably required; and that Grantor will warrant to Grantee all of the said property against every person lawfully claiming the same, except those claiming under the above exceptions.

This Deed is absolute in effect and conveys fee simple title of the above described to the Grantee and does not operate as a mortgage, trust conveyance, or security of any kind. Re - Recorded at the request of

Preston Land Title

Recorded at the request of
Service Master - Karl

3:55
a.m. SEP 30 1992 p.m.

LARAE E. JOHNSON, RECORDER

By Ruth K. Rawlings Deputy
FRANKLIN COUNTY, IDAHO

11:20 a.m. APR 30 1992 p.m.

LARAE E. JOHNSON, RECORDER

By Ruth K. Rawlings Deputy
FRANKLIN COUNTY, IDAHO

The acceptance of this conveyance by Grantee is conditioned upon there being no liens against the property, except for those set forth above.

This Deed does not effect a merger of the fee ownership and the lien of the Deed of Trust described herein. The fee and lien shall hereafter remain separate and distinct. It is not the intent of the parties to effect the subrogation rights of any third parties.

The true and actual consideration for this conveyance is a loan Restructure Agreement dated April 29, 1992, entered into by and between the Grantor and the Grantee, whereby the Grantee forgave certain debt in exchange for the surrender of the property described herein and permitted the Grantor to retain certain property by making payments on the restructured loan.

Grantor does hereby waive, surrender, convey and relinquish any equity of redemption and statutory rights of redemption concerning the property and the Deed of Trust described above. Possession of the property is hereby surrendered and delivered to Grantee.

Grantor declares that this conveyance is freely and fairly made. Grantor is not acting under misapprehension as to the legal effect of this Deed, nor under any duress, undue influence, or misrepresentation of Grantee, its agents or attorney or any other person.

IN WITNESS WHEREOF, The Grantor has hereunto set their hands the day and year first above written.

Hazen I. Robbins
Hazen I. Robbins

Helen S. Robbins
Helen S. Robbins

STATE OF IDAHO)
County of Bannock)
SS

On this 29 day of April, 1992, before me, the undersigned Notary Public in and for said County and State, personally appeared HAZEN I. ROBBINS and HELEN S. ROBBINS, husband and wife,, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

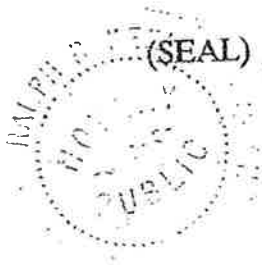
IN WITNESS, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ralph R. Kul

NOTARY PUBLIC for Idaho

Residing at: *Boise*

Commission Expires: *7/1*



PARCEL 1:

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho:

Section 35: Commencing at a point 120 rods East of the Northwest corner of Section 35; and running thence East 60 rods; thence South 80 rods; thence West 60 rods; thence North 80 rods to the point of beginning.

Section 26: Commencing at a point $77\frac{1}{2}$ rods South and 1 rod East of the center of Section 26, thence East 79 rods; thence South $40\frac{1}{2}$ rods; thence West 79 rods; thence North $40\frac{1}{2}$ rods to the place of beginning.

Sections 34 and 35: Commencing at a point 924 feet East of the Northwest corner of the Northeast Quarter Northeast Quarter of Section 34, and running thence Southerly along East line of County road 40 rods, more or less, thence East 140.5 rods, more or less, to East line of West Half Northeast Quarter Northwest Quarter of Section 35, thence North 40 rods to North line of said Section, thence West 144 rods to place of beginning.

PARCEL 2:

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 35: West 120 rods of $S\frac{1}{2}N\frac{1}{2}NW\frac{1}{4}$. ALSO, Commencing 30 rods East of the Northwest corner of the $SW\frac{1}{4}NW\frac{1}{4}$ of Section 35; and running thence East 90 rods; thence South 40 rods; thence West 90 rods; thence North 40 rods to point of beginning.

Section 35: ALSO, Commencing at the Northeast corner of the $NW\frac{1}{4}NE\frac{1}{4}$ of Section 35; and running thence West 60 rods; thence South 80 rods; thence East 60 rods; thence North 80 rods to the point of beginning.

Section 34: Commencing at a point 40 rods South of the Northeast corner of the Northeast Quarter of Section 34, running thence West 20.5 rods, more or less, to the County Road, thence Southerly along the East line of the County road 40 rods, more or less, to the South line of the Northeast Quarter of the Northeast Quarter of Section 34, thence East 17 rods, more or less, to the Southeast corner of $NE\frac{1}{4}NE\frac{1}{4}$; thence North 40 rods, more or less, to the point of beginning.

Together with 202 shares of water stock issued by the Twin Lakes Canal Company and any and all other water rights appurtenant thereto, however evidenced.

Approved: H.I.R. WLR
Date: 9-29-92 9-29-92

EXHIBIT

A

SPECIAL WARRANTY DEED

The Grantor, Farm Credit Bank of Spokane, successor by merger to The Federal Land Bank of Spokane, a corporation, for and in consideration of good and valuable consideration in hand paid, transfers and conveys to Rick J. Sparrow and Tamara L. Sparrow, husband and wife, the Grantee, whose complete mailing address is 813 South 2400 West, Weston, Idaho, 83286, the following described real estate, situated in the County of Franklin, State of Idaho:

See, Exhibit "A" attached hereto and incorporated herein by this reference.

The Grantor warrants against encumbrances suffered or created by the Grantor, free and clear of encumbrances except all taxes, assessments, and charges to be paid by the Grantee and any lien or encumbrance revived or placed on said premises by, through or under the Grantee and any other encumbrance or defect which the Grantee has assumed by reason of the terms and conditions of that certain Real Estate Contract dated May 15, 1992.

PROVIDED, HOWEVER, Grantor does not warrant or covenant with said Grantee with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law or claims based thereon arising out of the actual or threatened discharge, release, disposal, seepage, migration or escape of such substances at, from or into the demised premises.

Grantor hereby expressly grants and conveys unto Grantee, their successors and assigns forever, all water rights, oil, gas, hydrocarbons, coal or other minerals of whatsoever nature lying in or under the above described lands and all royalty interests as to oil, gas, and other minerals produced and saved therefrom which have not been previously reserved and which may be or upon said lands above described or any part thereof.

DATED This 30th day of September, 1992.

FARM CREDIT BANK OF SPOKANE

Recorded at the request of
Luston Land Title

By Stephen J. Rens
Title: Authorized Agent

— a.m. OCT 2 1992 3:00 p.m.

LARAE E. JOHNSON, RECORDER

By Larae E. Johnson
FRANKLIN COUNTY, IDAHO

STATE OF IDAHO)

SS

County of Franklin)

On this 30th day of September, 1992, before me, the undersigned Notary Public in and for said county and state, personally appeared Steven D. Revis, known or identified to me to be the authorized agent of the corporation that executed the foregoing instrument, and acknowledged to me that he executed the same on behalf of said corporation.

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



Diane Kay
NOTARY PUBLIC for Idaho
Residing at: Lewis Lake
Commission Expires: June 1, 1994

PARCEL 1:

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho:

Section 35: Commencing at a point 120 rods East of the Northwest corner of Section 35; and running thence East 60 rods; thence South 80 rods; thence West 60 rods; thence North 80 rods to the point of beginning.

Section 26: Commencing at a point $77\frac{1}{2}$ rods South and 1 rod East of the center of Section 26, thence East 79 rods; thence South $40\frac{1}{2}$ rods; thence West 79 rods; thence North $40\frac{1}{2}$ rods to the place of beginning.

Sections 34 and 35: Commencing at a point 924 feet East of the Northwest corner of the Northeast Quarter Northeast Quarter of Section 34, and running thence Southerly along East line of County road 40 rods, more or less, thence East 140.5 rods, more or less, to East line of West Half Northeast Quarter Northwest Quarter of Section 35, thence North 40 rods to North line of said Section, thence West 144 rods to place of beginning.

PARCEL 2:

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 35: West 120 rods of $S\frac{1}{2}N\frac{1}{2}NW\frac{1}{4}$. ALSO, Commencing 30 rods East of the Northwest corner of the $SW\frac{1}{4}NW\frac{1}{4}$ of Section 35; and running thence East 90 rods; thence South 40 rods; thence West 90 rods; thence North 40 rods to point of beginning.

Section 35: ALSO, Commencing at the Northeast corner of the $NW\frac{1}{4}NE\frac{1}{4}$ of Section 35; and running thence West 60 rods; thence South 80 rods; thence East 60 rods; thence North 80 rods to the point of beginning.

Section 34: Commencing at a point 40 rods South of the Northeast corner of the Northeast Quarter of Section 34, running thence West 20.5 rods, more or less, to the County Road, thence Southerly along the East line of the County road 40 rods, more or less, to the South line of the Northeast Quarter of the Northeast Quarter of Section 34, thence East 17 rods, more or less, to the Southeast corner of $NE\frac{1}{4}NE\frac{1}{4}$; thence North 40 rods, more or less, to the point of beginning.

Together with 202 shares of water stock issued by the Twin Lakes Canal Company and any and all other water rights appurtenant thereto, however evidenced.

EXHIBIT

A

197927

WARRANTY DEED

For Value Received RICK J. SPARROW, aka RICKIE SPARROW and
TAMARA L. SPARROW, husband and wife,

the grantors, do hereby grant, bargain, sell and convey unto
GERALD S. THORNLEY and IDA MAE THORNLEY,
husband and wife,

whose current address is P.O. Box 144, Weston, Id 83286
the grantee & the following described premises, in Franklin County Idaho, to wit:

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 34: Commencing at the Northeast corner of said Section 34; thence South along
the East line thereof 80 rods, more or less, to the South line of the Northeast Quarter
of the Northeast Quarter of said Section 34, thence West along said South line 17 rods,
more or less, to the East line of county road; thence Northerly along said road 80
rods, more or less, to the North line of said Section 34, thence East to THE POINT OF
BEGINNING.

Section 35: Commencing at the Northwest corner of said Section 35, thence East along
the North line thereof 1155 feet, thence South parallel with the West line of said
Section 80 rods, more or less, to the South line of the North half of the Northwest
Quarter of said Section 35, thence West along said South line to the West line of said
Section 35, thence North along said West line to THE POINT OF BEGINNING.

ALSO, Commencing at a point on the South line of the North half of the Northwest
Quarter of said Section 35 that is 30 rods East of the West line thereof, thence East
90 rods along said South line, thence South 40 rods parallel to said West line, thence
West 90 rods parallel to said South line to the West line of said Section, thence North
40 rods along said West line 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 do hereby covenant to and
with the said Grantee, that he the owner in fee simple of said premises; that they are free
from all incumbrances

and that he will warrant and defend the same from all lawful claims whatsoever.

Dated: December 31, 1996

Rick J. Sparrow
Tamara L. Sparrow

STATE OF IDAHO, COUNTY OF IDAHO
On this 31st day of December 1996,
before me, a notary public in and for said State, personally
appeared

RICK J. SPARROW, aka RICKIE
SPARROW and TAMARA L. SPARROW,
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.

Deanne Kay

Notary Public
Idaho

Residing at Swan Lake
Comm. Expires 5/25/2000

Recorded at the request of
Preston Land Title

a.m. DEC 31 1996 4:00 p.m.

V. ELLIOTT LARSEN, RECORDER
By *Camille Larsen* Deputy
FRANKLIN COUNTY, IDAHO

267361 1-6

Recorded at the request of
Fuller & Fuller
Time 12:08 Amount \$ 25.00

APR 19 2016

SHAUNA T. GEDDES, RECORDER
By C. Carter Deputy
Franklin County, Idaho

WARRANTY DEED

FOR VALUE RECEIVED

Ida May Thornley, a widow, Grantor,

does hereby grant, bargain, sell and convey unto

Ida May Thornley, as Trustee, or her successors in trust, under the IDA MAY THORNLEY FAMILY TRUST by Trust Agreement dated the 14th day of April, 2016.

whose current address is: 1088 South Hwy 36, Weston, Idaho 83286, the Grantee, the following described premises in Franklin County, Idaho, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO all easements, rights of way, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Together with appurtenances.

THE TRUSTEE SHALL HAVE ALL RIGHTS TO TRANSFER THE PROPERTY HEREIN SET FORTH PURSUANT TO THE TRUST AGREEMENT.

THE SUCCESSOR OR CHANGE OF TRUSTEE MAY BE EVIDENCED BY DEED OR AMENDMENT TO TRUST AGREEMENT OR AFFIDAVIT OF DEATH.

DATED: April 14, 2016

Ida May Thornley
Ida May Thornley, Grantor

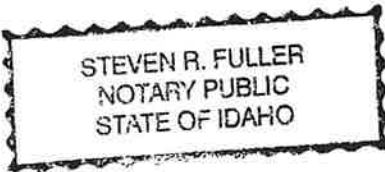
267361 2-6

STATE OF IDAHO

County of Franklin

)
ss
)

On this 14th day of April, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Ida May Thornley known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.




NOTARY PUBLIC for State of Idaho
Residing at: Preston, Idaho
Comm. Exp: 1/31/17

EXHIBIT "A"

Real property located in Franklin County

Parcel 1

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Section 35: Commencing at a Northwest corner of said Section 35, thence East along the North line thereof 1155 feet, to the true point of beginning; thence continuing East 2244 feet; thence South parallel with the West line of said Section 80 rods, more or less, to the South line of the North half of the North half of said Section 35, thence West along said South line 2244 feet; thence North to the true point of beginning.

Parcel 2

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Section 36: SE1/4SE14.

ALSO, the East 50 rods of the SW1/4 of the SE1/4.

Section 36: N1/2SE1/4, EXCEPT the West 28 rods of the W1/2NW1/4SE1/4.

ALSO, Commencing at the Southeast corner of the NE1/4; thence West 132 rods; thence North 16 rods; thence East 132 rods; thence South 16 rods to the place of beginning.

Parcel 3

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Section 36: Commencing at a point of 66 rods West of the Northeast corner of Section 36, and running thence West 66 rods; thence South 144 rods; thence East 66 rods; thence North 144 rods to the place of beginning.

EXCEPTING THEREFROM 1 rod on the South side of the road.

ALSO EXCEPTING THEREFROM, Beginning at a point 66 rods West and 1 rod South of the Northeast Corner of Section 36, running thence South 175 feet; thence West 300 feet; thence North 175 feet; thence East 300 feet to the point of beginning.

Parcel 4

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

A parcel of land being a portion of that larger parcel of land previously described at Instrument No. 185193 in the office of the Franklin County Clerk and Recorder, lying entirely within the South one-half of the Northeast one-quarter of Section 34, Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho, and being more particularly described as follows:

Beginning at the Northwest corner of said S1/2NE1/4 of Section 34, thence South 89

degrees 39'50" East along the North line of said S1/2NE1/4 a distance of 2129.47 feet; thence South 01 degrees 11' 00" West a distance of 324.35 feet; thence South 85 degrees 53'30" East a distance of 170.37 feet; thence along the Westerly right-of-way line of Idaho Highway No. 36 for the following two courses:

1.) 267.07 feet along the arc of a curve to the left having a central angle of 02 degrees 39'08" , a radius of 5769.58 feet, and a chord which bears South 05 degrees 09'26" East 267.05 feet;

2.) South 06 degrees 29'00" East a distance of 526.85 feet; thence North 89 degrees 46'13" West a distance of 714.66 feet; thence North 02 degrees 43' 24" West along the toe of the East Bank of the Twin Lakes Canal West Lateral a distance of 614.30 feet; thence North 89 degrees 34' 50" West a distance of 1631.36 feet; thence North 00 degrees 06' 42" West along the West line of said S1/2NE1/4 of Section 34 a distance of 510.02 feet to the Point of Beginning.

SUBJECT TO an easement in favor of the Grantors, their heirs and assigns, for ingress and egress along an existing roadway 30 feet in width located in the S1/2N1/2SE1/4NE1/4 of Section 34, Township 15 South, Range 38 East of the Boise Meridian.

ALSO, All that portion of the SE1/4NE1/4 of Section 34, lying East of State Highway #36.

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Section 35: Beginning at the Southwest corner of the Northwest Quarter of Section 35, thence East 30 rods; thence North 80 rods; thence West 30 rods; thence South 80 rods to the point of beginning.

ALSO, Beginning at a point 30 rods East of the Southwest corner of the Northwest Quarter of Section 35, running thence East 90 rods; thence North 40 rods; thence West 90 rods; thence South 40 rods to the place of beginning.

Parcel 5

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho
Section 26: Commencing at the Northwest corner of the Southeast Quarter of Section 26, and

running thence East 80 rods; thence South 77-1/2 rods; thence West 79 rods; thence South 40-1/2 rods; thence West 1 rod; thence North 118 rods to the place of beginning.

ALSO, Commencing at the Southeast corner of the Southwest Quarter of Section 26, and running thence North 160 rods; thence West 50 rods; thence South 160 rods; thence East 50 rods to the place of beginning.

ALSO, Commencing at a point 77-1/2 rods South and 1 rod East of the center of Section

26, thence East 79 rods; thence South 40-1/2 rods; thence West 79 rods; thence North 40-1/2 rods to the place of beginning.

EXCEPTING AND RESERVING a 16 foot right-of-way and easement running 8 feet on either side of an existing private gravel farm road which turns North off of 800 South and runs northward through the middle of Section 26, then West, and then North again, through an existing 12-foot wire gate along a four-wire fenceline which runs along the North boundary of the above-described real property. The right-of-way and easement shall be for grantor and grantor's agents for ingress and egress and for installation of underground utilities across grantees' property to grantors' dam, without fences or other obstructions except the above-described existing wire gate. This easement includes the right to repair and gravel the road.

EXCEPTING AND RESERVING a 15 foot right-of-way and easement running 7-1/2 feet on either side of an existing ditch which runs from grantors' dam, through the North 30 rods of the above-described real property. This easement and right-of-way includes access over and across grantees' adjoining property for access to the ditch, and for repair, cleaning, disposal of debris, and operation of the ditch. Section 35: Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 35, and running West 561 feet, thence South 80 rods, thence East 561 feet, thence North 80 rods to the point of beginning.

Section 35: Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 35, and running West 561 feet, thence South 80 rods, thence East 561 feet, thence North 80 rods to the point of beginning.

Parcel 6

Commencing at a point 50 rods West of the Southeast corner of the Southwest quarter of Section 26, Township 15 South, Range 38 East, Boise Meridian, Franklin County, Idaho; and running thence North 96 rods; thence West 50 rods; thence South 96 rods; thence East 50 rods to the point of beginning.

Parcel 7

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 34: Commencing at the Northeast corner of said Section 34; thence South along the East line thereof 80 rods, more or less, the South line of the Northeast Quarter of the Northeast Quarter of said Section 34, thence West along said South line 17 rods, more or less, to the East line of county road; thence Northerly along said road

80 rods, more or less, to the North line of said Section 34, thence East to the point of beginning.

Section 35: Commencing at the Northwest corner of said Section 35, thence East along the North line thereof 1155 feet, thence South parallel with the West line of said Section 80 rods, more or less, to the South line of the North half of the Northwest Quarter of said Section 35, thence West along said South line to the West line of said Section 35, thence North along said West line to the point of beginning.

ALSO, Commencing at a point on the South line of the North half of the Northwest Quarter of said section 35 that is 30 rods East of the West line thereof, thence East 90 rods along said South line, thence South 40 rods parallel to said West line, thence West 90 rods parallel to said South line to the West line of said Section, thence North 40 rods along said West line to the point of beginning.

TOGETHER WITH 497 SHARES OF THE CAPITAL STOCK OF TWIN LAKES CANAL COMPANY.

NTF-109100

When Recorded Mail To:

Justin N. Roberts Farms, L.L.C., an Idaho limited liability company

2187 S. 3200 W.

Weston, ID 83286

WARRANTY DEED

PARCEL 8: Justin N. Roberts Farms, L.L.C.

Grantor(s) of Weston, County of Franklin, State of Idaho, hereby *CONVEY AND WARRANT* to

Justin N. Roberts Farms, L.L.C., an Idaho limited liability company

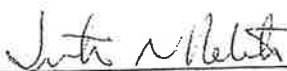
Grantee(s) of Weston, County of Franklin, State of Idaho, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Franklin County, State of ID:

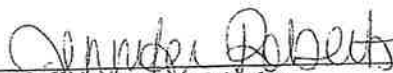
*SEE ATTACHED EXHIBIT "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this March 29, 2021.

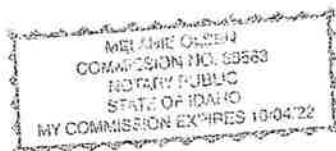
Justin N. Roberts Farms, L.L.C.


By: Justin N. Roberts, Member


By: Jennifer Roberts, Member

State of ID)
County of Franklin)§

On March 29, 2021, personally appeared before me Justin N. Roberts and Jennifer Roberts, who, being by me duly sworn, did say that they are the Members of Justin N. Roberts Farms, L.L.C. and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



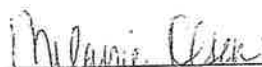

Notary Public

EXHIBIT "A"

Parcel 8:
Township 16 South, Range 39 East, Boise Meridian, Franklin County, Idaho.
SECTION 6: Lots 4, 5, 6, E1/2SW1/4.

EXCEPTING THEREFROM: (WD248560)

A parcel of land located in Government Lot 4, Section 6, Township 16 South, Range 39 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows: Commencing at the Northwest corner of said Section 6, from which the North quarter corner of Section 6 bears North 89° 48' 31" East;
Thence North 89° 48' 31" East 690.24 feet along the North boundary line of Section 6 to a 5/8" rebar and cap labeled "A.L.S. PLS 9163" the Point of Beginning;
Thence North 89° 48' 31" East 481.32 feet along said North boundary line to a 5/8" rebar and cap at the Northeast corner of said Lot 4;
Thence South 00° 30' 35" East 1197.17 feet along the East boundary line of said Lot 4 to a 5/8" rebar and cap at the Southeast corner thereof;
Thence South 89° 53' 08" West 482.92 feet along the South boundary line of said Lot 4 to a 5/8" rebar and cap;
Thence North 00° 26' 00" West 1196.52 feet to the Point of Beginning.

EXCEPTING THEREFROM:

A parcel of land located in the Southwest Quarter of Section 6, Township 16 South, Range 39 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows: Beginning at the Southwest corner of said Section 6, from which the West Quarter corner of Section 6 bears North 00° 19' 37" West;
Thence North 00° 19' 37" West 1339.50 feet along the West boundary of Section 6 to a Mag Nail and Washer (PLS 9163);
Thence South 89° 17' 00" East 288.50 feet to a 5/8" rebar and cap labeled "A.L.S., PLS 9163";
Thence South 00° 19' 37" East 972.00 feet to a 5/8" rebar and cap; Thence South 39° 43' 00" East 215.00 feet to a 5/8" rebar and cap; Thence South 52° 00' 00" East 230.07 feet to a 5/8" rebar and cap;
Thence South 60.00 feet to a 5/8" rebar and cap at the South boundary of said Section 6; Thence North 89° 42' 09" West 605.07 feet along said South boundary to the Point of Beginning.

RECORDING REQUESTED BY

First American Title Company

AND WHEN RECORDED MAIL TO:

First American Title Company

28 West Oneida/PO Box 148

Preston, ID 83263

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **970808-PR (hb)**

Date: **April 26, 2021**

For Value Received, **Justin N Roberts Farms LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Ken W Rindlesbach dba Ken W Rindlisbach Pension Plan**, hereinafter called the Grantee, whose current address is **360 S. Fort Ln Suite 104, Layton UT 84041**, the following described premises, situated in **Franklin County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 04/26/2021

Warranty Deed
- continued

File No.: 970808-PR (hb)

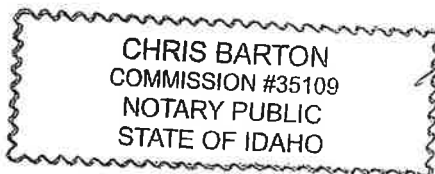
Justin N Roberts Farms LLC

By: [Signature]
Name: Justin N Roberts
Title: Member

By: [Signature]
Name: Jennifer Roberts
Title: Member

STATE OF Idaho)
COUNTY OF Franklin)
SS.

On this ^{21ST DAY OF MAY} ~~Twenty-ninth day of April~~, 2021, before me, a Notary Public in and for said State, personally appeared **Justin N. Roberts and Jennifer Roberts**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Justin N. Roberts Farms LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that they executed the same in said Limited Liability Company's name.



[Signature]
Notary Public of Idaho
Residing at: PRESTON
Commission Expires: 11-13-2024

EXHIBIT A

All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 34, Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho lying East of State Highway #36.

ALSO: Township 15 South, Range 38 East, Boise Meridian, Franklin County, Idaho
Section 34: Commencing at the Northeast corner of said Section 34; thence South along the East line thereof 80 rods, more or less, the South line of the Northeast quarter of the Northeast quarter of said Section 34; thence West along said South line 17 rods, more or less, to the East line of county road; thence Northerly along said road 80 rods, more or less, to the North line of said Section 34; thence East to the Point of Beginning.

Section 35: Commencing at the Northwest corner of said Section 35; thence East along the North line thereof 1980 feet; thence South parallel with the West line of said Section 80 rods, more or less, to the South line of the North half of the Northwest quarter of said Section 35; thence West along said South line to the West line of said Section 35, 1980 feet; thence North along said West line to the Point of Beginning.

ALSO INCLUDING: Commencing at a point on the South line of the North half of the Northwest quarter (SW,NW,NW) of said Section 35 that is 30 rods East of the West line thereof; thence East 90 rods along said South line; thence South 40 rods parallel to said West line; thence West 90 rods parallel to said South line to the West line of said Section; thence North 40 rods along said West line to the Point of Beginning.

ALSO INCLUDING: Commencing at the Northwest corner of said Section 35; thence East along the North line thereof 2244 feet to the true point of beginning; thence continuing East 2244 feet; thence South parallel with the West line of said Section 80 rods, more or less, to the South line of the North half of the North half of said Section 35; thence West along said South line 2244 feet; thence North to the True Point of Beginning.

ALSO INCLUDING: Beginning at the Southwest corner of the Northwest quarter of Section 35; thence East 30 rods; thence North 80 rods; thence West 30 rods; thence South 80 rods to the Point of Beginning.

ALSO INCLUDING: Beginning at a point 30 rods East of the Southwest corner of the Northwest quarter of Section 35, running thence East 90 rods; thence North 40 rods; thence West 90 rods; thence South 40 rods to the Place of Beginning.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
28 West Oneida/PO Box 148
Preston, ID 83263

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **970800-PR (hb)**

Date: **April 28, 2021**

For Value Received, **Justin N Roberts Farms LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Rindlesbach Family Farms, LLC, a Utah limited liability company**, hereinafter called the Grantee, whose current address is **360 S Fort LN Suite 104, Layton, UT 84041**, the following described premises, situated in **Franklin County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 04/28/2021

Warranty Deed
- continued

File No.: 970800-PR (hb)

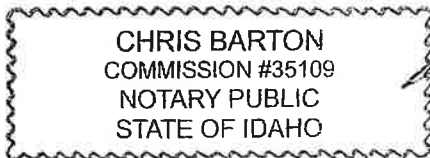
Justin N Roberts Farms LLC

By: Justin N Roberts
Name: Justin N. Roberts
Title: Member

By: Jennifer Roberts
Name: Jennifer Roberts
Title: Member

STATE OF Idaho)
COUNTY OF Franklin)
SS.

On this 21st day of MAY, 2021, before me, a Notary Public in and for said State, personally appeared **Justin N. Roberts and Jennifer Roberts**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Justin N. Roberts Farms LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that they executed the same in said Limited Liability Company's name.



[Signature]
Notary Public of Idaho
Residing at: PRESTON
Commission Expires: 11-13-2024

EXHIBIT A

Parcel 1:

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho
Section 35: Commencing at the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 35 and running West 561 feet; thence South 80 rods; thence East 561 feet; thence North 80 rods to the Point of Beginning.

ALSO INCLUDING: Commencing at the Northwest corner of said Section 35; thence East along the North line thereof 1980 feet to the true point of beginning; thence continuing East 1419 feet; thence South parallel with the West line of said Section 80 rods, more or less, to the South line of the North half of the North half of said Section 35; thence West along said South line 1419 feet; thence North to the True Point of Beginning.

Parcel 2:

That portion of the following described property lying West of the Twin Lakes Canal:
A parcel of land being a portion of that larger parcel of land previously described at Instrument No. 185193 in the office of the Franklin County Clerk and Recorder, lying entirely within the South one-half of the Northeast one-quarter of Section 34, Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho and being more particularly described as follows:

Beginning at the Northwest corner of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 34; thence South 89° 39' 50" East along the North line of said S $\frac{1}{2}$ NE $\frac{1}{4}$ a distance of 2129.47 feet; thence South 01° 11' 00" West a distance of 324.35 feet; thence South 85° 53' 30" East a distance of 170.37 feet; thence along the Westerly right-of-way line of Idaho Highway No. 36 for the following two courses:

- 1.) 267.07 feet along the arc of a curve to the left having a central angle of 02° 39' 08", a radius of 5769.58 feet and a chord which bears South 05° 09' 26" East 267.05 feet;
- 2.) South 06° 29' 00" East a distance of 526.85 feet; thence North 89° 46' 13" West a distance of 714.66 feet; thence North 02° 43' 24" West along the toe of the East Bank of the Twin Lakes Canal West Lateral a distance of 614.30 feet; thence North 89° 34' 50" West a distance of 1631.36 feet; thence North 00° 06' 42" West along the West line of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 34 a distance of 510.02 feet to the Point of Beginning.

ALSO: A 30.00 feet wide parcel of land located in Section 34, Township 15 South, Range 38 East, Boise Meridian, Franklin County, Idaho and more particularly described as follows:
Beginning at the East quarter corner of said Section 34, from which the Northeast corner of Section 34 bears North 00° 19' 49" West;

Thence North 19° 03' 33" West 1013.56 feet to the Northeast corner of the parcel of land shown on the survey recorded as Instrument # 279770 in the official records of Franklin County, the True Point of Beginning;

Thence along the North line of the said Parcel shown on Instrument # 279770 the following courses:

- Thence North 89° 40' 00" West 661.23 feet;
Thence North 84° 13' 00" West 36.00 feet to a point in the centerline of Twin Lakes Canal;
Thence North 06° 00' 00" East 30.00 feet along the said centerline of Twin Lakes Canal;
Thence South 84° 13' 00" East 34.46 feet;
Thence South 89° 40' 00" East 481.11 feet;

Date: 04/28/2021

Warranty Deed
- continued

File No.: 970800-PR (hb)

Thence North $00^{\circ} 20' 00''$ East 14.48 feet to the Southwest corner of the parcel of land owned by Jaron Victor Livingston and Candice D. Livingston, which parcel is described in Instrument # 225622 in the official records of Franklin County;
Thence South $85^{\circ} 44' 44''$ East 176.69 feet along the South line, and its extension, of the said Livingston parcel to a point on the Westerly right of way line of West Side Highway, said point being on a 5762.58 feet radius non tangent right of way curve concave to the Northeast whose center bears North $86^{\circ} 13' 34''$ East;
Thence Southeasterly along the said right of way curve through a central angle of $00^{\circ} 19' 23''$ a distance of 32.49 feet (chord = South $03^{\circ} 56' 08''$ East 32.49 feet) to the True Point of Beginning.

RESERVING unto the Grantor an easement for ingress and egress over the above described 30 foot roadway.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
28 West Oneida/PO Box 148
Preston, ID 83263

286864

1-4
Recorded at the request of
First American Title
Time: 4:06 Amount \$ 15.00

MAY 21 2021

CAMILLE LARSEN, RECORDER
By C. Carter Deputy
Franklin County, Idaho

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **970800-PR (hb)**

Date: **April 28, 2021**

For Value Received, **Justin N Roberts Farms LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Rindlesbach Family Farms, LLC, a Utah limited liability company**, hereinafter called the Grantee, whose current address is **360 S Fort LN Suite 104, Layton, UT 84041**, the following described premises, situated in **Franklin County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

286864

2-4

Date: 04/28/2021

Warranty Deed
- continued

File No.: 970800-PR (hb)

Justin N Roberts Farms LLC

By: Justin N Roberts
Name: Justin N. Roberts
Title: Member

By: Jennifer Roberts
Name: Jennifer Roberts
Title: Member

STATE OF Idaho)
COUNTY OF Franklin)

On this 21st day of MAY, 2021, before me, a Notary Public in and for said State, personally appeared **Justin N. Roberts and Jennifer Roberts**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Justin N. Roberts Farms LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that they executed the same in said Limited Liability Company's name.

CHRIS BARTON
COMMISSION #35109
NOTARY PUBLIC
STATE OF IDAHO

Notary Public of Idaho
Residing at: PRESTON
Commission Expires: 11-13-2024

Date: 04/28/2021

Warranty Deed
- continued

File No.: 970800-PR (hb)

EXHIBIT A**Parcel 1:**

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho
Section 35: Commencing at the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 35 and running West 561 feet; thence South 80 rods; thence East 561 feet; thence North 80 rods to the Point of Beginning.

ALSO INCLUDING: Commencing at the Northwest corner of said Section 35; thence East along the North line thereof 1980 feet to the true point of beginning; thence continuing East 1419 feet; thence South parallel with the West line of said Section 80 rods, more or less, to the South line of the North half of the North half of said Section 35; thence West along said South line 1419 feet; thence North to the True Point of Beginning.

Parcel 2:

That portion of the following described property lying West of the Twin Lakes Canal:
A parcel of land being a portion of that larger parcel of land previously described at Instrument No. 185193 in the office of the Franklin County Clerk and Recorder, lying entirely within the South one-half of the Northeast one-quarter of Section 34, Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho and being more particularly described as follows:

Beginning at the Northwest corner of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 34; thence South 89° 39' 50" East along the North line of said S $\frac{1}{2}$ NE $\frac{1}{4}$ a distance of 2129.47 feet; thence South 01° 11' 00" West a distance of 324.35 feet; thence South 85° 53' 30" East a distance of 170.37 feet; thence along the Westerly right-of-way line of Idaho Highway No. 36 for the following two courses:

- 1.) 267.07 feet along the arc of a curve to the left having a central angle of 02° 39' 08", a radius of 5769.58 feet and a chord which bears South 05° 09' 26" East 267.05 feet;
- 2.) South 06° 29' 00" East a distance of 526.85 feet; thence North 89° 46' 13" West a distance of 714.66 feet; thence North 02° 43' 24" West along the toe of the East Bank of the Twin Lakes Canal West Lateral a distance of 614.30 feet; thence North 89° 34' 50" West a distance of 1631.36 feet; thence North 00° 06' 42" West along the West line of said S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 34 a distance of 510.02 feet to the Point of Beginning.

ALSO: A 30.00 feet wide parcel of land located in Section 34, Township 15 South, Range 38 East, Boise Meridian, Franklin County, Idaho and more particularly described as follows:

Beginning at the East quarter corner of said Section 34, from which the Northeast corner of Section 34 bears North 00° 19' 49" West;

Thence North 19° 03' 33" West 1013.56 feet to the Northeast corner of the parcel of land shown on the survey recorded as Instrument # 279770 in the official records of Franklin County, the True Point of Beginning;

Thence along the North line of the said Parcel shown on Instrument # 279770 the following courses:

- Thence North 89° 40' 00" West 661.23 feet;
Thence North 84° 13' 00" West 36.00 feet to a point in the centerline of Twin Lakes Canal;
Thence North 06° 00' 00" East 30.00 feet along the said centerline of Twin Lakes Canal;
Thence South 84° 13' 00" East 34.46 feet;
Thence South 89° 40' 00" East 481.11 feet;

286864

4-4

Date: 04/28/2021

Warranty Deed
- continued

File No.: 970800-PR (hb)

Thence North 00° 20' 00" East 14.48 feet to the Southwest corner of the parcel of land owned by Jaron Victor Livingston and Candice D. Livingston, which parcel is described in Instrument # 225622 in the official records of Franklin County;
Thence South 85° 44' 44" East 176.69 feet along the South line, and its extension, of the said Livingston parcel to a point on the Westerly right of way line of West Side Highway, said point being on a 5762.58 feet radius non tangent right of way curve concave to the Northeast whose center bears North 86° 13' 34" East;
Thence Southeasterly along the said right of way curve through a central angle of 00° 19' 23" a distance of 32.49 feet (chord = South 03° 56' 08" East 32.49 feet) to the True Point of Beginning.

RESERVING unto the Grantor an easement for ingress and egress over the above described 30 foot roadway.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:

First American Title Company
28 West Oneida/PO Box 148
Preston, ID 83263

287405

1-3

Recorded at the request of
First American Title
Time: 4:07 Amount \$ 15.00

JUL 01 2021

CAMILLE LARSEN, RECORDER
By [Signature] Deputy
Franklin County, Idaho

286863

1-3

Recorded at the request of
First American Title
Time: 4:03 Amount \$ 15.00

MAY 21 2021

CAMILLE LARSEN, RECORDER
By C. Carter Deputy
Franklin County, Idaho

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **970808-PR (hb)**

Date: **April 26, 2021**

For Value Received, **Justin N Roberts Farms LLC**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Ken W Rindlesbach dba Ken W Rindlisbach Pension Plan**, hereinafter called the Grantee, whose current address is **360 S. Fort Ln Suite 104, Layton UT 84041**, the following described premises, situated in **Franklin County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

287405
2-7

286863
2-3

Date: 04/26/2021

Warranty Deed
- continued

File No.: 970808-PR (hb)

Justin N Roberts Farms LLC

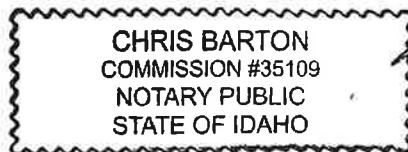
By: Justin N Roberts
Name: Justin N Roberts
Title: Member

By: Jennifer Roberts
Name: Jennifer Roberts
Title: Member

STATE OF Idaho)
SS.

COUNTY OF Franklin)

On this ~~Twenty-ninth day of April~~ ^{21ST DAY OF MAY}, 2021, before me, a Notary Public in and for said State, personally appeared **Justin N. Roberts and Jennifer Roberts**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Justin N. Roberts Farms LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that they executed the same in said Limited Liability Company's name.



[Signature]
Notary Public of Idaho
Residing at: **PRESTON**
Commission Expires: **11-13-2024**

287405

3.7

286863

3-3

Date: 04/26/2021

Warranty Deed
- continued

File No.: 970808-PR (hb)

EXHIBIT A

All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 34, Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho lying East of State Highway #36.

ALSO: Township 15 South, Range 38 East, Boise Meridian, Franklin County, Idaho
Section 34: Commencing at the Northeast corner of said Section 34; thence South along the East line thereof 80 rods, more or less, the South line of the Northeast quarter of the Northeast quarter of said Section 34; thence West along said South line 17 rods, more or less, to the East line of county road; thence Northerly along said road 80 rods, more or less, to the North line of said Section 34; thence East to the Point of Beginning.

Section 35: Commencing at the Northwest corner of said Section 35; thence East along the North line thereof 1980 feet; thence South parallel with the West line of said Section 80 rods, more or less, to the South line of the North half of the Northwest quarter of said Section 35; thence West along said South line to the West line of said Section 35, 1980 feet; thence North along said West line to the Point of Beginning.

ALSO INCLUDING: Commencing at a point on the South line of the North half of the Northwest quarter (SW,NW,NW) of said Section 35 that is 30 rods East of the West line thereof; thence East 90 rods along said South line; thence South 40 rods parallel to said West line; thence West 90 rods parallel to said South line to the West line of said Section; thence North 40 rods along said West line to the Point of Beginning.

~~ALSO INCLUDING: Commencing at the Northwest corner of said Section 35; thence East along the North line thereof 2244 feet to the true point of beginning; thence continuing East 2244 feet; thence South parallel with the West line of said Section 80 rods, more or less, to the South line of the North half of the North half of said Section 35; thence West along said South line 2244 feet; thence North to the True Point of Beginning.~~

ALSO INCLUDING: Beginning at the Southwest corner of the Northwest quarter of Section 35; thence East 30 rods; thence North 80 rods; thence West 30 rods; thence South 80 rods to the Point of Beginning.

ALSO INCLUDING: Beginning at a point 30 rods East of the Southwest corner of the Northwest quarter of Section 35, running thence East 90 rods; thence North 40 rods; thence West 90 rods; thence South 40 rods to the Place of Beginning.

NTF-109100

Justin N. Roberts Farms, L.L.C., an Idaho limited liability company
2187 S. 3200 W.
Weston, ID 83286

286094

Page 1 of 5

Recorded at the request of
Northern Title Company of Idaho
03 31 2021 04:30 PM Fee: \$15.00
CAMILLE LARSEN, RECORDER
By HCL Deputy
FRANKLIN COUNTY IDAHO

WARRANTY DEED

~~XXXXXXXXXX~~ Sterling Gerald Thornley and Ida RaNae Christensen, Co-Trustees of the Ida May Thornley Family Trust dated April 14, 2016

Grantor(s) of Preston, County of Franklin, State of Idaho, hereby **CONVEY AND WARRANT** to

Justin N. Roberts Farms, L.L.C., an Idaho limited liability company

Grantee(s) of Weston, County of Franklin, State of Idaho, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Franklin County, State of ID:

*SEE ATTACHED EXHIBIT "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this March 29, 2021.

Sterling Gerald Thornley Co-Trustee
Sterling Gerald Thornley, Co-Trustee

attached
Ida RaNae Christensen, Co-Trustee

State of Michigan
County of Macomb

On this March 30, 2021, personally appeared before me Sterling Gerald Thornley, Co-Trustee, who, being by me duly sworn, did say that he is the Trustee(s) of the Ida May Thornley Family Trust dated April 14, 2016, and that said instrument was signed in behalf of said Trust by the authority of its Trust Agreement, and the aforesaid individual(s) acknowledged to me that said Trust executed the same.

Joan M. Gauronskas
Notary Public

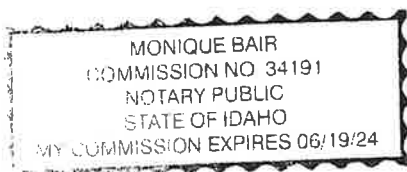
JOAN M. GAURONSKAS
Notary Public, State of Michigan
County of Macomb
My Commission Expires May 13, 2024
Acting in the County of Macomb

Page 2 of Warranty Deed

Ida RaNae Christensen
Ida RaNae Christensen, Co-Trustee

State of Idaho)
County of Franklin)§

On this March 31, 2021, personally appeared before me Ida RaNae Christensen, Co-Trustee, who, being by me duly sworn, did say that she is the Trustee(s) of the Ida May Thornley Family Trust dated April 14, 2016, and that said instrument was signed in behalf of said Trust by the authority of its Trust Agreement, and the aforesaid individual(s) acknowledged to me that said Trust executed the same.



Monique Bair
Notary Public

EXHIBIT "A"

Parcel 1:

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Section 35: Commencing at a Northwest corner of said Section 35, thence East along the North line thereof 1155 feet, to the true point of beginning; thence continuing East 2244 feet; thence South parallel with the West line of said Section 80 rods, more or less, to the South line of the North half of the North half of said Section 35, thence West along said South line 2244 feet; thence North to the true point of beginning.

Parcel 4:

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

A parcel of land being a portion of that larger parcel of land previously described at Instrument No. 185193 in the office of the Franklin County Clerk and Recorder, lying entirely within the South one-half of the Northeast one-quarter of Section 34, Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho, and being more particularly described as follows:

Beginning at the Northwest corner of said S1/2 NE 1/4 of Section 34, thence South 89 degrees 39' 50" East along the North line of said S1/2 NE1/4 a distance of 2129.47 feet; thence South 01 degrees 11' 00" West a distance of 324.35 feet; thence South 85 degrees 53' 30" East a distance of 170.37 feet; thence along the Westerly right-of-way line of Idaho Highway No. 36 for the following two courses:

- 1.) 267.07 feet along the arc of a curve to the left having a central angle of 02 degrees 39' 08", a radius of 5769.58 feet, and a chord which bears South 05 degrees 09' 26" East 267.05 feet;
- 2.) South 06 degrees 29' 00" East a distance of 526.85 feet; thence North 89 degrees 46' 13" West a distance of 714.66 feet; thence North 02 degrees 43' 24" West along the toe of the East Bank of the Twin Lakes Canal West Lateral a distance of 614.30 feet; thence North 89 degrees 34' 50" West a distance of 1631.36 feet; thence North 00 degrees 06' 42" West along the West line of said S1/2 NE1/4 of Section 34 a distance of 510.02 feet to the Point of Beginning.

SUBJECT TO an easement in favor of the Grantors, their heirs and assigns, for ingress and egress along an existing roadway 30 feet in width located in the S1/2 N1/2 SE1/4 NE1/4 of Section 34, Township 15 South, Range 38 East of the Boise Meridian.

ALSO, All that portion of the SE1/4 NE1/4 of Section 34, lying East of State Highway #36.

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Section 35: Beginning at the Southwest corner of the Northwest Quarter of Section 35, thence East 30 rods; thence North 80 rods; thence West 30 rods; thence South 80 rods to the point of beginning.

ALSO, Beginning at a point 30 rods East of the Southwest corner of the Northwest Quarter of Section 35, running thence East 90 rods; thence North 40 rods; thence West 90 rods; thence South 40 rods to the place of beginning.

Parcel 5

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho Section 26: Commencing at the Northwest corner of the Southeast Quarter of Section 26, and running thence East 80 rods; thence South 77-1/2 rods; thence West 79 rods; thence South 40-1/2 rods; thence West 1 rod; thence North 118 rods to the place of beginning.

ALSO, Commencing at the Southeast corner of the Southwest Quarter of Section 26, and running thence North 160 rods; thence West 50 rods; thence South 160 rods; thence East 50 rods to the place of beginning.

ALSO, Commencing at a point 77-1/2 rods South and 1 rod East of the Center of Section 26, thence East 79 rods; thence South 40-1/2 rods; thence West 79 rods; thence North 40-1/2 rods to the place of beginning.

EXCEPTING AND RESERVING a 16 foot right-of-way and easement running 8 feet on either side of an existing private gravel farm road which turns North off of 800 South and runs northward through the middle of Section 26, then West, and then North again, through an existing 12-foot wire gate along a four-wire fenceline which runs along the North boundary of the above-described real property. The right-of-way and easement shall be for grantor and grantor's agents for ingress and egress and for installation of underground utilities across grantees' property to grantors' dam, without fences or other obstructions except the above-described existing wire gate. This easement includes the right to repair and gravel the road.

EXCEPTING AND RESERVING a 15 foot right-of-way and easement running 7-1/2 feet on either side of an existing ditch which runs from grantors' dam, through the North 30 rods of the above-described real property. This easement and right-of-way includes access over and across grantees' adjoining property for access to the ditch, and for repair, cleaning, disposal of debris, and operation of the ditch. Section 35: Commencing at the Northeast corner of the Northwest Quarter of the Northeast

Quarter of said Section 35, and running West 561 feet, thence South 80 rods, thence East 561 feet, thence North 80 rods to the point of beginning.

Section 35: Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 35, and running West 561 feet, thence South 80 rods, thence East 561 feet, thence North 80 rods to the point of beginning.

Parcel 7

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 34: Commencing at the Northeast corner of said Section 34; thence South along the East line thereof 80 rods, more or less, the South line of the Northeast Quarter of the Northeast Quarter of said Section 34, thence West along said South line 17 rods, more or less, to the East line of county road; thence Northerly along said road 80 rods, more or less, to the North line of said Section 34, thence East to the point of beginning.

Section 35: Commencing at the Northwest corner of said Section 35, thence East along the North line thereof 1155 feet, thence South parallel with the West line of said Section 80 rods, more or less, to the South line of the North half of the Northwest Quarter of said Section 35, thence West along said South line to the West line of said Section 35, thence North along said West line to the point of beginning.

ALSO, Commencing at a point on the South line of the North half of the Northwest Quarter of said section 35 that is 30 rods East of the West line thereof, thence East 90 rods along said South line, thence South 40 rods parallel to said West line, thence West 90 rods parallel to said South line to the West line of said Section, thence North 40 rods along said West line to the point of beginning.

EXCEPTING THEREFROM: (Ida Mae Christensen)

A parcel of land located in the South Half of the Northeast Quarter of Section 34, Township 15 South, Range 38 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows:

Commencing at the East Quarter corner of said Section 34, from which the Northeast corner of Section 34 bears North 00° 19' 49" West;

Thence North 00° 19' 49" West 201.22 feet along the East boundary of Section 34;

Thence West 256.86 feet to a 1/2" rebar and cap (PLS 7381) at the West right of way of the Westside Highway (F.A.P. S-1731(1)), said point being the Southeast corner of the parcel of land depicted and described on Record of Survey instrument number 197614, the Point of Beginning.

Thence North 89° 37' 27" West 714.56 feet along said South boundary to a 1/2" rebar and cap (PLS 7381) at the Southwest corner thereof;

Thence North 02° 34' 17" West 614.20 feet, more or less, along the toe of the East bank of the Twin Lakes canal to a 5/8" rebar and cap labeled "A.L.S., PLS 9163";

Thence North 89° 26' 44" West 36.50 feet, more or less, to the centerline of said canal;

Thence North 01° 24' 00" East 83.00 feet along said centerline;

Thence North 06° 00' 00" East 63.00 feet along said centerline;

Thence South 84° 13' 00" East 36.00 feet along a line parallel with, and 15.0 feet South of the centerline of an existing roadway to a 5/8" rebar and cap;

Thence South $89^{\circ} 40' 00''$ East 661.23 feet along a line parallel with, and 15.0 feet South of the centerline of an existing roadway to a 5/8" rebar and cap at the West right of way of said Westside Highway, said point being on a 5762.58 foot radius non-tangent curve concave to the Northeast, whose center bears North $85^{\circ} 54' 11''$ East;
Thence Southeasterly along said curve (right of way) through a central angle of $00^{\circ} 54' 17''$ a distance of 91.00 feet to a 5/8" rebar and cap 33.0 feet West of Highway Station 353+60 (chord = South $04^{\circ} 32' 58''$ East 91.00 feet);
Thence South $84^{\circ} 59' 54''$ West 7.00 feet to a 5/8" rebar and cap 40.0 feet West of Highway Station 353+60, said point being on a 5769.58 foot radius non-tangent curve concave to the Northeast, whose center bears North $84^{\circ} 59' 54''$ East;
Thence Southeasterly along said curve through a central angle of $01^{\circ} 23' 26''$ a distance of 140.05 feet to a 5/8" rebar and cap 40.0 feet West of Highway Station PC 352+20.93 (chord = South $05^{\circ} 41' 49''$ East 140.03 feet);
Thence South $06^{\circ} 22' 38''$ East 529.40 feet along said West right of way to the Point of Beginning.

RESERVING THEREFROM a thirty (30) foot wide ingress and egress easement, being North of and coincident with the North boundary of the above described parcel.

This well is under license #13-02124.

NTF-109100
When Recorded Mail To:
Justin N. Roberts Farms, L.L.C., an Idaho limited liability company
2187 S. 3200 W.
Weston, ID 83286

286093

Page 1 of 2

Recorded at the request of
Northern Title Company of Idaho
03 31 2021 04:30 PM Fee: \$15.00
CAMILLE LARSEN, RECORDER
By HCD Deputy
FRANKLIN COUNTY IDAHO

WARRANTY DEED

~~XXXXXX~~ Justin N. Roberts Farms, L.L.C.

Grantor(s) of Weston, County of Franklin, State of Idaho, hereby **CONVEY AND WARRANT** to

Justin N. Roberts Farms, L.L.C., an Idaho limited liability company

Grantee(s) of Weston, County of Franklin, State of Idaho, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Franklin County, State of ID:

*SEE ATTACHED EXHIBIT "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this March 29, 2021.

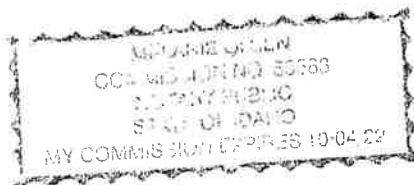
Justin N. Roberts Farms, L.L.C.

Justin N. Roberts
By: Justin N. Roberts, Member

Jennifer Roberts
By: Jennifer Roberts, Member

State of ID)
County of Franklin)§

On March 29, 2021, personally appeared before me Justin N. Roberts and Jennifer Roberts, who, being by me duly sworn, did say that they are the Members of Justin N. Roberts Farms, L.L.C. and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



Camille Larsen
Notary Public

EXHIBIT "A"

Parcel 8:
Township 16 South, Range 39 East, Boise Meridian, Franklin County, Idaho.
SECTION 6: Lots 4, 5, 6, E1/2SW1/4.

EXCEPTING THEREFROM: (WD248560)

A parcel of land located in Government Lot 4, Section 6, Township 16 South, Range 39 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows: Commencing at the Northwest corner of said Section 6, from which the North quarter corner of Section 6 bears North 89° 48' 31" East;
Thence North 89° 48' 31" East 690.24 feet along the North boundary line of Section 6 to a 5/8" rebar and cap labeled "A.L.S. PLS 9163" the Point of Beginning;
Thence North 89° 48' 31" East 481.32 feet along said North boundary line to a 5/8" rebar and cap at the Northeast corner of said Lot 4;
Thence South 00° 30' 35" East 1197.17 feet along the East boundary line of said Lot 4 to a 5/8" rebar and cap at the Southeast corner thereof;
Thence South 89° 53' 08" West 482.92 feet along the South boundary line of said Lot 4 to a 5/8" rebar and cap;
Thence North 00° 26' 00" West 1196.52 feet to the Point of Beginning.

EXCEPTING THEREFROM:

A parcel of land located in the Southwest Quarter of Section 6, Township 16 South, Range 39 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows: Beginning at the Southwest corner of said Section 6, from which the West Quarter corner of Section 6 bears North 00° 19' 37" West;
Thence North 00° 19' 37" West 1339.50 feet along the West boundary of Section 6 to a Mag Nail and Washer (PLS 9163);
Thence South 89° 17' 00" East 288.50 feet to a 5/8" rebar and cap labeled "A.L.S., PLS 9163";
Thence South 00° 19' 37" East 972.00 feet to a 5/8" rebar and cap; Thence South 39° 43' 00" East 215.00 feet to a 5/8" rebar and cap; Thence South 52° 00' 00" East 230.07 feet to a 5/8" rebar and cap;
Thence South 60.00 feet to a 5/8" rebar and cap at the South boundary of said Section 6; Thence North 89° 42' 09" West 605.07 feet along said South boundary to the Point of Beginning.

NTF-108783
Collin Melvin Roberts
3479 W. 1600 S.
Weston, ID 83286

286090
Page 1 of 3

Recorded at the request of
Northern Title Company of Idaho
03 31 2021 04:11 PM Fee: \$15.00
CAMILLE LARSEN, RECORDER
By H. Lar Deputy
FRANKLIN COUNTY IDAHO

WARRANTY DEED

Sterling Gerald Thornley and Ida RaNae Christensen, Co-Trustees of the Ida May Thornley Family Trust dated April 14, 2016

Grantor(s) of Preston, County of Franklin, State of Idaho, hereby **CONVEY AND WARRANT** to
Collin Melvin Roberts and Andrea Roberts, Husband and Wife

Grantee(s) of Weston, County of Franklin, State of Idaho, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Franklin County, State of ID:

See Attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this March 30, 2021.

Sterling Gerald Thornley Co-Trustee
Sterling Gerald Thornley, Co-Trustee

State of MICHIGAN)
County of MACOMB)§

On March 30, 2021, before me, a Notary Public in and for said county and state, personally appeared Sterling Gerald Thornley, Co-Trustees of the Ida May Thornley Family Trust dated April 14, 2016, known or proved to me to be the person(s) who executed the foregoing instrument, and duly acknowledged to me that he/she/they executed the same.

Joan M. Gauronskas
Notary Public

JOAN M. GAURONSKAS
Notary Public, State of Michigan
County of Macomb
My Commission Expires May 13, 2024
Acting in the County of Macomb

Page 2 Warranty Deed

Ida RaNae Christensen
Ida RaNae Christensen, Co-Trustee

State of Idaho)
County of Franklin)§

On March ³¹30, 2021, before me, a Notary Public in and for said county and state, personally appeared Ida RaNae Christensen, Co-Trustees of the Ida May Thornley Family Trust dated April 14, 2016, known or proved to me to be the person(s) who executed the foregoing instrument, and duly acknowledged to me that he/she/they executed the same.



Monique Bair
Notary Public

EXHIBIT "A"

Parcel 2:

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho.

Section 36: SE1/4 SE1/4

ALSO, the East 50 rods of the SW1/4 of the SE1/4

Section 36: N1/2 SE1/4, EXCEPT the West 28 rods of the W1/2 NW1/4 SE1/4.

ALSO, Commencing at the Southeast corner of the NE1/4; thence West 132 rods; thence North 16 rods; thence East 132 rods; thence South 16 rods to the place of beginning.

Parcel 3:

Township 15 South, Range 38 East of the Boise Meridian, Franklin County, Idaho

Section 36: Commencing at a point of 66 rods West of the Northeast corner of Section 36, and running thence West 66 rods; thence South 144 rods; thence East 66 rods; thence North 144 rods to the place of beginning.
EXCEPTING THEREFROM 1 rod on the South side of the road.

ALSO EXCEPTING THEREFROM, Beginning at a point 66 rods West and 1 rods South of the Northeast Corner of Section 36, running thence South 175 feet; thence West 300 feet; thence North 175 feet; thence East 300 feet to the point of beginning.

Parcel 6:

Commencing at a point 50 rods West of the Southeast corner of the Southwest quarter of Section 26, Township 15 South, Range 38 East, Boise Meridian, Franklin County, Idaho; and running thence North 96 rods; thence West 50 rods; thence South 96 rods; thence East 50 rods to the point of beginning.



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 Gary Spackman

August 29, 2022

JUSTIN N ROBERTS FARMS LLC
KEN RINDLESBACH
2187 S 3200 W
WESTON ID 83286

RE: Change in Ownership
Water Rights: 13-2124

Dear Sir/Madam:

On February 2, 2022, you filed a Notice of Change in Water Right Ownership (ownership change) with the Idaho Department of Water Resources (IDWR), seeking to update the ownership records for the water rights listed above. After an initial review, we determined that you needed to provide additional evidence of ownership. On February 25, 2022, we sent a letter requesting the additional information. The additional information was to be provided within 30 days.

IDWR has never received a response to the request. Without the requested documents, we cannot verify ownership of the water right and cannot complete the ownership change. We are therefore returning your original ownership change and have initiated a refund of your filing fee (\$100.00). The refund from the state of Idaho will arrive at the address listed above within a couple of weeks.

Please feel free to re-file your change in ownership any time in the future. Because your filing fee is being refunded, you will need to determine and provide the proper filing fee at the time you re-file the Assignment.

If you have any questions, feel free to contact me at (208) 525-7161.

Respectfully submitted,

Jonie Barg
Technical Records Specialist

Enclosure(s)

From: [Barg, Jonie](#)
To: [IdwrPayable](#)
Subject: Refund Request
Date: Friday, August 26, 2022 8:55:00 AM
Attachments: [Receipt\(1\).PDF](#)

Good morning!

I have a refund request as follows:

Receipt number: E047762
Amount: \$100.00
Payable to: ROBERTS FARMS LLC
2187 S 3200 W
WESTON ID 83286

Reason: Ownership Change filed; additional information requested. Information was not received; therefore the application is being returned unprocessed. The applicant is entitled to a full refund of this receipt.

Thank you so much for your time. Let me know if you have any questions.

Have a great day!!!

 IDAHO DEPARTMENT OF
WATER RESOURCES
Jonie Barg | Technical Records Specialist
900 N Skyline Drive Ste. A, Idaho Falls, ID 83402
Phone number: (208) 525-7161
Fax number: (208) 525-7177
Email: jonie.barg@idwr.idaho.gov
Website: www.idwr.idaho.gov



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

Governor Brad Little

Director Gary Spackman

February 25, 2022

JUSTIN N ROBERTS FARMS LLC
2187 S 3200 W
WESTON ID 83286

RE: Change in Ownership Water Right No. 13-2124

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Application:** Please submit an ownership change application signed by Rindlesbach. I have attached a blank ownership change application for your convenience.

**** **Clarification:** According to the joint use agreement Roberts would receive 60% of the water right and Rindlesbach 40%. However please review the map attached that shows the place of use of the water right and that the water right would be split amongst 3 property owners with an approximate division as follows:

• Roberts	10 acres	0.06 cfs	6%
• Rindlesbach	135 acres	0.82 cfs	82%
• Jensen	20	0.12 cfs	12%

If the water right is going to be split disproportionately to the acres a transfer application to move water right onto your property will be required. I have enclosed a transfer application for your convenience.

**** **Evidence of Ownership:** A full copy of the 'recorded' Warranty Deed or other legal document indicating your ownership in the property or water right listed above. Also, to update ownership a full chain of title is required. Please note copies of the deeds are public record and you can usually get copies from the county recorders office. Missing deeds/evidence of ownership are as follows:

- Deed number 159178 from John and Verna Schwartz to Hazen and Helen Robbins only covers a portion of the property associated with the water right 13-2124. Please see deed plotter drawing exhibit A.
- Deed numbers 186705 (Hazen and Helen Robbins to Farm Credit Bank) and 186722 (Farm Credit Bank to Rick and Tamara Sparrow) only cover the property as seen on deed plotter drawing exhibit B.

- Deed numbers 197927 (Rick and Tamara Sparrow to Gerald Thornley) see deed plotter exhibit C.
- Deed 267361 (Ida May Thornley to Ida May Thornley Family Trust) see exhibit D.
- The department did not receive a deed from Thornley to Justin N Roberts Farms LLC. The only deed we received was from Justin N Roberts Farms LLC to Justin N Roberts Farms LLC, the deed is not recorded and does not cover any portion of the water right place of use. A copy of the 'recorded' deed showing all the property is required.
- The department received two deeds from Justin N Roberts Farms to Rindlesbach. Neither are recorded, a recorded copy is required. One deed goes from Roberts to Ken W Rindlesbach Pension Plan and the other to Rindlesbach Family Farms. Neither deed covers all the property specified on the map provided. Deeds covering all their property is required. Also, if there property is divided into two separate entities the water rights will need to be split that way as well. Map showing property covered by deeds to Rindlesbach are shown on exhibit E.
- The last map Exhibit F shows who we have as the current owner for the Thornley Property and what parcels we have a full chain of title for.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

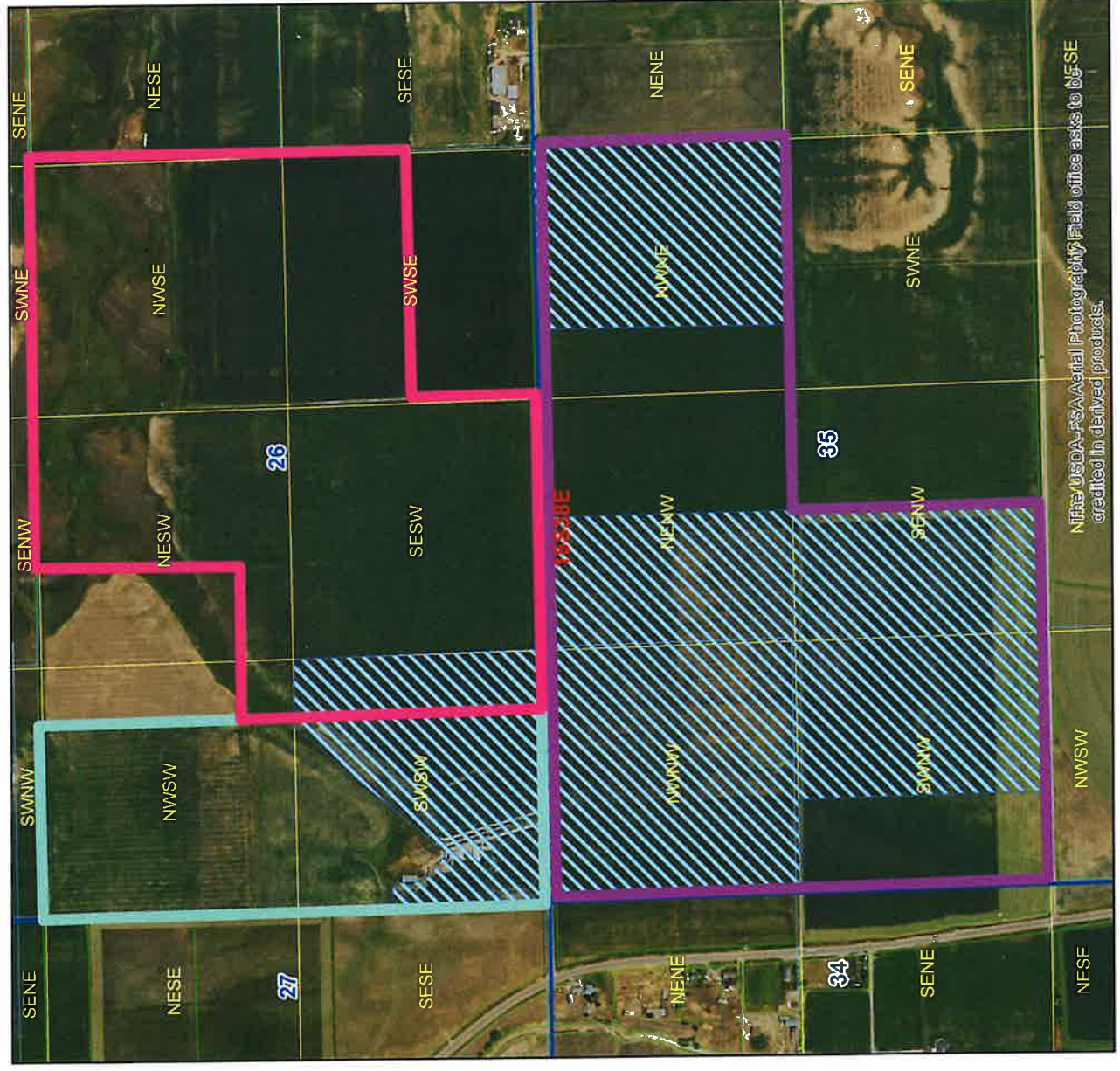
Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Barg
Technical Records Specialist

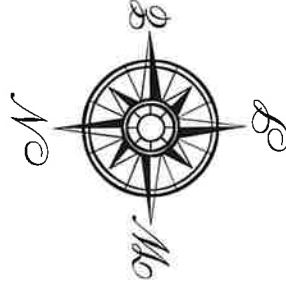
Enclosure(s)

Idaho Department of Water Resources



Legend

-  Rindlisbach Property
-  Justin N Roberts Farms LLC Property
-  Jensen Property
-  POU 13-2124
-  Township/Range
-  Sections
-  QQ
-  Water Right POU
-  Parcels



Layout Created By:
Jonie Barg

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credited in derived products.