

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 27 2022

DEPT OF WATER RESOURCES
SOUTHERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
41-6	Yes ☐	Yes ☐	41-7018	Yes ☐	Yes ☐
41-8B	Yes ☐	Yes ☐	41-7032	Yes ☐	Yes ☐
41-8D	Yes ☐	Yes ☐	41-7053	Yes ☐	Yes ☐
41-13A	Yes ☐	Yes ☐	41-10084	Yes ☐	Yes ☐
41-13B	Yes ☐	Yes ☐	41-10085	Yes ☐	Yes ☐

2. Previous Owner's Name: KBC Farms LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Koompin Ag LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

3010 MCKINLEY
Mailing address

208-226-9940
Telephone

American Falls ID 83211
City State Zip
koompinfarms@gmail.com
Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 3/31/22
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Koompin Ag LLC by Kenneth Koompin member 6-24-22
 Signature of new owner/claimant Title, if applicable Date
Koompin Ag LLC Kenneth
 Print name

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

SUPPORT DATA

IN FILE # 41-6
Date

For IDWR Office Use Only:

Received by sq Date 4-5-2022 Receipt No. 5039161 Receipt Amt. \$700-

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by _____ Processed by DM Date 6-28-2022

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
41-10086	Yes ☐	Yes ☐		Yes ☐	Yes ☐
41-10251	Yes ☐	Yes ☐		Yes ☐	Yes ☐
41-10258	Yes ☐	Yes ☐		Yes ☐	Yes ☐
41-10259	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: KBC Farms LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Koompin Ag LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 3010 McKinley American Falls ID 83211
Mailing address City State Zip
- 208-226-9940 koompinfarms@gmail.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 3/31/22
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
☐ 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.
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☐ \$25 per *undivided* water right.
☐ \$100 per *split* water right.
☐ 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: Koompin Ag LLC by Kenneth Koompin member 6-24-22
 Signature of new owner/claimant Title, if applicable Date
Koompin Ag LLC by Kenneth Koompin
 Print name

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

For IDWR Office Use Only:

Received by sq Date 4-5-2022 Receipt No. 5039161 Receipt Amt. \$700-
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
 Name on W-9 _____ Approved by _____ Processed by DM Date 6-28-2022

AFTER RECORDING MAIL TO:

T.J. Budge
Racine Olson
P.O. Box 1391
Pocatello, ID 83204

ALLIANCE TITLE & ESCROW, LLC

5998107

Space Above This Line for Recorder's Use Only

WARRANTY DEED

For Value Received, **MPH Farms, LLC, an Idaho limited liability company** (hereinafter called "**Grantor**"), hereby warrants, grants, bargains, sells and conveys unto **Koompin Ag, LLC, an Idaho limited liability company** (hereinafter called "**Grantee**"), whose address is 3010 McKinley, American Falls, ID 83211-5448, all of Grantor's right, title and interest in and to that certain real property described on **Exhibit A** attached hereto and made a part hereof, together with (a) all buildings, structures and other improvements of any and every nature located on such real property and all fixtures attached or affixed, actually or constructively, to such real property or to any such buildings, structures or other improvements; (b) all rights, ways and easements appurtenant to, related to, or used in connection with such real property, including, without limitation, all air rights, wind rights, all water and water rights, solar rights, all ditches and ditch rights, all reservoir and storage rights, all springs and spring rights, all wells and all groundwater rights and all surface water rights; (c) all of Grantor's right, title and interest in and to the land underlying and the air space overlying any public or private ways or streets crossing or abutting such real property; (d) all of Grantor's right, title and interest in and to oil, gas and other mineral rights related to such real property; and (e) all other appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the "**Property**"); and warrants the title to the Property, subject only to the matters set forth on **Exhibit B** attached hereto and made a part hereof (hereinafter called the "**Permitted Encumbrances**"). For purposes of this Warranty Deed, "water rights" include, without limitation, all of Grantor's rights, title and interest in each of the items described on **Exhibit C** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property unto Grantee and to Grantee's heirs and assigns forever. And Grantor does hereby covenant to and with Grantee that Grantor is the owner in fee simple of the Property; that the Property is free from all encumbrances except the Permitted Encumbrances, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated as of the ____ day of March, 2022.

GRANTOR

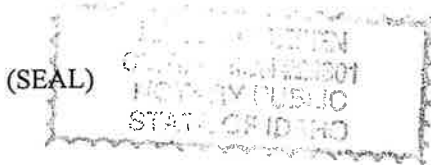
MPH Farms, LLC,
an Idaho limited liability company

By: 
DARYL KLASSEN, Member

STATE OF IDAHO)
County of Bannock) ss

This record was acknowledged before me on the 31 day of March, 2022, by Daryl Klassen as authorized agent of MPH Farms, LLC.

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




NOTARY PUBLIC for Idaho
Residing at: _____ Residing in Pocatello
Commission Expires: _____ Expires 02/24/2028

Exhibit A

Legal Description

Exhibit "A"

Real property in the County of Power, State of Idaho, described as follows:

PARCEL 1:

TOWNSHIP 10 SOUTH, RANGE 30 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO.

SECTION 13:

E $\frac{1}{2}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$; W $\frac{1}{2}$ SW $\frac{1}{4}$

SECTION 14:

SE $\frac{1}{4}$

EXCEPTING THEREFROM: PART OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 30 EAST B.M., POWER COUNTY, IDAHO DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 89°55'14" WEST 1311.19 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF SAID SW $\frac{1}{4}$ SE $\frac{1}{4}$ AND THE POINT OF BEGINNING; THENCE SOUTH 89°55'14" WEST 1311.19 FEET ALONG THE SECTION LINE TO THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 14; THENCE NORTH 00°23'07" EAST 664.43 FEET ALONG THE NORTH-SOUTH CENTER SECTION LINE; THENCE NORTH 89°55'14" EAST 1311.86 FEET TO THE EAST LINE OF SAID SW $\frac{1}{4}$ SE $\frac{1}{4}$; THENCE SOUTH 00°26'36" WEST 664.43 FEET TO THE POINT OF BEGINNING.

SECTION 24:

SW $\frac{1}{4}$; NE $\frac{1}{4}$; NW $\frac{1}{4}$; SE $\frac{1}{4}$

EXCEPT: A PARCEL OF LAND LOCATED IN THE N $\frac{1}{2}$ N $\frac{1}{2}$ OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 30 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, WHICH IS MARKED WITH A 5/8" REBAR; THENCE NORTH 89°55'30" EAST ALONG THE NORTH LINE OF SAID SECTION, 292.90 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 89°55'30" EAST CONTINUING ALONG SAID NORTH LINE 1352.78 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 64°51'09" WEST LEAVING SAID NORTH LINE 105.42 FEET; THENCE SOUTH 14°03'09" WEST 330.27 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 23°59'32" WEST 395.89 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 77°28'39" WEST 601.64 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 68°41'42" WEST 130.28 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 00°02'57" EAST 311.24 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 76°40'09" WEST 316.86 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 00°02'57" EAST 664.70 FEET TO THE TRUE

POINT OF BEGINNING.

ALSO EXCEPTING THERFROM: A TRACT OF LAND IN THE NW1/4 NW1/4 OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 30 EAST OF THE BOISE MERIDIAN, POWER COUTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, WHICH IS MARKED WITH A 5/8" REBAR; THENCE NORTH 89°55'30" EAST, ALONG THE NORTH LINE OF SAID SECTION, 292.90 FEET; THENCE SOUTH 00°02'57" WEST, LEAVING THE NORTH LINE 664.70 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 76°40'09" EAST, 316.85 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 00°02'57" WEST, 311.24 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 68°41'42" WEST, 645.47 FEET TO A POINT ON THE WEST LINE OF SAID SECTION, SAID POINT BEING MARKED WITH A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 00°02'57" EAST ALONG THE WEST LINE, 1137.02 FEET TO THE POINT OF BEGINNING.

SECTION 25:

NE¹/₄; NW¹/₄; SE¹/₄

SECTION 36:

NE¹/₄; E¹/₂SE¹/₄

TOWNSHIP 10 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO.

SECTION 18:

LOTS 2, 3, 4; SE¹/₄NW¹/₄; NE¹/₄SW¹/₄; SE¹/₄SW¹/₄; S¹/₂NE¹/₄; N¹/₂SE¹/₄; SW¹/₄SE¹/₄; SE¹/₄SE¹/₄.

ALSO TO BE INCLUDED: A PART OF THE NW1/4 OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN AND PART OF THE NE1/4 OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 30 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 7 AND 18, TOWNSHIP 10 SOUTH, RANGE 31 EAST AND SECTIONS 12 AND 13, TOWNSHIP 10 SOUTH, RANGE 30 EAST OF THE BOISE MERIDIAN, SAID POINT BEING MONUMENTED WITH A 5/8" X 30" REBAR AND ALUMINUM CAP STAMPED PLS 843;

THENCE SOUTH 00°24'12" WEST, ALONG THE SECTION LINE COMMON TO SECTIONS 13 AND 18 A DISTANCE OF 1317.72 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 1 IN SAID SECTION 18, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°17'50" WEST, 1366.80 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843, SAID POINT BEING IN AN EXISTING NORTH-SOUTH FENCE LINE; THENCE NORTH 00°43'56" EAST, ALONG SAID FENCE LINE, 470.39 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843;

THENCE SOUTH 89°17'50" EAST, LEAVING SAID FENCE LINE, 3380.42 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843, SAID POINT BEING ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18;

THENCE SOUTH 00°23'36" WEST, ALONG SAID NORTH-SOUTH CENTERLINE, 470.40 FEET TO THE SOUTHEAST CORNER OF THE NE1/4 NW1/4 OF SAID SECTION 18, SAID POINT BEING MONUMENTED WITH A 5/8" X 30" REBAR AND PLASTIC CAP STAMPED PLS 843;

THENCE NORTH 89°17'50" WEST, ALONG THE N1/16 LINE OF SAID SECTION, 2016.42 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM: A PARCEL OF LAND IN THE EAST HALF OF SECTION 18 AND THE SW1/4 NW1/4; NW1/4 SW1/4 AND THE SW1/4 SW1/4 OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18, MONUMENTED WITH A 5/8" REBAR WITH ALUMINUM CAP STAMPED PLS 843; THENCE NORTH 89°44'40" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 139.52 FEET; THENCE NORTH 00°15'20" EAST, LEAVING SAID SOUTH LINE, 39.01 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF KING LANE, SAID POINT BEING MONUMENTED WITH A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843;

THENCE NORTH 24°20'27" WEST, 417.52 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 49°09'11" WEST, 632.13 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 11°23'24" EAST, 450.01 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 19°38'32" WEST, 245.22 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843;

THENCE NORTH 19°38'32" WEST, 245.22 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 15°36'16" WEST 351.47 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 02°29'37" WEST, 457.17 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 26°04'42" WEST, 122.85 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843;

THENCE NORTH 03°32'03" WEST, 98.43 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 20°15'49" WEST, 922.95 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 35°57'28" WEST, 694.88 FEET, TO A POINT ON THE SOUTH LINE OF THE NW1/4 NE1/4, SAID POINT MONUMENTED WITH A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843;

THENCE SOUTH 89°17'49" EAST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF THE NE1/4 NE1/4, A DISTANCE OF 1640.45 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 37, SAID POINT MONUMENTED WITH A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 02°17'03" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, 1051.32 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1472.50 FEET, THROUGH A CENTRAL ANGLE OF 29°42'00", FOR AN ARC LENGTH OF 763.29 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 17°08'03"

EAST, 754.77 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 31°59'03" EAST, 696.40 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2575.63 FEET, THROUGH A CENTRAL ANGLE OF 19°52'36", FOR AN ARC LENGTH OF 893.51 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 23°23'17" EAST, 889.04 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 13°54'03" EAST, 766.61 FEET, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 17; THENCE NORTH 89°44'40" WEST, ALONG SAID SOUTH LINE, 1125.21 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: PART OF THE SE1/4 SE1/4 OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 31 EAST, B.M., POWER COUNTY, IDAHO, DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, TOWNSHIP 10 SOUTH, RANGE 31 EAST, B.M.; THENCE NORTH 89°44'40" WEST 139.52 FEET ALONG THE SOUTH LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING;

THENCE NORTH 89°44'40" WEST 755.52 FEET ALONG SAID SOUTH SECTION LINE; THENCE NORTH 00°01'24" EAST 725.48 FEET ALONG A FENCE LINE TO A POINT THAT IS 30 FEET FROM THE END OF AN EXISTING PIVOT; THENCE NORTH 20°44'31" EAST 108.77 FEET; THENCE NORTH 88°02'11" EAST 66.64 FEET TO AN EXISTING DEED LINE; THENCE ALONG SAID DEED LINE THE FOLLOWING THREE (3) COURSES, 1) SOUTH 49°09'11" EAST 632.13 FEET; 2) SOUTH 24°20'27" EAST 417.52 FEET; 3) THENCE SOUTH 00°15'33" WEST 39.01 FEET TO THE SECTION LINE AND THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: ANY PORTION LYING WITHIN THE BOUNDS AND RIGHT OF WAYS OF ROCKLAND HIGHWAY 37.

SECTION 19:

ALL (E1/2; E1/2W1/2; LOTS 1, 2, 3 & 4)

EXCEPTING THEREFROM: A PARCEL OF PROPERTY LOCATED IN THE NW1/4 SW1/4 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND RUNNING THENCE SOUTH ALONG THE WEST SECTION LINE 660.00 FEET; THENCE EAST 660.00 FEET; THENCE NORTH 660.00 FEET; THENCE WEST 660.00 FEET TO THE POINT OF BEGINNING.

SECTION 20:

S1/2SW1/4; S1/2N1/2SW1/4 AND ALL THAT PORTION OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN, LYING WEST OF STATE HIGHWAY NO. 37.

EXCEPT:

A STRIP OF LAND 80 FEET WIDE, BEING 40 FEET ON EACH SIDE OF THE FOLLOWING

DESCRIBED CENTERLINE OF HIGHWAY AS SURVEYED AND SHOWN ON THE OFFICIAL PLAT OF THE ONEIDA SAP 50 (2) HIGHWAY SURVEY ON FILE IN THE OFFICE OF THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF IDAHO, AND LYING OVER AND ACROSS A PORTION OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ AND THE S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$. BEGINNING AT STATION 693+00 OF THE SAID HIGHWAY SURVEY, WHICH STATION IS A POINT ON CURVE APPROXIMATELY 1320 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO; THENCE 730 FEET WITH 0°20' CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 7°34' TO STATION 700+30, WHICH STATION IS A POINT ON CURVE APPROXIMATELY 1955 FEET NORTH AND 340 FEET WEST FROM THE SOUTH QUARTER CORNER OF SECTION 20.

ALSO EXCEPTING THEREFROM: A STRIP OF LAND 80 FEET WIDE, BEING 40 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE OF HIGHWAY AS SURVEYED AND SHOWN ON THE OFFICIAL PLAT OF THE ONEIDASAP 50 (2) HIGHWAY SURVEY ON FILE IN THE OFFICE OF THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF IDAHO, AND LYING OVER AND ACROSS THE N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN;

BEGINNING AT STATION 700+30 OF THE SAID HIGHWAY SURVEY, WHICH STATION IS A POINT ON CURVE APPROXIMATELY 1955 FEET NORTH AND 340 FEET WEST FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST B.M.; THENCE 550.4 FEET WITH A 0°20' CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 7°34' TO STATION 705+80.4, WHICH STATION IS A POINT ON TANGENT; THENCE NORTH 30°53' WEST ON TANGENT 189.6 FEET TO STATION 707+70, WHICH STATION IS A POINT ON TANGENT APPROXIMATELY 1930 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN.

ALSO EXCEPTING THEREFROM: A STRIP OF LAND 80 FEET WIDE, BEING 40 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF SAID HIGHWAY, AND LYING OVER AND ACROSS THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN;

BEGINNING AT STATION 728+60 OF THE SAID HIGHWAY SURVEY, WHICH STATION IS A POINT ON CURVE APPROXIMATELY 660 FEET SOUTH AND 1320 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST B.M.; THENCE 190.9 FEET WITH A 2°00' CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°17' TO STATION 730+50.9, WHICH STATION IS A POINT ON TANGENT; THENCE NORTH 14°49' WEST ON TANGENT 509.1 FEET TO STATION 735+60, WHICH STATION IS A POINT ON TANGENT APPROXIMATELY 1150 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN.

ALSO EXCEPTING THEREFROM: PART OF THE WEST $\frac{1}{2}$ OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN; THENCE SOUTH 89°43'40" EAST 1490.41 FEET ALONG THE NORTH LINE OF SAID SECTION 20; THENCE SOUTH 00°16'20" WEST 1944.30 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT BEARS NORTH 66°39'09" EAST 1950.00 FEET OF STATE HIGHWAY 37 WESTERLY RIGHT-OF-WAY AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES; 1)

SOUTHEASTERLY 224.93 FEET ALONG SAID CURVE TO THE LEFT TO HIGHWAY 37 P.C. STATION 713+41.0, CURVE DATA = DELTA 6°36'33" RADIUS 1950.00 FEET, CHORD BEARING SOUTH 26°39'07" WEST 224.81 FEET; 2) THENCE SOUTH 29°57'24" EAST 560.42 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 60°02'36" WEST 314.87 FEET; THENCE NORTH 30°27'29" WEST 346.39 FEET; THENCE NORTH 09°37'50" WEST 210.36 FEET; THENCE NORTH 04°03'43" EAST 173.87 FEET; THENCE SOUTH 77°42'27" WEST 220.69 FEET TO THE CENTERLINE OF SOUTH FORK OF ROCK CREEK;

THENCE ALONG THE CENTERLINE OF SAID SOUTH FORK OF ROCK CREEK THE FOLLOWING 3 COURSES; 1) NORTH 32°54'29" EAST 20.07 FEET; 2) THENCE NORTH 25°01'22" WEST 35.55 FEET; 3) THENCE NORTH 23°42'22" EAST 51.18 FEET; 4) THENCE NORTH 68°17'44" EAST 311.88 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN; THENCE SOUTH 89°43'40" EAST 1490.41 FEET ALONG THE NORTH LINE OF SAID SECTION 20; THENCE SOUTH 08°02'12" EAST 2656.85 FEET TO A POINT ON STATE HIGHWAY 37 WESTERLY RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE SOUTH 29°57'24" EAST 200.18 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVE ON SAID HIGHWAY TO STATION P.T. 705+80.4; THENCE SOUTHEASTERLY 547.45 FEET ALONG A CURVE TO THE RIGHT, CURVE DATA = 1°49'44", RADIUS 17150.20 FEET, CHORD BEARING SOUTH 29°02'32" EAST 547.43 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 81°46'21" WEST 211.72 FEET; THENCE NORTH 50°18'53" WEST 304.98 FEET; THENCE NORTH 30°27'29" WEST 383.24 FEET; THENCE NORTH 60°02'36" EAST 314.87 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: ANY PORTION LYING WITHIN THE BOUNDS AND RIGHT OF WAYS OF ROCKLAND HIGHWAY 37.

SECTION 29:

NW¹/₄SW¹/₄; THE SOUTH 142 RODS OF THE W¹/₂NW¹/₄; THE WEST 78 RODS OF THE NORTH 18 RODS OF THE W¹/₂NW¹/₄

SECTION 30:

ALL (E¹/₂; E¹/₂W¹/₂; LOTS 1, 2, 3 & 4)

SECTION 31:

LOTS 1 & 2; SE¹/₄NW¹/₄

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NW¹/₄ SW¹/₄ OF SECTION 19, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND RUNNING THENCE SOUTH ALONG THE WEST SECTION LINE 660.00 FEET; THENCE EAST 660.00 FEET; THENCE NORTH 660.00 FEET; THENCE WEST 660.00 FEET TO THE POINT OF BEGINNING.

Exhibit B

Permitted Encumbrances

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
2. Any facts, rights, interest, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Taxes for the year 2022 which are a lien not yet due and payable.
8. Right, title and interest of the public in and to those portions of the Land lying within roads or highways.
9. Ditch, road and public utility easements as the same may exist over said premises.
10. Rights of the State of Idaho in and to that portion of said premises, if any, lying in the bed or former bed of the Warm Springs Creek, South Fork Rock, and Lupe Springs, if it is navigable.
11. Any question of location, boundary or area related to the Warm Springs Creek, South Fork Rock, and Lupe Springs, including, but not limited to, any past or future changes in it.
12. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.
13. The right of use, control, or regulation by the United States of America in exercise of power over navigation.
14. Any difference in the mean high water line of the Warm Springs Creek, South Fork Rock, and Lupe Springs and the meander line as shown by government survey.
15. Any rights, interests or easements in favor of the public which exist or are claimed to exist

over any part of the Land covered by water.

16. The provisions contained in Highway Right of Way Deed, Recorded: August 12, 1944, as Instrument No.: 62106.

17. The provisions contained in Highway Right of Way Deed, Recorded: August 31, 1944, as Instrument No.: 62136.

18. An easement for the purpose shown below and rights incidental thereto as set forth in Document: Granted To: Idaho Power Company, Recorded: February 12, 1947, as Instrument No.: 65022.

19. An easement for the purpose shown below and rights incidental thereto as set forth in Document: Granted To: Idaho Power Company, Recorded: February 12, 1947, as Instrument No. 65049.

20. An easement for the purpose shown below and rights incidental thereto as set forth in Document: Granted To: Idaho Power Company, Recorded: February 12, 1947, as Instrument No.: 65050.

21. An easement for the purpose shown below and rights incidental thereto as set forth in Document: Granted To: Idaho Power Company, Recorded: June 23, 194, as Instrument No.: 66453.

22. An easement for the purpose shown below and rights incidental thereto as set forth in a Document: Recorded: June 16, 1954, as Instrument No.: 73053. Affects Section 29.

23. Reservation of oil, gas and minerals, by document recorded November 3, 1967, as Instrument No. 91375. Affects Section 19 and 24, together with the appurtenant rights to use the surface of the land.

24. An easement for the purpose shown below and rights incidental thereto as set forth in Document: Granted To: Idaho Power Company, Recorded: May 19, 1976, as Instrument No.: 108291. Affects Section 24.

25. An easement for the purpose shown below and rights incidental thereto as set forth in Document: Granted To: Idaho Power Company, Recorded: February 14, 1977, as Instrument No.: 110183. Affects Section 20.

26. Right of way for ditches, tunnels, telephone and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code. Affects Section 18 by Deed No. 108940 and Section 13 by Deed No. 171490.

27. Exceptions and reservations contained in the deed from the State of Idaho wherein mineral rights are reserved to the state. (47-701 Idaho Code).

28. An easement for the purpose shown below and rights incidental thereto as set forth in Document: Granted To: Idaho Power Company, Recorded: February 2, 2007, as Instrument No.: 190993. Affects Parcel 2.

29. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat prepared by: Snake River Surveying, Recorded: July 23, 2007, Instrument No.: 192140

Exhibit C

WATER RIGHTS

KBC FARMS LLC WATER RIGHTS

WATER RIGHTS	41	8 B	DECREED	ACTIVE	10/01/1879	0.533	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	8 D	DECREED	ACTIVE	10/01/1897	0.533	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	13 A	DECREED	ACTIVE	05/01/1881	0.2	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	13 B	DECREED	ACTIVE	05/01/1881	0.2	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	10251	DECREED	ACTIVE	4/1/1909	0.533	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	10258	DECREED	ACTIVE	4/1/1909	0.2	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	10259	DECREED	ACTIVE	4/1/1909	0.8	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	~~7081~~ 7018	DECREED	ACTIVE	7/30/1975	18.26	GROUND WATER
WATER RIGHTS	41	7032	DECREED	ACTIVE	12/31/1977	8.36	GROUND WATER
WATER RIGHTS	41	7053	DECREED	ACTIVE	6/9/1981	0.39	GROUND WATER
WATER RIGHTS	41	10084	DECREED	ACTIVE	1/1/1945	0.04	GROUND WATER
WATER RIGHTS	41	10085	DECREED	ACTIVE	1/1/1935	0.04	GROUND WATER
WATER RIGHTS	41	10086	DECREED	ACTIVE	1/1/1935	0.04	GROUND WATER
WATER RIGHTS	41	6	DECREED	ACTIVE	05/17/1880	0.62	IRRIGATION

AFTER RECORDING MAIL TO:

Ron Kerl
Cooper & Larsen, Chtd.
P.O. Box 4229
Pocatello, ID 83205
Tel: (208) 234-1445

Space Above This Line for Recorder's Use Only

WARRANTY DEED

For Value Received, **KBC Farms, LLC and Koompin Bros., LLC, Idaho limited liability companies** (hereinafter called "**Grantor**"), hereby grant, bargain, sell and convey unto **MPH Farms, LLC, an Idaho limited liability company** (hereinafter called "**Grantee**"), whose address is 2935 West 2050 South, Aberdeen, Idaho 83210, all of Grantor's right, title and interest in and to that certain real property described on **Exhibit A** attached hereto and made a part hereof, together with (a) all buildings, structures and other improvements of any and every nature located on such real property and all fixtures attached or affixed, actually or constructively, to such real property or to any such buildings, structures or other improvements; (b) all rights, ways and easements appurtenant to, related to, or used in connection with such real property, including, without limitation, all air rights, wind rights, all water and water rights, solar rights, all ditches and ditch rights, all reservoir and storage rights, all springs and spring rights, all wells and all groundwater rights and all surface water rights; (c) all of Grantor's right, title and interest in and to the land underlying and the air space overlying any public or private ways or streets crossing or abutting such real property; (d) all of Grantor's right, title and interest in and to oil, gas and other mineral rights related to such real property; and (e) all other appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the "**Property**"); and warrants the title to the Property, subject only to the matters set forth on **Exhibit B** attached hereto and made a part hereof (hereinafter called the "**Permitted Encumbrances**"). For purposes of this Warranty Deed, "water rights" include, without limitation, all of Grantor's rights, title and interest in each of the items described on **Exhibit C** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property unto Grantee and to Grantee's heirs and assigns forever. And Grantor does hereby covenant to and with Grantee that Grantor is the owner in fee simple of the Property; that the Property is free from all encumbrances except the Permitted Encumbrances, and that Grantor will warrant and defend the same from all claims whatsoever.

SUBJECT TO taxes, levies, and assessments for the current year not yet due and payable and the following items: discrepancies, conflicts in boundary lines, shortage in area, encroachments, easements, right of ways, boundary line agreements, development agreements,

Warranty Deed

Page - 1

water supply agreements, plats, covenants, conditions, restrictions, reservations, all zoning, building and use laws or restrictions; along with any state of facts that an accurate survey or inspection of the Property would show.

[signature appears on following page]

Dated as of the 9 day of July, 2020.

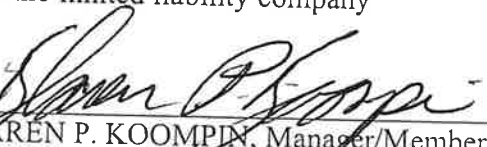
GRANTOR

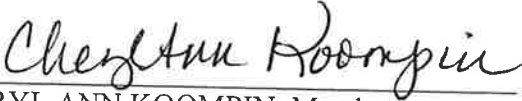
KBC Farms, LLC,
an Idaho limited liability company

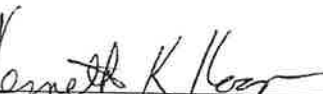
By: 
KENNETH K. KOOMPIN, Manager/Member

By: 
KLAREN KOOMPIN, Manager/Member

Koompin Bros., LLC,
an Idaho limited liability company

By: 
KLAREN P. KOOMPIN, Manager/Member

By: 
CHERYL ANN KOOMPIN, Member

By: 
KENNETH K. KOOMPIN, Manager/Member

By: 
KATHLEEN J. KOOMPIN, Member

STATE OF IDAHO)

County of Bannock

SS

This record was acknowledged before me on the 9 day of July, 2020, before me, by KENNETH K. KOOMPIN as a Manager/Member of KBC Farms, LLC, an Idaho limited liability company.

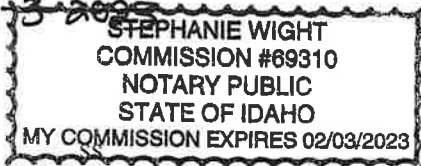
IN WITNESS, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC for Idaho
(SEAL) Residing at: Pocatello
Commission Expires: 2-3-2023

Stephanie Wight

Pocatello, ID

2-3-2023



STATE OF IDAHO)

County of Bannock

This record was acknowledged before me on the 9 day of July, 2020, before me, by KLAREN KOOMPIN as a Manager/Member of KBC Farms, LLC, an Idaho limited liability company.

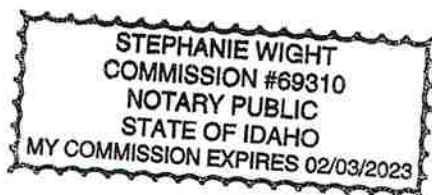
IN WITNESS, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC for Idaho
(SEAL) Residing at: Pocatello
Commission Expires: 2-3-2023

Stephanie Wight

Pocatello, ID

2-3-2023



STATE OF IDAHO)

County of Bannock SS

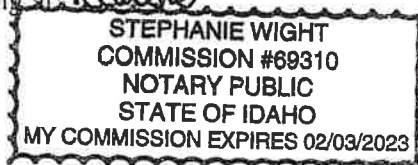
This record was acknowledged before me on the 9 day of July, 2020, before me, by KLAREN P. KOOMPIN as a Manager/Member of Koompin Bros., LLC, an Idaho limited liability company.

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

NOTARY PUBLIC for Idaho

(SEAL) Residing at: Pocatello

Commission Expires: 2-3-2023



STATE OF IDAHO)

County of Bannock SS

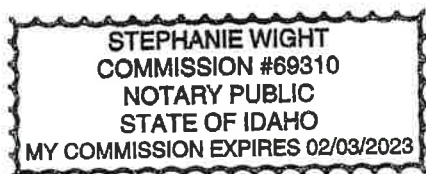
This record was acknowledged before me on the 9 day of July, 2020, before me, by CHERYL ANN KOOMPIN as a Member of Koompin Bros., LLC, an Idaho limited liability company.

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

NOTARY PUBLIC for Idaho

(SEAL) Residing at: Pocatello

Commission Expires: 2-3-2023



STATE OF IDAHO)

County of Bannock SS

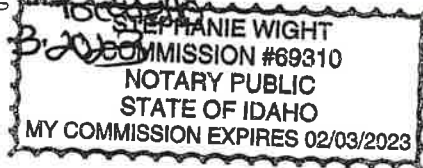
This record was acknowledged before me on the 9 day of July, 2020, before me, by KENNETH K. KOOMPIN as a Manager/Member of Koompin Bros., LLC, an Idaho limited liability company.

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

NOTARY PUBLIC for Idaho

(SEAL) Residing at Portatello, ID

Commission Expires: 2-3-2023



Stephanie Wight
Portatello, ID
2-3-2023

STATE OF IDAHO)

County of Bannock SS

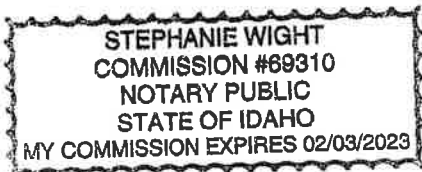
This record was acknowledged before me on the 9 day of July, 2020, before me, by KATHLEEN J. KOOMPIN as a Member of Koompin Bros., LLC, an Idaho limited liability company.

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

NOTARY PUBLIC for Idaho

(SEAL) Residing at Portatello

Commission Expires: 2-3-2023



Stephanie Wight
Portatello, ID
2-3-2023

POINT OF BEGINNING.

ALSO EXCEPTING THERFROM: A TRACT OF LAND IN THE NW1/4 NW1/4 OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 30 EAST OF THE BOISE MERIDIAN, POWER COUTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, WHICH IS MARKED WITH A 5/8" REBAR; THENCE NORTH 89°55'30" EAST, ALONG THE NORTH LINE OF SAID SECTION, 292.90 FEET; THENCE SOUTH 00°02'57" WEST, LEAVING THE NORTH LINE 664.70 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 76°40'09" EAST, 316.86 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 00°02'57" WEST, 311.24 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 68°41'42" WEST, 645.47 FEET TO A POINT ON THE WEST LINE OF SAID SECTION, SAID POINT BEING MARKED WITH A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE NORTH 00°02'57" EAST ALONG THE WEST LINE, 1137.02 FEET TO THE POINT OF BEGINNING.

SECTION 25:

NE¹/₄; NW¹/₄; SE¹/₄

SECTION 36:

NE¹/₄; E¹/₂SE¹/₄

TOWNSHIP 10 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO.

SECTION 18:

LOTS 2, 3, 4; SE¹/₄NW¹/₄; NE¹/₄SW¹/₄; SE¹/₄SW¹/₄; S¹/₂NE¹/₄; N¹/₂SE¹/₄; SW¹/₄SE¹/₄; SE¹/₄SE¹/₄.

ALSO TO BE INCLUDED: A PART OF THE NW1/4 OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN AND PART OF THE NE1/4 OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 30 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 7 AND 18, TOWNSHIP 10 SOUTH, RANGE 31 EAST AND SECTIONS 12 AND 13, TOWNSHIP 10 SOUTH, RANGE 30 EAST OF THE BOISE MERIDIAN, SAID POINT BEING MONUMENTED WITH A 5/8" X 30" REBAR AND ALUMINUM CAP STAMPED PLS 843;

THENCE SOUTH 00°24'12" WEST, ALONG THE SECTION LINE COMMON TO SECTIONS 13 AND 18 A DISTANCE OF 1317.72 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 1 IN SAID SECTION 18, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°17'50" WEST, 1366.80 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843, SAID POINT BEING IN AN EXISTING NORTH-SOUTH FENCE LINE; THENCE NORTH 00°43'56" EAST, ALONG SAID FENCE LINE, 470.39 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843;

THENCE SOUTH 89°17'50" EAST, LEAVING SAID FENCE LINE, 3380.42 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843, SAID POINT BEING ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18;

THENCE SOUTH 00°23'36" WEST, ALONG SAID NORTH-SOUTH CENTERLINE, 470.40 FEET TO THE SOUTHEAST CORNER OF THE NE1/4 NW1/4 OF SAID SECTION 18, SAID POINT BEING MONUMENTED WITH A 5/8" X 30" REBAR AND PLASTIC CAP STAMPED PLS 843;

THENCE NORTH 89°17'50" WEST, ALONG THE N1/16 LINE OF SAID SECTION, 2016.42 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM: A PARCEL OF LAND IN THE EAST HALF OF SECTION 18 AND THE SW1/4 NW1/4; NW1/4 SW1/4 AND THE SW1/4 SW1/4 OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18, MONUMENTED WITH A 5/8" REBAR WITH ALUMINUM CAP STAMPED PLS 843; THENCE NORTH 89°44'40" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 139.52 FEET; THENCE NORTH 00°15'20" EAST, LEAVING SAID SOUTH LINE, 39.01 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF KING LANE, SAID POINT BEING MONUMENTED WITH A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843;

THENCE NORTH 24°20'27" WEST, 417.52 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 49°09'11" WEST, 632.13 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 11°23'24" EAST, 450.01 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 19°38'32" WEST, 245.22 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843;

THENCE NORTH 19°38'32" WEST, 245.22 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 15°36'16" WEST 351.47 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 02°29'37" WEST, 457.17 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 26°04'42" WEST, 122.85 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843;

THENCE NORTH 03°32'03" WEST, 98.43 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 20°15'49" WEST, 922.95 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE NORTH 35°57'28" WEST, 694.88 FEET, TO A POINT ON THE SOUTH LINE OF THE NW1/4 NE1/4, SAID POINT MONUMENTED WITH A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843;

THENCE SOUTH 89°17'49" EAST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF THE NE1/4 NE1/4, A DISTANCE OF 1640.45 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 37, SAID POINT MONUMENTED WITH A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE SOUTH 02°17'03" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, 1051.32 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1472.50 FEET, THROUGH A CENTRAL ANGLE OF 29°42'00", FOR AN ARC LENGTH OF 763.29 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 17°08'03"

EAST, 754.77 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 31°59'03" EAST, 696.40 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2575.63 FEET, THROUGH A CENTRAL ANGLE OF 19°52'36", FOR AN ARC LENGTH OF 893.51 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 23°23'17" EAST, 889.04 FEET, TO A 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 843; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 13°54'03" EAST, 766.61 FEET, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 17; THENCE NORTH 89°44'40" WEST, ALONG SAID SOUTH LINE, 1125.21 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: PART OF THE SE1/4 SE1/4 OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 31 EAST, B.M., POWER COUNTY, IDAHO, DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, TOWNSHIP 10 SOUTH, RANGE 31 EAST, B.M.; THENCE NORTH 89°44'40" WEST 139.52 FEET ALONG THE SOUTH LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING;

THENCE NORTH 89°44'40" WEST 755.52 FEET ALONG SAID SOUTH SECTION LINE; THENCE NORTH 00°01'24" EAST 725.48 FEET ALONG A FENCE LINE TO A POINT THAT IS 30 FEET FROM THE END OF AN EXISTING PIVOT; THENCE NORTH 20°44'31" EAST 108.77 FEET; THENCE NORTH 88°02'11" EAST 66.64 FEET TO AN EXISTING DEED LINE; THENCE ALONG SAID DEED LINE THE FOLLOWING THREE (3) COURSES, 1) SOUTH 49°09'11" EAST 632.13 FEET; 2) SOUTH 24°20'27" EAST 417.52 FEET; 3) THENCE SOUTH 00°15'33" WEST 39.01 FEET TO THE SECTION LINE AND THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: ANY PORTION LYING WITHIN THE BOUNDS AND RIGHT OF WAYS OF ROCKLAND HIGHWAY 37.

SECTION 19:

ALL (E1/2; E1/2W1/2; LOTS 1, 2, 3 & 4)

EXCEPTING THEREFROM: A PARCEL OF PROPERTY LOCATED IN THE NW1/4 SW1/4 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND RUNNING THENCE SOUTH ALONG THE WEST SECTION LINE 660.00 FEET; THENCE EAST 660.00 FEET; THENCE NORTH 660.00 FEET; THENCE WEST 660.00 FEET TO THE POINT OF BEGINNING.

SECTION 20:

S1/2SW1/4; S1/2N1/2SW1/4 AND ALL THAT PORTION OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN, LYING WEST OF STATE HIGHWAY NO. 37.

EXCEPT:

A STRIP OF LAND 80 FEET WIDE, BEING 40 FEET ON EACH SIDE OF THE FOLLOWING

DESCRIBED CENTERLINE OF HIGHWAY AS SURVEYED AND SHOWN ON THE OFFICIAL PLAT OF THE ONEIDA SAP 50 (2) HIGHWAY SURVEY ON FILE IN THE OFFICE OF THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF IDAHO, AND LYING OVER AND ACROSS A PORTION OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ AND THE S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$. BEGINNING AT STATION 693+00 OF THE SAID HIGHWAY SURVEY, WHICH STATION IS A POINT ON CURVE APPROXIMATELY 1320 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO; THENCE 730 FEET WITH 0°20' CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 7°34' TO STATION 700+30, WHICH STATION IS A POINT ON CURVE APPROXIMATELY 1955 FEET NORTH AND 340 FEET WEST FROM THE SOUTH QUARTER CORNER OF SECTION 20.

ALSO EXCEPTING THEREFROM: A STRIP OF LAND 80 FEET WIDE, BEING 40 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE OF HIGHWAY AS SURVEYED AND SHOWN ON THE OFFICIAL PLAT OF THE ONEIDASAP 50 (2) HIGHWAY SURVEY ON FILE IN THE OFFICE OF THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF IDAHO, AND LYING OVER AND ACROSS THE N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN;

BEGINNING AT STATION 700+30 OF THE SAID HIGHWAY SURVEY, WHICH STATION IS A POINT ON CURVE APPROXIMATELY 1955 FEET NORTH AND 340 FEET WEST FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST B.M.; THENCE 550.4 FEET WITH A 0°20' CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 7°34' TO STATION 705+80.4, WHICH STATION IS A POINT ON TANGENT; THENCE NORTH 30°53' WEST ON TANGENT 189.6 FEET TO STATION 707+70, WHICH STATION IS A POINT ON TANGENT APPROXIMATELY 1930 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN.

ALSO EXCEPTING THEREFROM: A STRIP OF LAND 80 FEET WIDE, BEING 40 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF SAID HIGHWAY, AND LYING OVER AND ACROSS THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN;

BEGINNING AT STATION 728+60 OF THE SAID HIGHWAY SURVEY, WHICH STATION IS A POINT ON CURVE APPROXIMATELY 660 FEET SOUTH AND 1320 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST B.M.; THENCE 190.9 FEET WITH A 2°00' CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°17' TO STATION 730+50.9, WHICH STATION IS A POINT ON TANGENT; THENCE NORTH 14°49' WEST ON TANGENT 509.1 FEET TO STATION 735+60, WHICH STATION IS A POINT ON TANGENT APPROXIMATELY 1150 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN.

ALSO EXCEPTING THEREFROM: PART OF THE WEST $\frac{1}{2}$ OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN; THENCE SOUTH 89°43'40" EAST 1490.41 FEET ALONG THE NORTH LINE OF SAID SECTION 20; THENCE SOUTH 00°16'20" WEST 1944.30 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT BEARS NORTH 66°39'09" EAST 1950.00 FEET OF STATE HIGHWAY 37 WESTERLY RIGHT-OF-WAY AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES; 1)

SOUTHEASTERLY 224.93 FEET ALONG SAID CURVE TO THE LEFT TO HIGHWAY 37 P.C. STATION 713+41.0, CURVE DATA = DELTA 6°36'33" RADIUS 1950.00 FEET, CHORD BEARING SOUTH 26°39'07" WEST 224.81 FEET; 2) THENCE SOUTH 29°57'24" EAST 560.42 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 60°02'36" WEST 314.87 FEET; THENCE NORTH 30°27'29" WEST 346.39 FEET; THENCE NORTH 09°37'50" WEST 210.36 FEET; THENCE NORTH 04°03'43" EAST 173.87 FEET; THENCE SOUTH 77°42'27" WEST 220.69 FEET TO THE CENTERLINE OF SOUTH FORK OF ROCK CREEK;

THENCE ALONG THE CENTERLINE OF SAID SOUTH FORK OF ROCK CREEK THE FOLLOWING 3 COURSES; 1) NORTH 32°54'29" EAST 20.07 FEET; 2) THENCE NORTH 25°01'22" WEST 35.55 FEET; 3) THENCE NORTH 23°42'22" EAST 51.18 FEET; 4) THENCE NORTH 68°17'44" EAST 311.88 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN; THENCE SOUTH 89°43'40" EAST 1490.41 FEET ALONG THE NORTH LINE OF SAID SECTION 20; THENCE SOUTH 08°02'12" EAST 2656.85 FEET TO A POINT ON STATE HIGHWAY 37 WESTERLY RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE SOUTH 29°57'24" EAST 200.18 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVE ON SAID HIGHWAY TO STATION P.T. 705+80.4; THENCE SOUTHEASTERLY 547.45 FEET ALONG A CURVE TO THE RIGHT, CURVE DATA = 1°49'44", RADIUS 17150.20 FEET, CHORD BEARING SOUTH 29°02'32" EAST 547.43 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 81°46'21" WEST 211.72 FEET; THENCE NORTH 50°18'53" WEST 304.98 FEET; THENCE NORTH 30°27'29" WEST 383.24 FEET; THENCE NORTH 60°02'36" EAST 314.87 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: ANY PORTION LYING WITHIN THE BOUNDS AND RIGHT OF WAYS OF ROCKLAND HIGHWAY 37.

SECTION 29:

NW $\frac{1}{4}$ SW $\frac{1}{4}$; THE SOUTH 142 RODS OF THE W $\frac{1}{2}$ NW $\frac{1}{4}$; THE WEST 78 RODS OF THE NORTH 18 RODS OF THE W $\frac{1}{2}$ NW $\frac{1}{4}$

SECTION 30:

ALL (E $\frac{1}{2}$; E $\frac{1}{2}$ W $\frac{1}{2}$; LOTS 1, 2, 3 & 4)

SECTION 31:

LOTS 1 & 2; SE $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BOISE MERIDIAN, POWER COUNTY, IDAHO, MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND RUNNING THENCE SOUTH ALONG THE WEST SECTION LINE 660.00 FEET; THENCE EAST 660.00 FEET; THENCE NORTH 660.00 FEET; THENCE WEST 660.00 FEET TO THE POINT OF BEGINNING.

Exhibit B

Permitted Encumbrances

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien, or rights to a lien, for services, labor or materials theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. 2020 taxes are an accruing lien, not yet payable.
8. Levies and assessments of American Falls-Aberdeen Ground Water District and any rights or easements thereof. Paid and current
9. Right-of-way or easement of King Lane, Kuper Road and State Highway 37.
10. Any claim arising from the difference in the mean high water line of the Warm Springs Creek, South Fork Rock and Lupe Springs and the meander line as shown by the Original Government Survey.
11. Right, title and interest of the State of Idaho within the natural bed of the Warm Springs Creek, South Fork Rock and Lupe Springs below the ordinary high water line, and also excepting any artificial accretions waterward of said ordinary low water line.
12. Provisions in Highway Right of Way Deed, recorded August 12, 1944, as Instrument No. 62106 (Bk 93, Pg 240). Affects Sec 20.
13. Provisions in Highway Right of Way Deed, recorded August 31, 1944, as Instrument No. 62136 (Bk 93, Pg 252). Affects Sec 20.
14. Easement for power lines granted to Idaho Power Company, recorded February 12, 1947, as Instrument No. 65022 (Bk 94, Pg 79). Affects Sec 20.
15. Easement for power lines granted to Idaho Power Company, recorded February 12, 1947, as Instrument No. 65049 (Bk 94, Pg 96). Affects Sec 18.
16. Easement for power lines granted to Idaho Power Company, recorded February 12, 1947, as Instrument No. 65050 (Bk 94, Pg 96). Affects Sec 20.
17. Easement for power lines granted to Idaho Power Company, recorded June 23, 1948, as Instrument No. 66453 (Bk 94, Pg 207). Affects Sec 18.
18. A right of way for ingress and egress as disclosed by Correction Deed recorded June 16, 1954 as Instrument No. 73053 (Bk 99, Pg 622). Affects Sec. 29
19. Reservation of oil, gas and minerals, by document recorded November 3, 1967, as Instrument No. 91375. Affects Sec 19 and 24, together with the appurtenant rights to use the surface of the land.
20. Easement for power lines granted to Idaho Power Company, recorded May 19, 1976, as Instrument No. 108291. Affects Sec 24.
21. Easement for power lines granted to Idaho Power Company, recorded February 14, 1977, as Instrument No. 110183. Affects Sec 20.
22. Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code. Affects Sec 18 by Deed no. 108940 and Sec 13 by Deed no. 171490
23. Exceptions and reservations contained in Deed from the State of Idaho, wherein mineral rights are reserved to the State under provisions of §§ 47-701 and 47-701A. Idaho Code.
24. Easement for power lines granted to Idaho Power Company, recorded February 2, 2007, as Instrument No. 190993. Affects Parcel 2.
25. Notice of Farm Lease upon the terms, conditions and covenants contained therein:

Warranty Deed

Recorded: (Date of Recording), as Instrument No. (Instrument of Recording)

Lessor: MPH Farms, LLC

Lessee: Koompin Farms, a general partnership.

26. Notice of Farm Option Agreement upon the terms, conditions and provisions contained therein:

Parties: MPH Farms, LLC, KBC Farms, LLC and Koompin Farms, a general partnership

Recorded: (Date of Recording), Instrument No. (Instrument of Recording)

Exhibit C

WATER RIGHTS

KBC FARMS LLC WATER RIGHTS

WATER RIGHTS	41	8 B	DECREED	ACTIVE	10/01/1879	0.533	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	8 D	DECREED	ACTIVE	10/01/1897	0.533	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	13 A	DECREED	ACTIVE	05/01/1881	0.2	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	13 B	DECREED	ACTIVE	05/01/1881	0.2	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	10251	DECREED	ACTIVE	4/1/1909	<u>0.533</u>	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	10258	DECREED	ACTIVE	4/1/1909	0.2	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	10259	DECREED	ACTIVE	4/1/1909	<u>0.8</u>	SOUTH FORK ROCK CREEK
WATER RIGHTS	41	7081 - 18	DECREED	ACTIVE	7/30/1975	18.26	GROUND WATER
WATER RIGHTS	41	7032 -	DECREED	ACTIVE	12/31/1977	8.36	GROUND WATER
WATER RIGHTS	41	7053 -	DECREED	ACTIVE	6/9/1981	0.39	GROUND WATER
WATER RIGHTS	41	10084	DECREED	ACTIVE	1/1/1945	0.04	GROUND WATER
WATER RIGHTS	41	10085	DECREED	ACTIVE	1/1/1935	0.04	GROUND WATER
WATER RIGHTS	41	10086	DECREED	ACTIVE	1/1/1935	0.04	GROUND WATER
WATER RIGHTS	41	6	DECREED	ACTIVE	05/17/1880	0.62	IRRIGATION

3.01'



0004556397

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0004556397

Date Filed: 1/6/2022 9:10:05 AM

B0674-1020 01/06/2022 9:10 AM Received by ID Secretary of State Lawrence Denney

Entity Name and Mailing Address:

Entity Name:

KOOMPIN AG, LLC

The file number of this entity on the records of the Idaho Secretary of State is:

0000409357

Address

3010 MCKINLEY RD
AMERICAN FALLS, ID 83211-5448

Entity Details:

Entity Status

Active-Existing

This entity is organized under the laws of:

IDAHO

If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

W134006

The registered agent on record is:

Registered Agent

KENNETH K KOOMPIN
Registered Agent

Physical Address

3010 MCKINLEY
AMERICAN FALLS, ID 83211

Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
Kenneth Koompin	Manager	3066 S FRONTAGE RD AMERICAN FALLS, ID 83211
Klaren Koompin	Member	300 SNAKE RIVER DR AMERICAN FALLS, ID 83211
Amanda Givens	Member	3497 ROCK CREEK RD AMERICAN FALLS, ID 83211
Pete Koompin	Member	3403 ROCK CREEK RD AMERICAN FALLS, ID 83211
Kamren Koompin	Member	3064 S FRONTAGE RD AMERICAN FALLS, ID 83211
Kael Koompin	Member	3068 S FRONTAGE RD AMERICAN FALLS, ID 83211

The annual report must be signed by an authorized signer of the entity.

Job Title: Member

*Amanda Givens**01/06/2022*

Sign Here

Date



The USDA-FSA Aerial Photography derived products.

Water right 41-10086 for domestic

Background: 2017 Aerial Photography

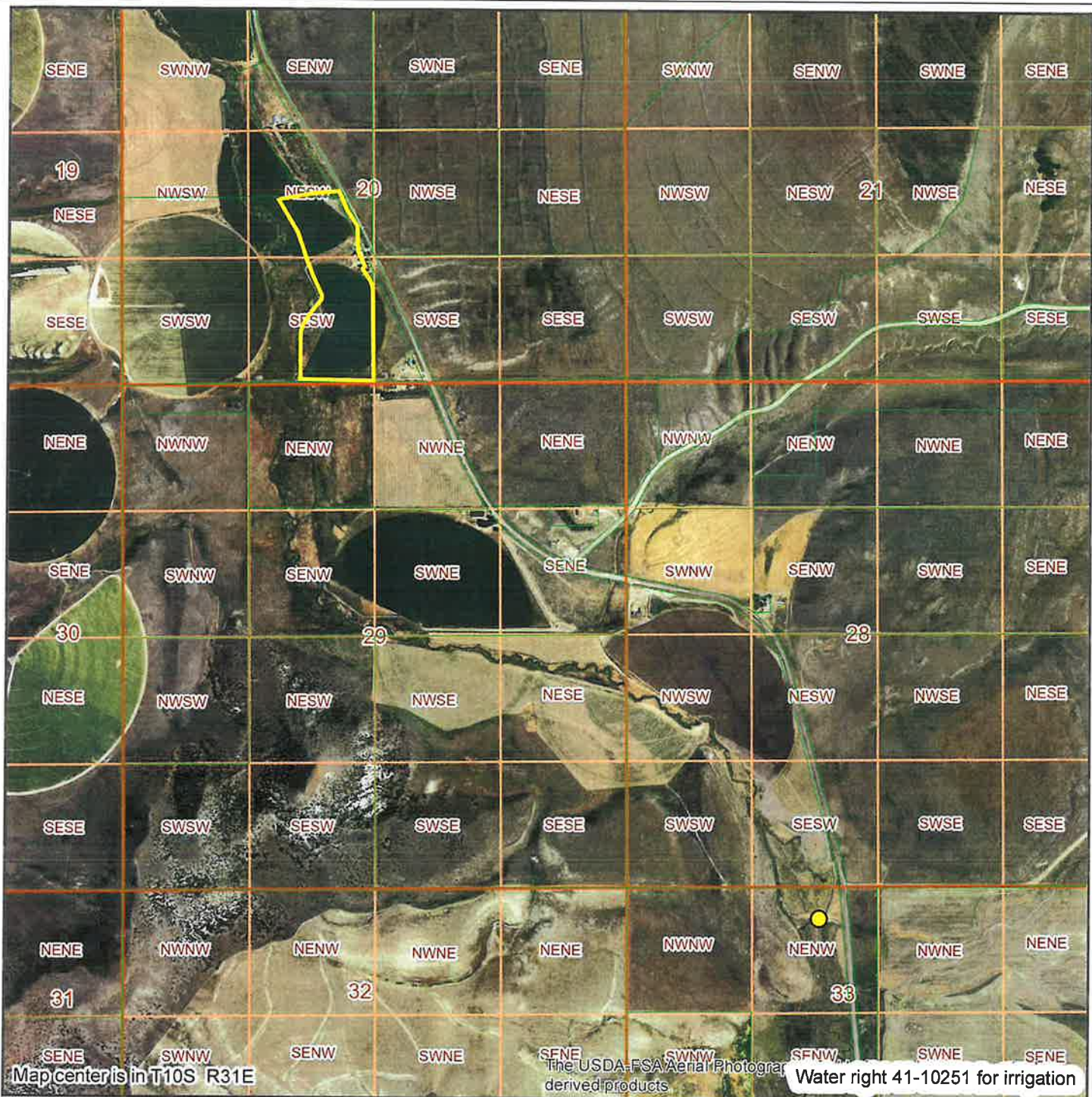


Date created: 6/24/2022

Legend

- Right POD
- Water Right POU
- Townships
- PLS Sections
- Quarter Quarters





Background: 2017 Aerial Photography

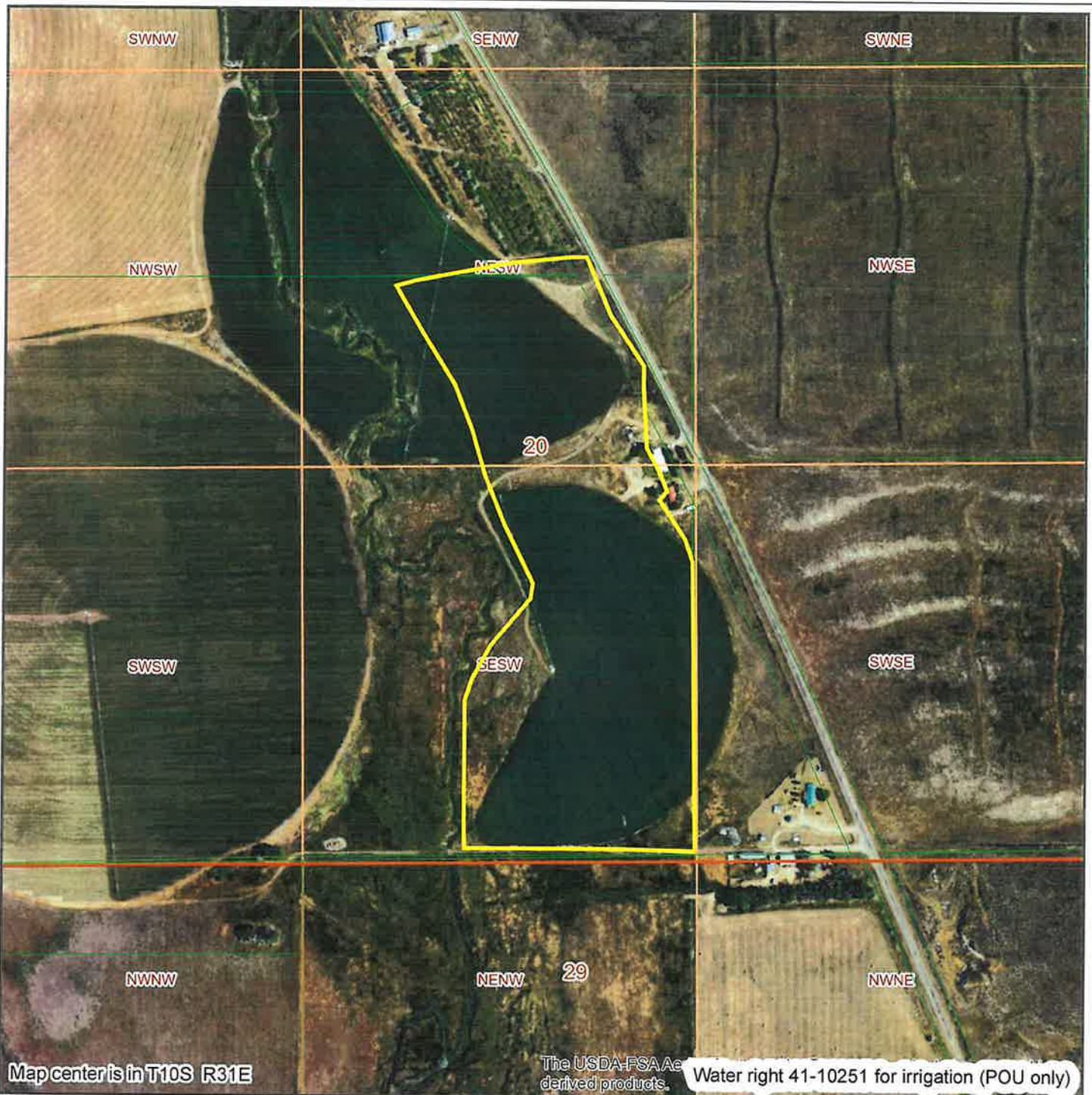


Date created: 6/24/2022

Legend

- Right POD
- Water Right POU
- Townships
- PLS Sections
- Quarter Quarters





Date created: 6/24/2022

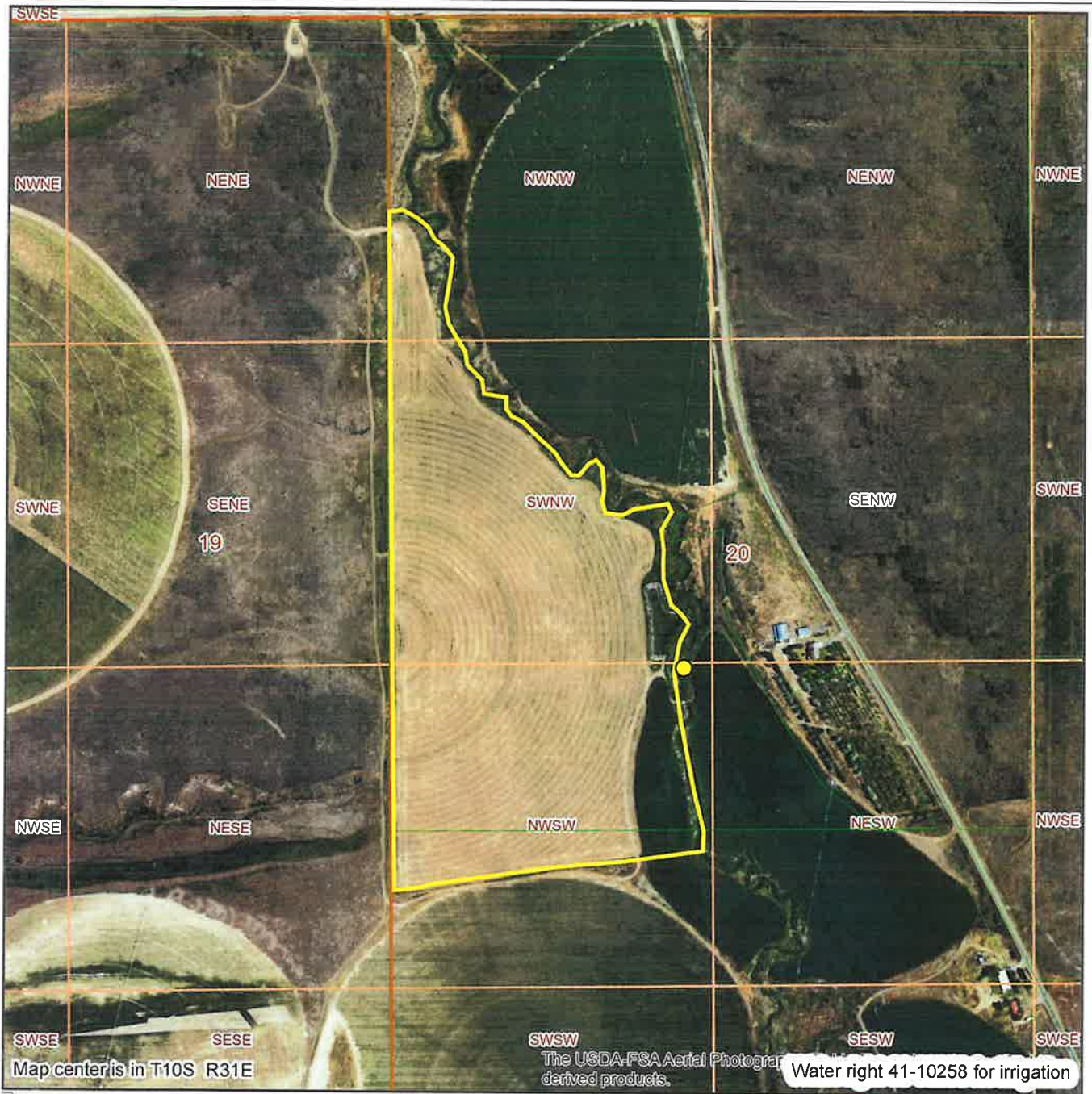
Background: 2017 Aerial Photography



Legend

- Water Right POU
- Quarter Quarters
- Townships
- PLS Sections





Background: 2017 Aerial Photography

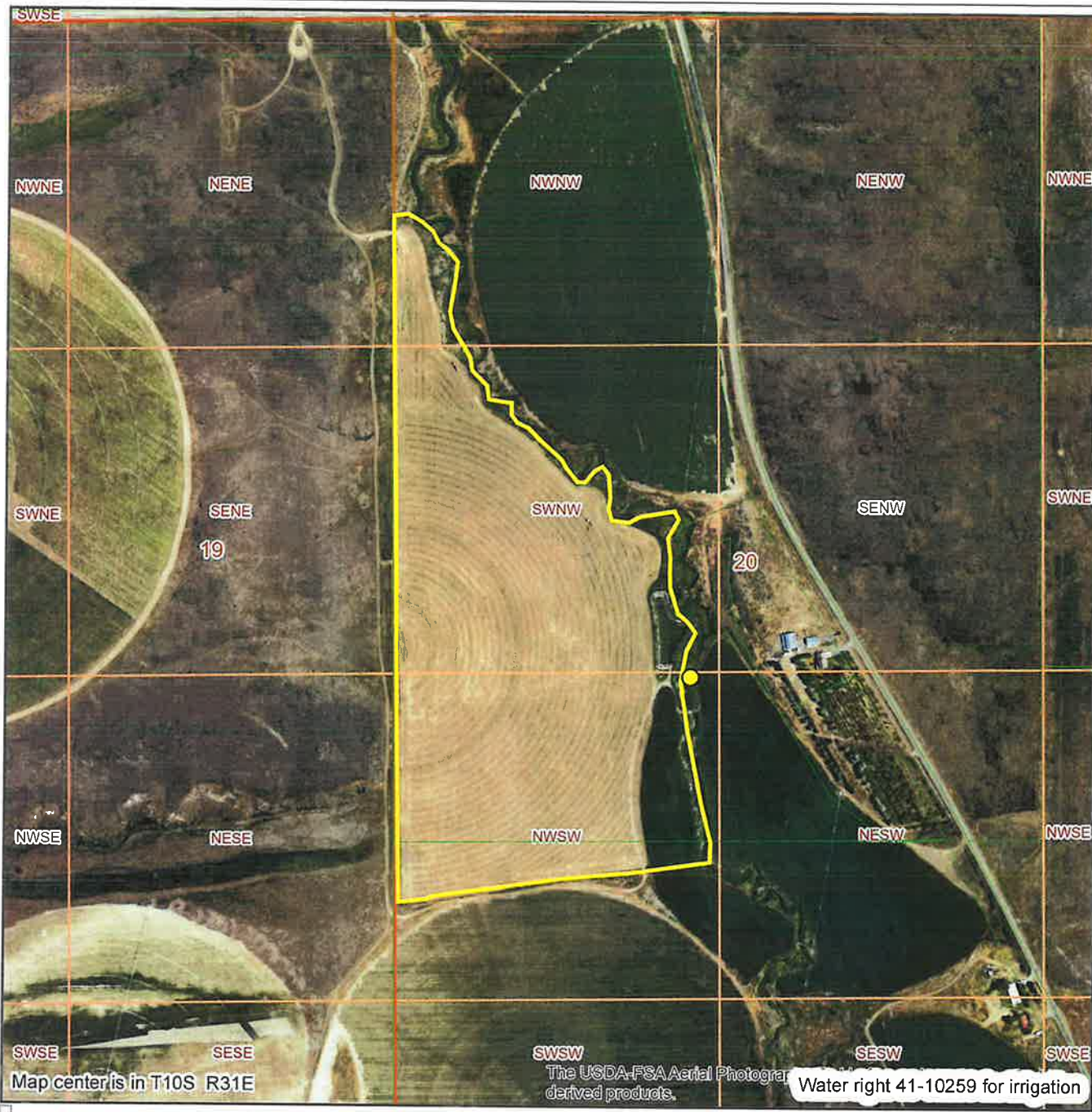


Date created: 6/24/2022

Legend

- Right POD
- Water Right POU
- Townships
- PLS Sections
- Quarter Quarters





Map center is in T10S R31E

The USDA-FSA Aerial Photography derived products.

Water right 41-10259 for irrigation

Background: 2017 Aerial Photography

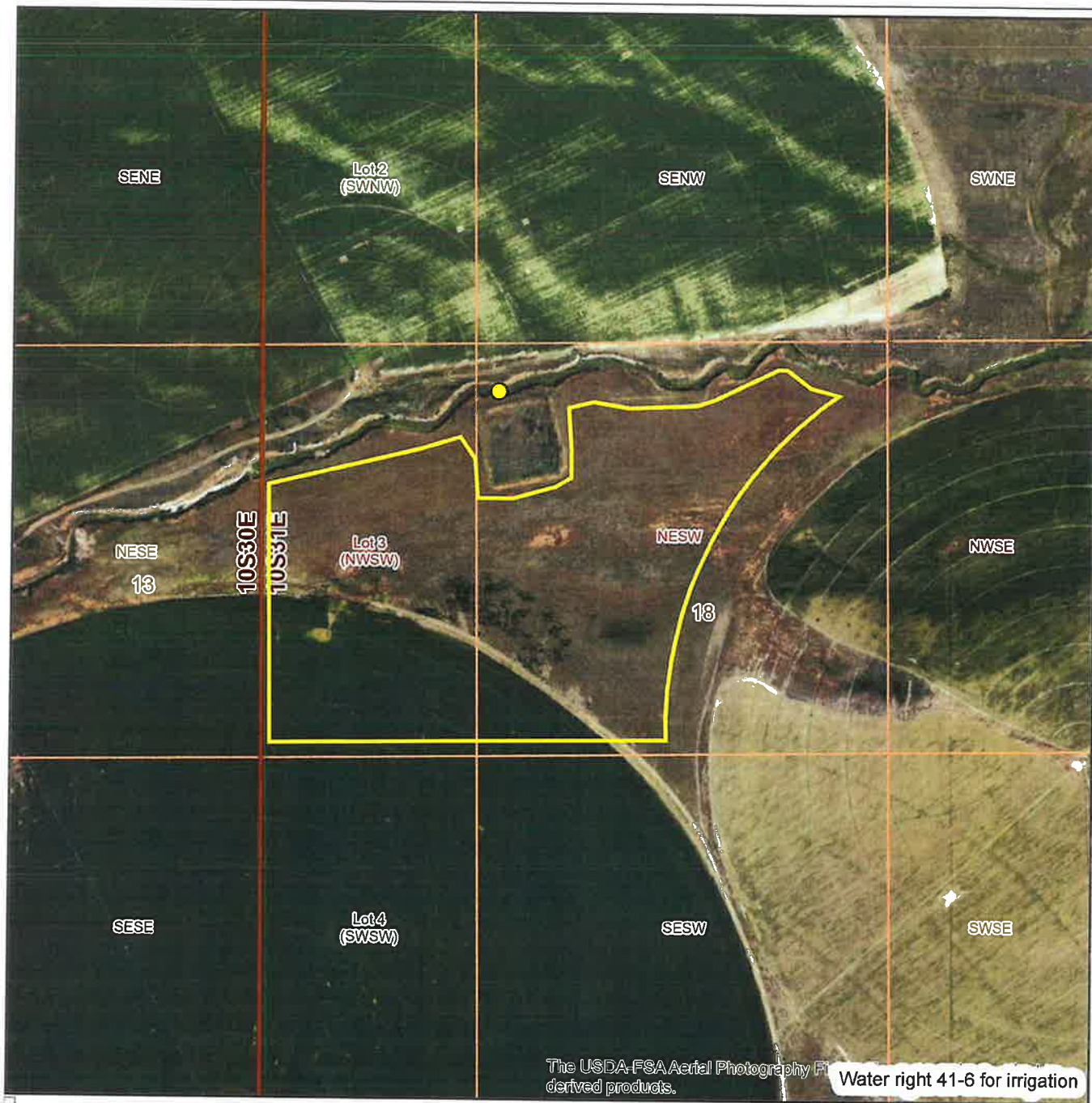


Legend

- Right POD
- Water Right POU
- Townships
- PLS Sections
- Quarter Quarters



Date created: 6/24/2022



The USDA-FSA Aerial Photography is derived products.

Water right 41-6 for irrigation



Background: 2017 Aerial Photography

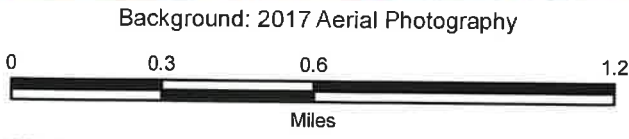
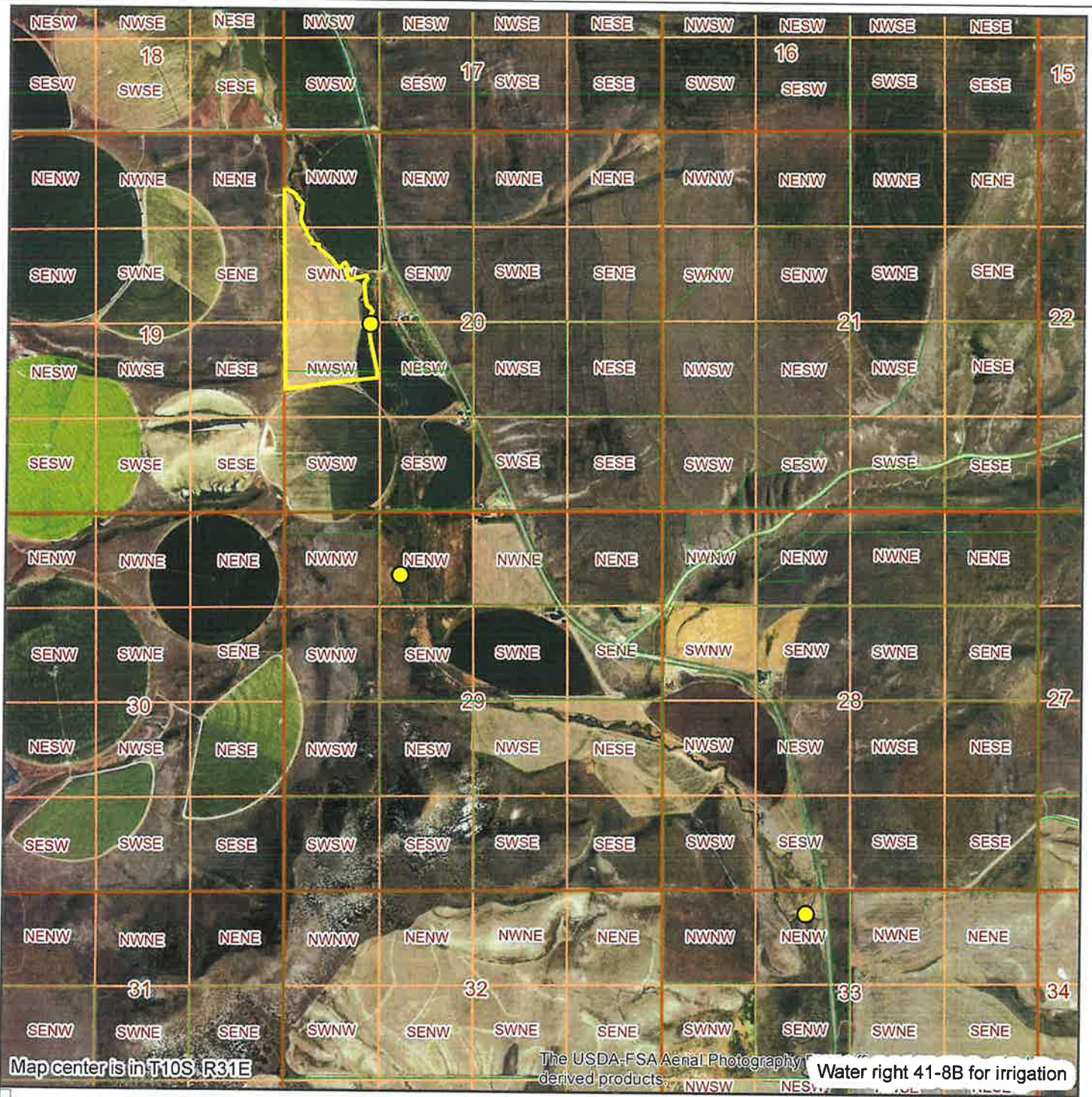


Legend

- Right POD
- Water Right POU
- Townships
- PLS Sections
- Quarter Quarters



Date created: 6/24/2022

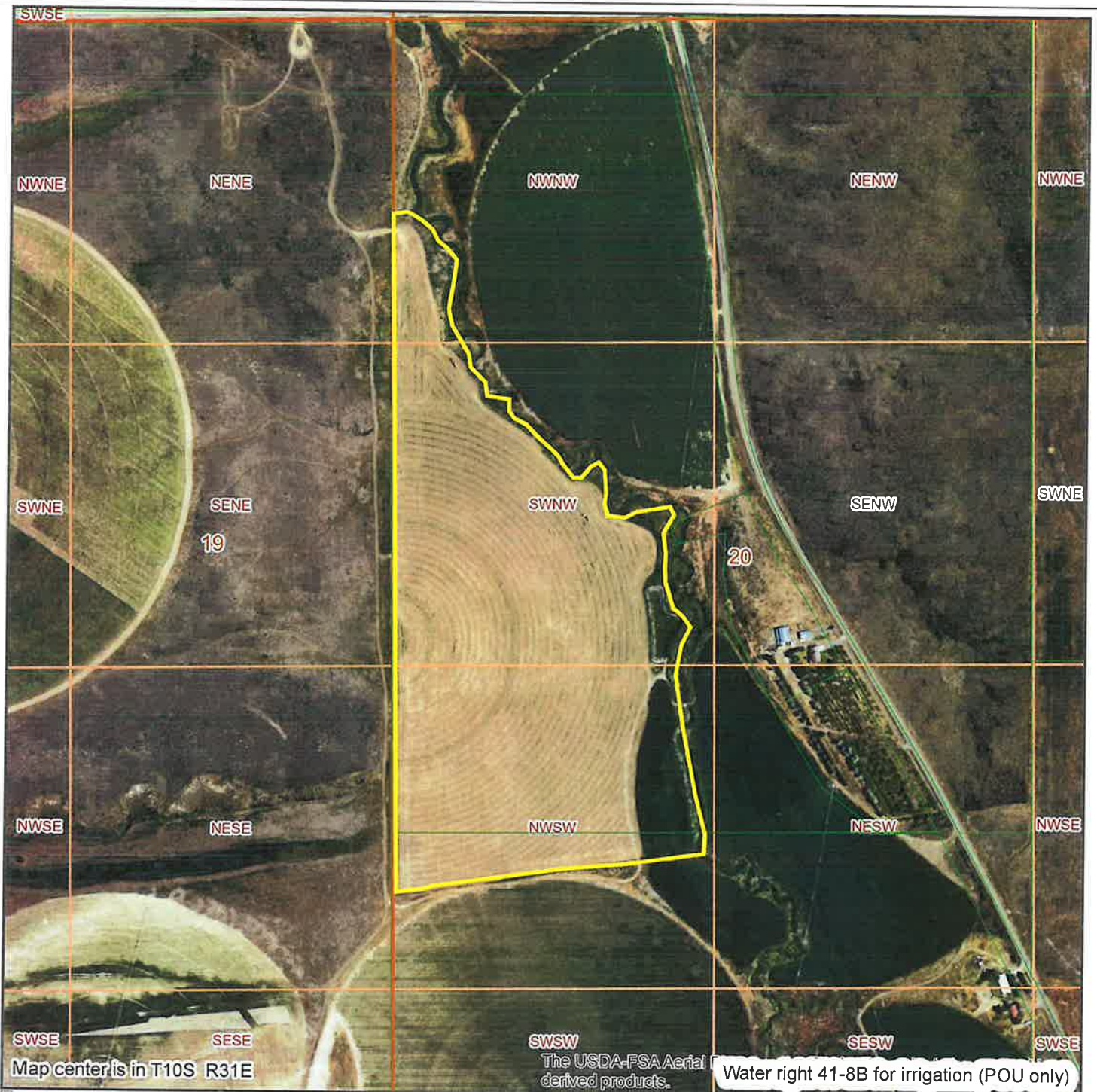


Date created: 6/24/2022

Legend

- Right POD
- Water Right POU
- Townships
- PLS Sections
- Quarter Quarters

N



Map center is in T10S R31E

The USDA-FSA Aerial
derived products.

Water right 41-8B for irrigation (POU only)

Background: 2017 Aerial Photography

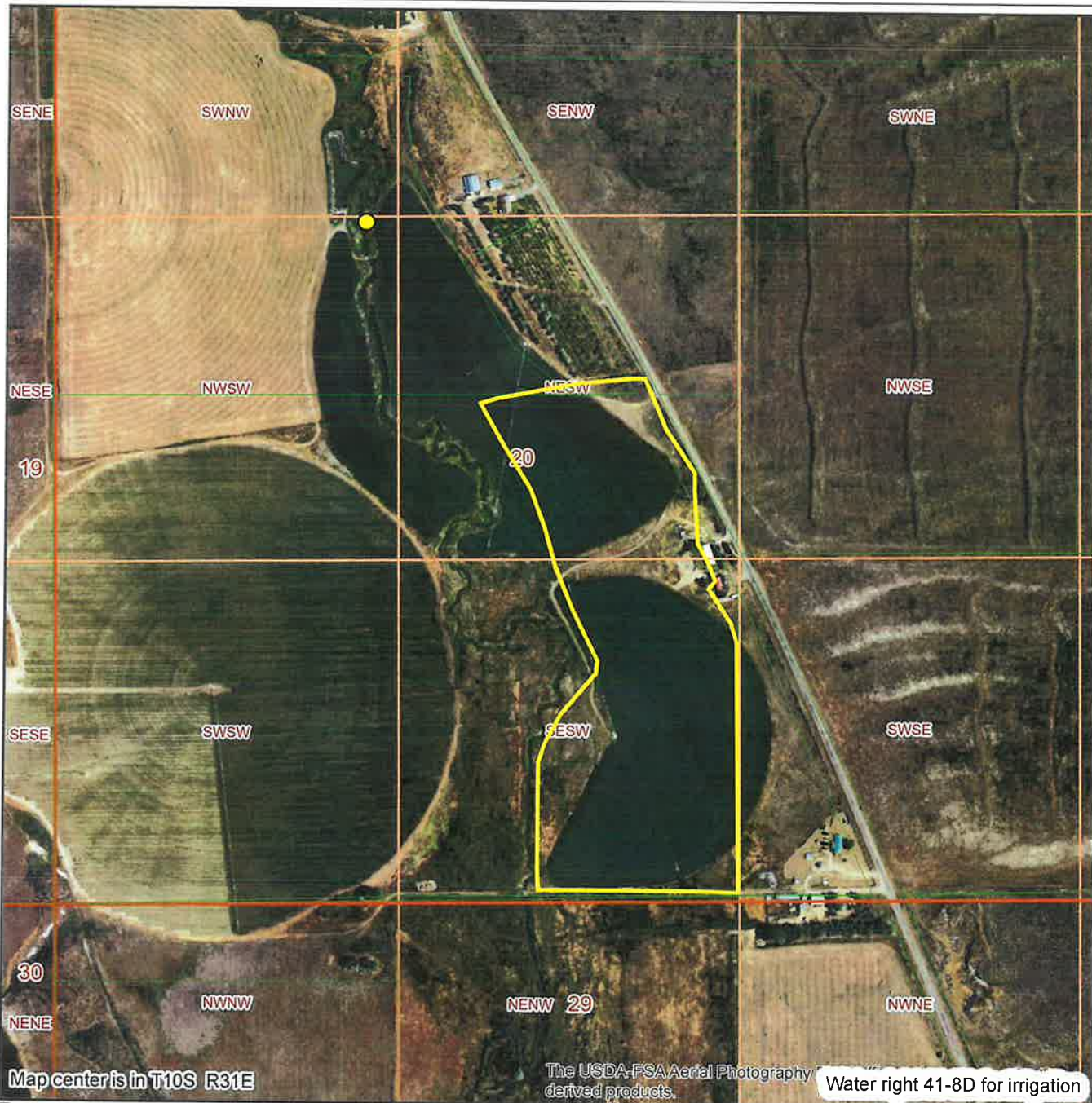


Date created: 6/24/2022

Legend

- Water Right POU
- Quarter Quarters
- Townships
- PLS Sections





Background: 2017 Aerial Photography

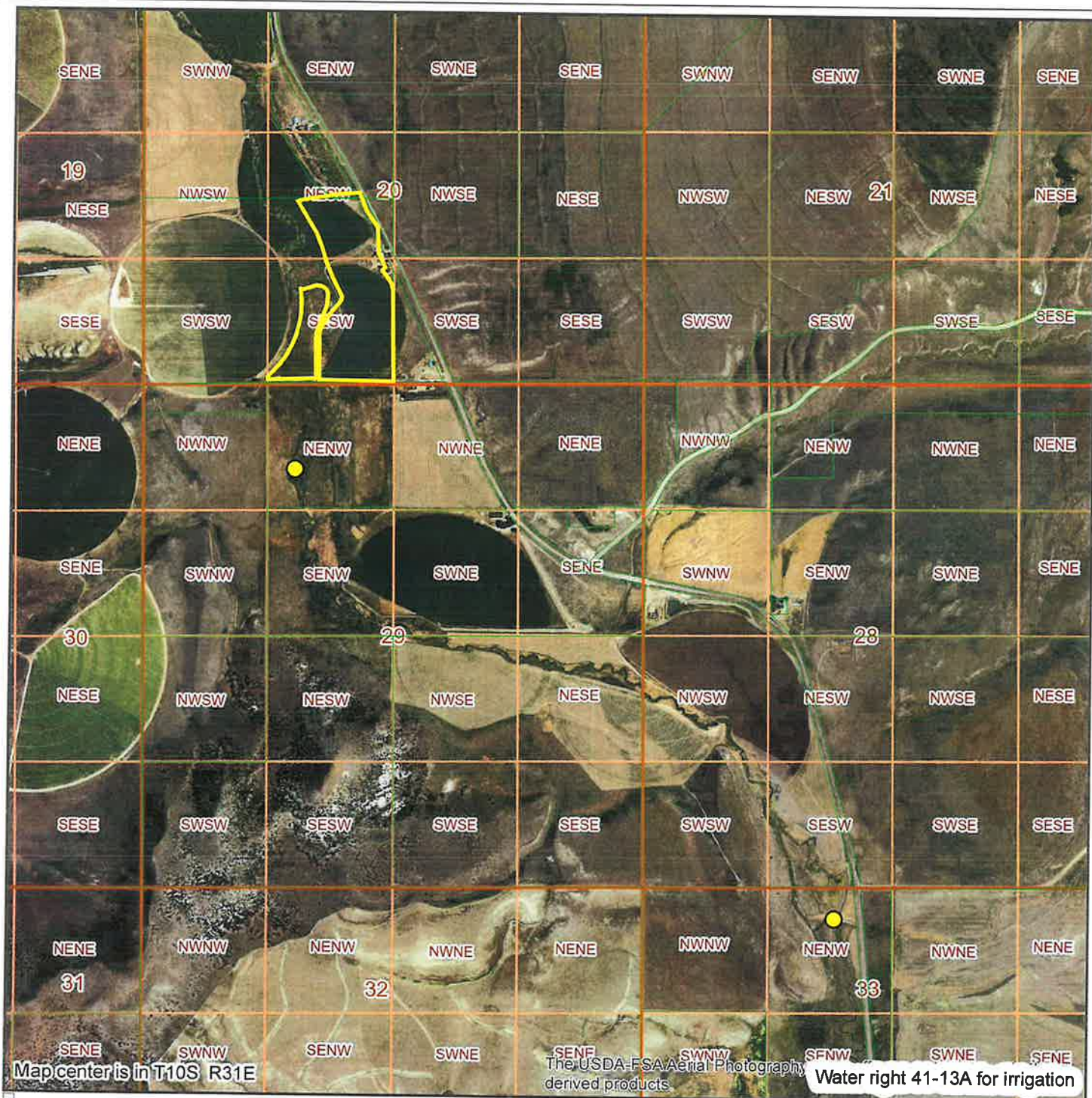


Date created: 6/24/2022

Legend

- Right POD
- Water Right POU
- Townships
- PLS Sections
- Quarter Quarters





Background: 2017 Aerial Photography

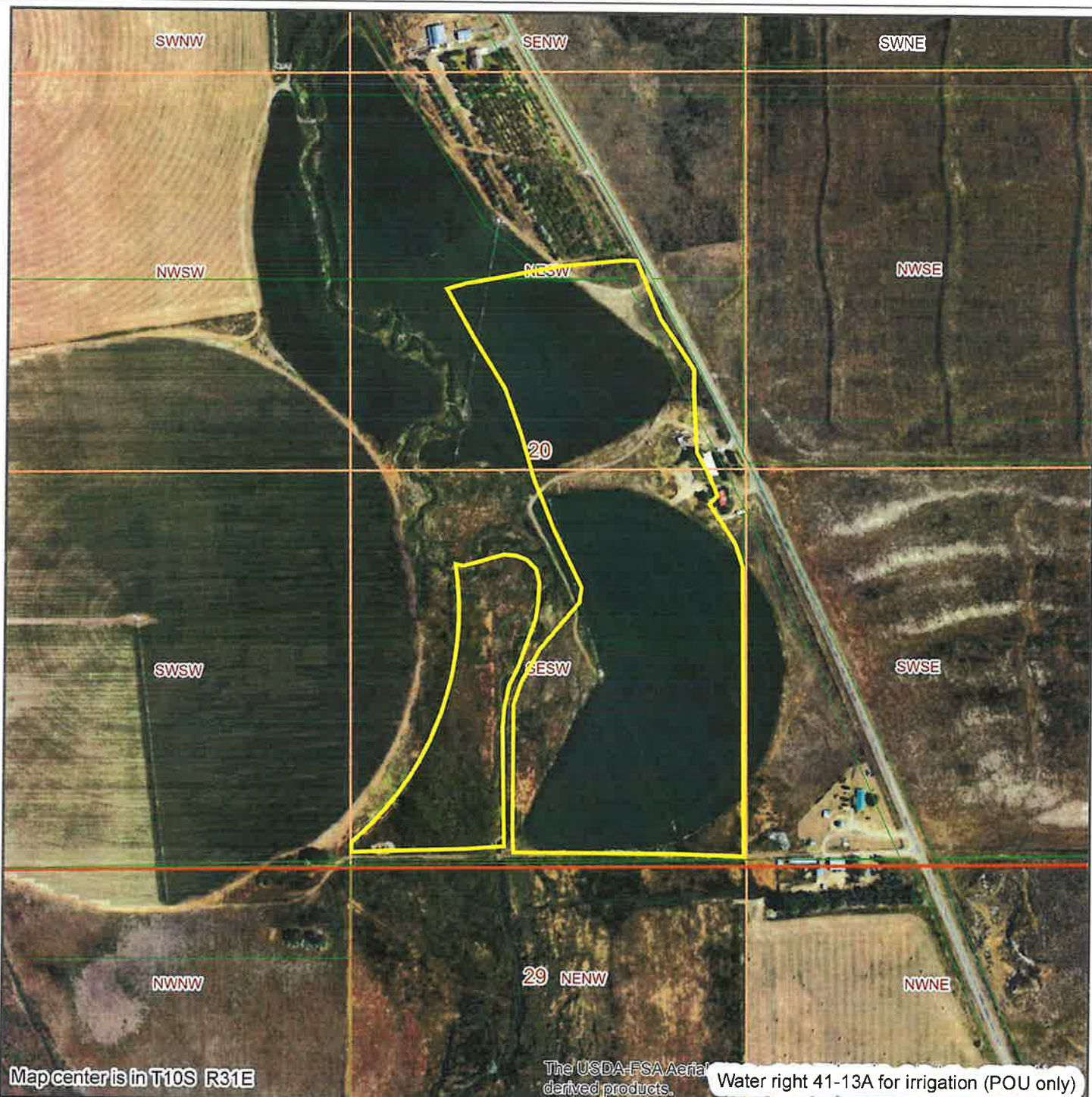


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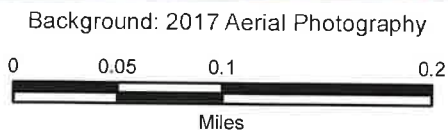
- Right POD
- Water Right POU
- Townships
- PLS Sections
- Quarter Quarters



Date created: 6/24/2022

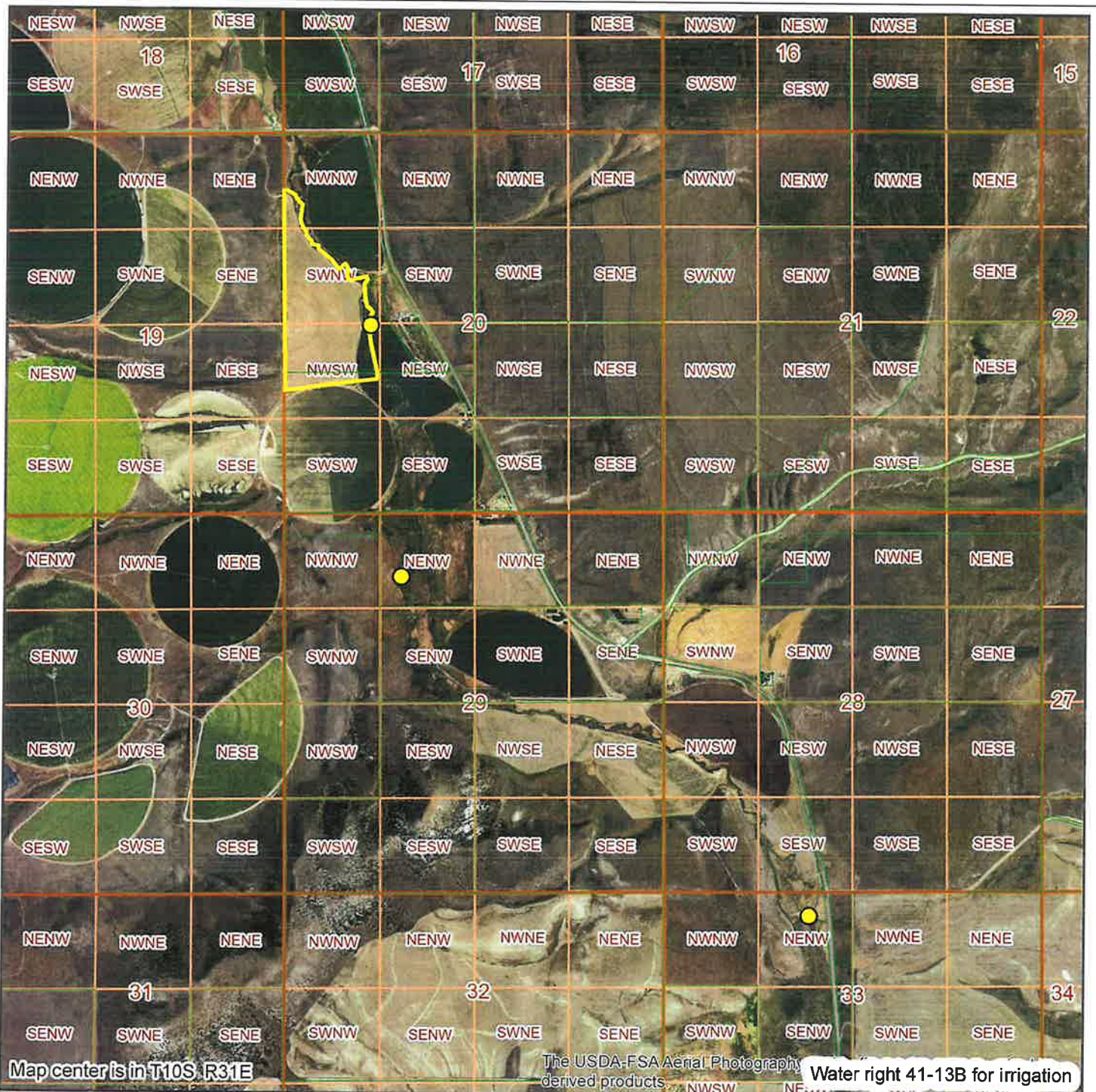


Date created: 6/24/2022



- Legend**
- Water Right POU
 - Quarter Quarters
 - Townships
 - PLS Sections





Background: 2017 Aerial Photography

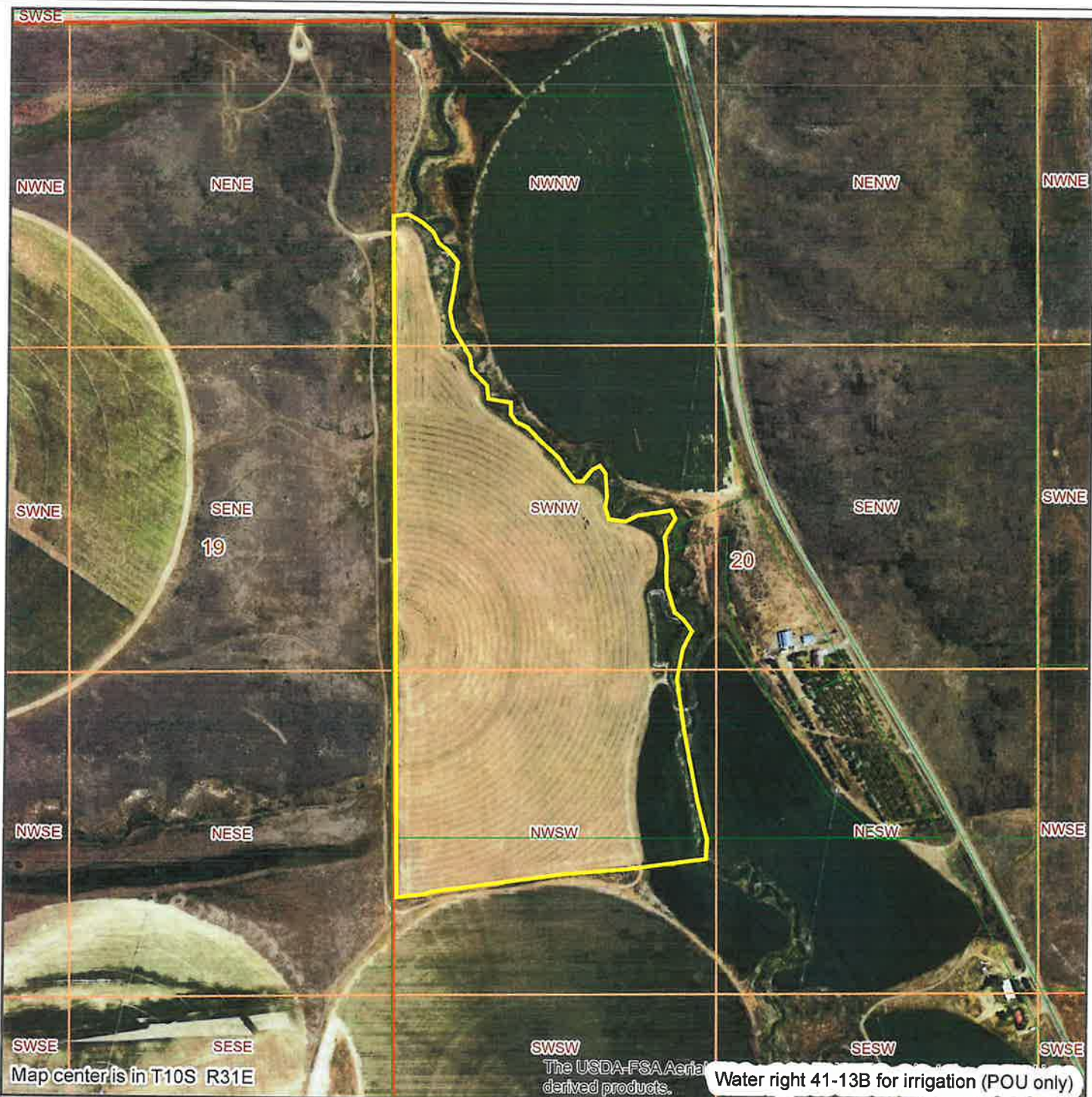


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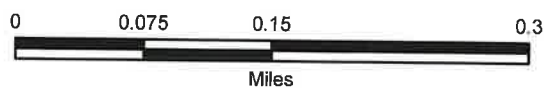
Legend

- Right POD
- Water Right POU
- Townships
- PLS Sections
- Quarter Quarters

N



Background: 2017 Aerial Photography

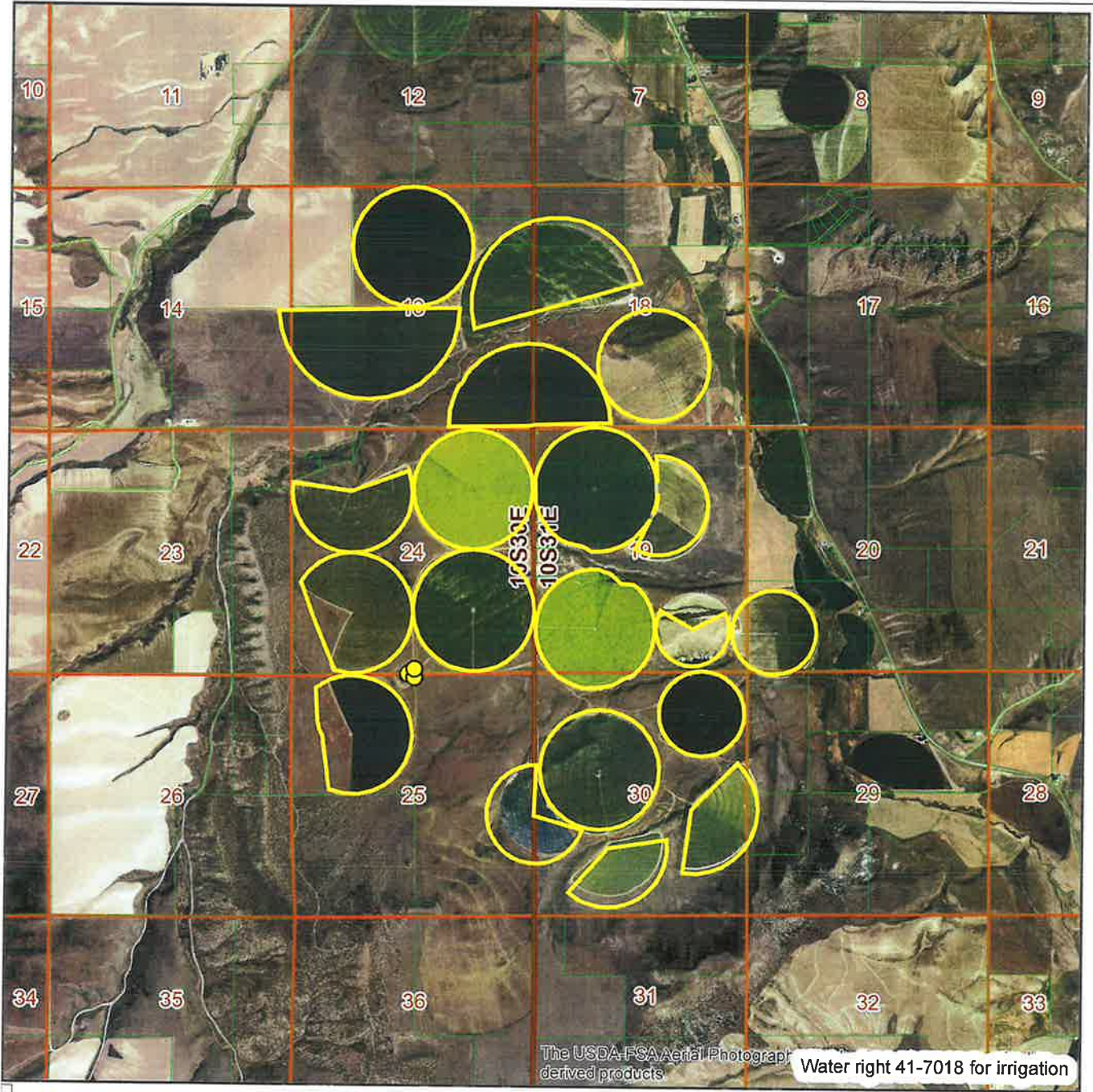


Date created: 6/24/2022

Legend

- Water Right POU
- Quarter Quarters
- Townships
- PLS Sections





The USDA-FSA Aerial Photography
derived products

Water right 41-7018 for irrigation

Background: 2017 Aerial Photography

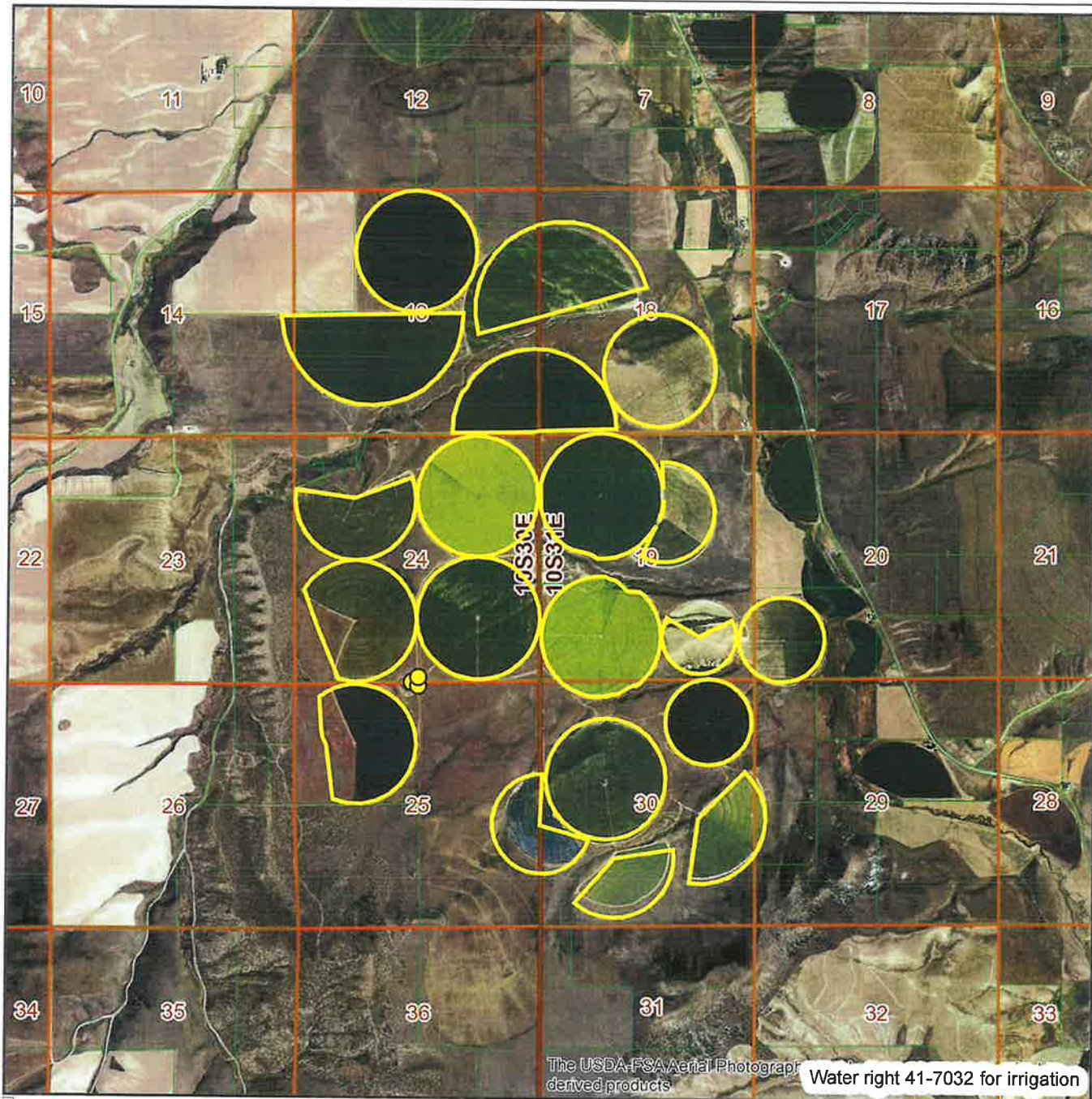


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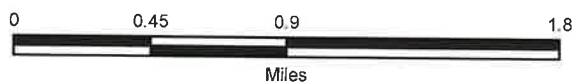
- Right POD
- Water Right POU
- PLS Sections
- Townships



Date created: 6/24/2022



Background: 2017 Aerial Photography

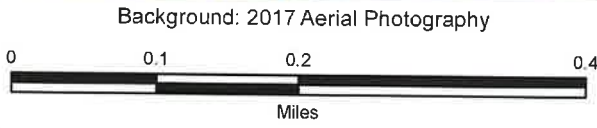
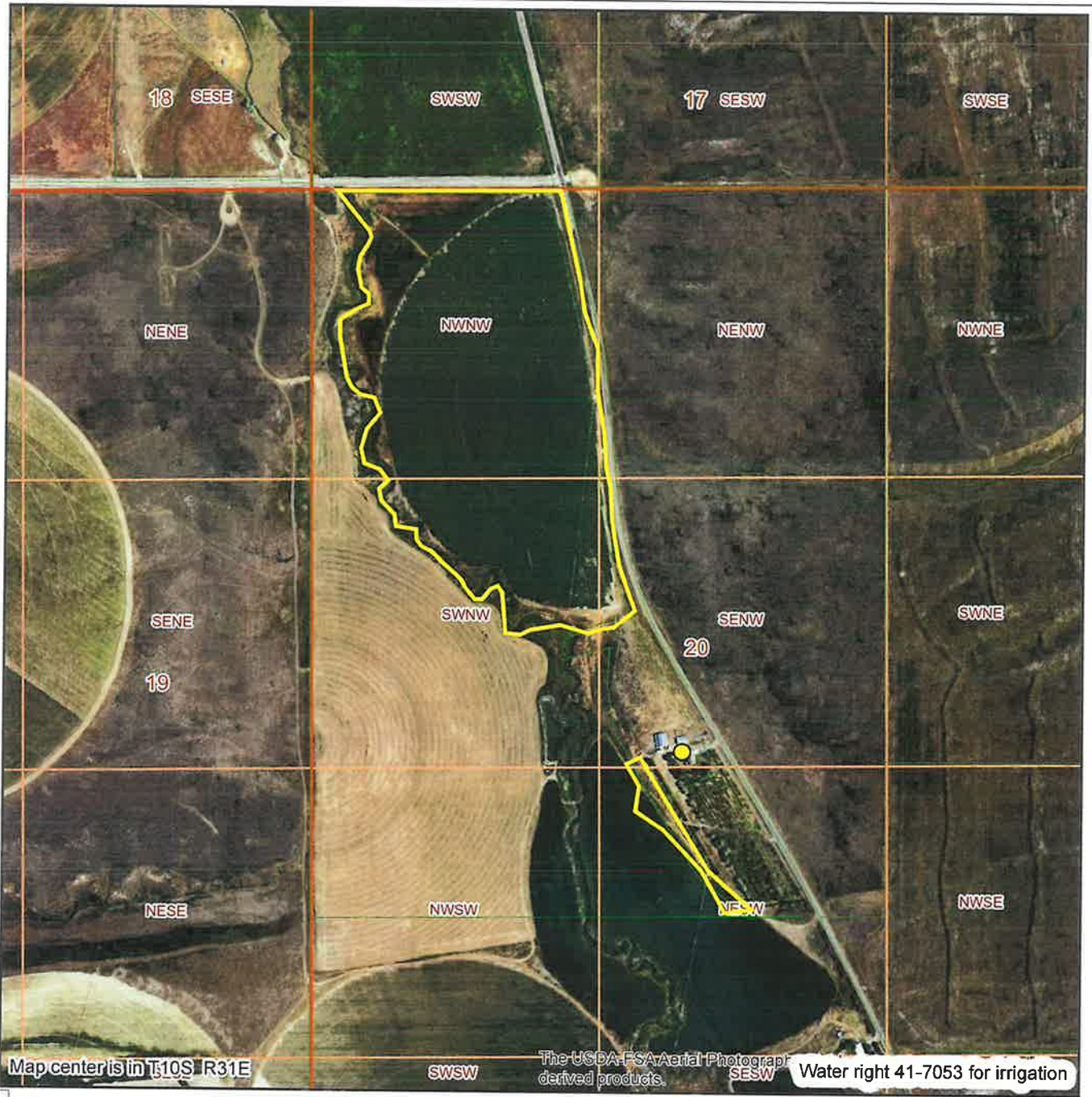


Date created: 6/24/2022

Legend

- Right POD
- Water Right POU
- Townships
- PLS Sections





Date created: 6/24/2022

Legend

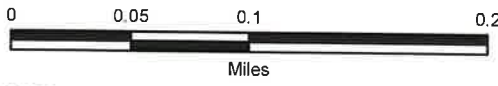
- Right POD
- Water Right POU
- Townships
- PLS Sections
- Quarter Quarters





Date created: 6/24/2022

Background: 2017 Aerial Photography



Legend

- Right POD
- Water Right POU
- Townships
- PLS Sections
- Quarter Quarters





Date created: 6/24/2022

Background: 2017 Aerial Photography



Legend

- Right POD
- Water Right POU
- Townships
- PLS Sections
- Quarter Quarters





IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

June 28, 2022

KOOMPIN AG LLC
3010 MCKINLEY RD
AMERICAN FLS ID 83211-5448

Re: Change in Ownership for Water Right No(s): 41-6, 41-8B, 41-8D, 41-13A, 41-13B, 41-7018, 41-7032, 41-7053, 41-10084, 41-10085, 41-10086, 41-10251, 41-10258 and 41-10259

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. Thank you for your prompt attention to this matter. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 293-9908.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Pacific Life Insurance Company
Alliance Title & Escrow LLC, Pocatello, Idaho (File #599867)
Water District 41



IDAHO DEPARTMENT OF
WATER RESOURCES

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Governor Brad Little

Director Gary Spackman

June 13, 2022

PACIFIC LIFE INSURANCE CO
C/O EQUITABLE AGRIFINANCE LLC
6300 C ST SW STOP 3B-CR
CEDAR RAPIDS IA 52404-7470

RE: Notice of Security Interest for Water Right No(s): 41-6, 41-8B, 41-8D, 41-13A, 41-13B, 41-7018, 41-7032, 41-7053, 41-10084, 41-10085, 41-10086, 41-10251, 41-10258 and 41-10259

Dear Security Interest Holder:

The Department of Water Resources (Department) acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to you. The Department has modified its records to reflect the change in security interest and has enclosed a computer-generated report for you.

Please note, the water rights referenced above are currently in the name of KBC Farms LLC; however the security interest was filed on behalf of Koompin Ag LLC. If an ownership change is needed on these water rights, the current owner(s) will need to complete a Notice of Change in Water Right Ownership form (enclosed) and submit it to the Department with all of the necessary conveyance documents. *Also please note, the filing fees for the ownership change were received from Alliance Title & Escrow LLC in Pocatello, Idaho with the security interest filed in April.* Therefore we only need the signed ownership change form and conveyance documents.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Security Interest, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please provide the necessary information within (30) days of this letter. If the information is not received within (30) days, the filing fees will be refunded to Alliance Title & Escrow LLC in Pocatello, Idaho.

If you have any questions concerning the enclosed information, please contact me at (208) 293-9908.

Sincerely,

Denise Maline

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: KBC Farms LLC, Koompin Ag LLC
Alliance Title & Escrow LLC, Pocatello, Idaho (File #599867)