

RECEIVED

MAR 09 2022

Department of Water Resources
Eastern Region

Form 42-248(6) 2/14

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Security Interest in a Water Right
and a request to be notified of a change in ownership or any proposed
or final action to amend, transfer, or otherwise modify the water right(s)

Attach pages with additional information. Incomplete forms will be returned.

1.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.
	29-7056 OK			
	29-2332 OK			
	29-11005 OK			

2. The following **REQUIRED** information must be submitted with this form:

A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION**.

B) A **FEE of \$25.00 per** water right or adjudication claim.

3. Name and Mailing Address of Person or Company Holding Security Interest

Idaho AgCredit, PCA

Phone 208-785-1510

Email Avery.Robertson@idahoagcredit.com

4. Name of Water Right Owner/Claimant(s)

Michael W. Vaughan and Shelley Vaughan

5. Expiration Date of Notification Period

11/1/2039

6. Is this a Renewal of Request for Notification?

☐ YES ☒ NO

7. Signature(s) of Security Interest Holder(s)

Title, if applicable

Avery Robert
Asst Branch Mgr

For Office Use Only

Received by JB

Date 3/9/2022

Receipt No. E047874

Fee \$75.-

Processed by AJ

Date

WR JB

Date

3/17/2022

SUPPORT DATA

IN FILE # 29-2332

INSTRUCTIONS

This form has been prepared to assist persons having a security interest in a water right to request notification from the Department of Water Resources (IDWR) regarding any change in ownership of the water right or of any proposed or final action to amend, transfer or otherwise modify the water right as provided in Section 42-248(6), Idaho Code. The filing of a request for notification is a voluntary action by the holder of the security interest and is not required by law.

1. Please enter the water right or adjudication claim number(s) at **Item 1**. If you believe there are water rights for the property but the numbers are unknown, you may wish to contact IDWR for assistance in identifying the water rights for the property in question. If claims for the rights are required, and have not been filed, IDWR will so advise you.
2. The information described at **Item 2** is required, since IDWR cannot process the request without documentation of a security interest. Common types of documentation are shown.
3. The name, mailing address, and telephone number of the person or company desiring notification is entered at **Item 3**.
4. At **Item 4**, please provide the name of the owner/claimant of the water right(s) listed.
5. At **Item 5**, please enter expiration date of the security interest or other date defining the end of the period for which notification is requested. The notification period can be renewed by completing a new form with the appropriate fees as shown below. If the security interest is terminated prior to the expiration date requested, the holder must notify IDWR within 60 days of termination.
6. At **Item 6**, please indicate if this is a renewal of a prior notice.
7. The person(s) desiring notification must sign the form in the space(s) provided at **Item 7**. For corporations or other organizations, the person signing must be an officer of the corporation or otherwise have authority to sign for the organization and must include their title with the signature.
8. Include the appropriate filing fee. There is a fee of \$25.00 per water right or adjudication claim. Renewals, if necessary, are also \$25.00 per water right or adjudication claim.
9. When complete, you should retain a copy and return the completed original form to the IDWR office nearest you:

IDWR Western Region
2735 Airport Way
Boise, ID 83705-5082
(208) 334-2190

IDWR Southern Region
650 Addison Ave W, Suite 500
Twin Falls, ID 83301-5858
(208) 736-3033

IDWR Northern Region
7600 N Mineral Dr., Suite 100
Coeur d'Alene, ID 83815-7763
(208) 762-2800

IDWR Eastern Region
900 N Skyline Dr., Suite A
Idaho Falls, ID 83402-1718
(208) 525-7161

Date: February 1, 2022

Loan: 0006524672 - 2225573101

WHEN RECORDED MAIL TO:

Idaho AgCredit, PCA
PO Box 985
Blackfoot, ID 83221

This instrument filed as an accommodation only,
it has not been examined as to its execution,
insurability or effect on title.
First American Title Company
168 West Pacific Street
Blackfoot, Idaho 83221

Instrument # 22203760
Bannock County, Pocatello, Idaho
03/01/2022 02:31:18 PM No. of Pages: 12
Recorded for: FIRST AMERICAN TITLE - POCATELLO
Jason C. Dixon Fee: \$45.00
Deputy jmcDonald
Electronically Recorded

1. **THIS MORTGAGE** is made this February 1, 2022 between Mike Vaughan, aka Michael Vaughan, aka Michael W. Vaughan, aka Michael William Vaughan, and Shelley Vaughan, aka Shelley Dawn Vaughan, aka Shelly Dawn Vaughan, husband and wife, whose address is 26500 S Old Malad Hwy Downey, ID 83234 hereinafter called "Mortgagor", and Idaho AgCredit, PCA ("Mortgagee"), a wholly owned subsidiary of Idaho AgCredit, ACA, a corporation, existing and operating under the Farm Credit Act of 1971, as amended, having its principal place of business at 188 W Judicial PO Box 985, Blackfoot, Idaho 83221.

2. **WITNESSETH:** That Mortgagor IRREVOCABLY GRANTS, BARGAINS, SELLS, CONVEYS AND ASSIGNS unto Mortgagee together with right of entry and possession the following described real property situated in the County(ies) of Bannock, State of Idaho:

SEE ATTACHED SCHEDULE A FOR REAL ESTATE DESCRIPTION, TOGETHER WITH FIXTURES AND APPURTENANT SPRINKLER EQUIPMENT IF ANY.

TOGETHER WITH: All fixtures, including but not limited to the following: All pumps, motors, columns, tubes, shafts, bowls, panels and all electrical appurtenances, mainline, laterals, wheel lines, pivot/circle irrigation systems, risers, heads, couplers, end plugs, valves, valve openers, reducers, joints, tees and wyes, as well as all additions and replacements thereof, hereby declared appurtenant thereto and which are more particularly described on the attached Schedule A.

WATER RIGHTS:

TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-2325C, Priority Date December 2, 1952, for 0.52 CFS.
TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-348A, Priority Date November 13, 1888, for 1 CFS.
TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-2178, Priority Date April 13, 1914, for 0.67 CFS.
TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-14003, Priority Date July 15, 1987, for 1 CFS.
TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-348B, Priority Date November 13, 1888, for 0.68 CFS.
TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-348G, Priority Date November 13, 1888, for 1.8 CFS.
TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-14002, Priority Date July 15, 1987, for 1.3 CFS.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-7056, Priority Date July 9, 1970, for 1.32 CFS, for 115 acres.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-2332, Priority Date April 11, 1953, for 1.76 CFS, for 127 acres.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-11005, Priority Date February 10, 1961, for 0.2 CFS.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 29-14356, Priority Date September 14, 1962, for 0.24 CFS.

All Mortgagor's right, title, and interest in and to that certain Water Owner's Agreement dated January 27, 1983, and recorded on August 11, 1983, as instrument number 713240, in the records of Bannock County, State of Idaho, including all additions, modifications, or extensions thereto.

GRAZING RIGHTS:

Forest Service Term Grazing Permit No. W117 for up to 127 head of cattle from June 1 to September 30 on the Caribou-Targhee Allotment.
508 AUMs

Borrower further agrees that the loan(s) secured by this instrument will be in default should any loan proceeds be used for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetland to produce or to make possible the production of an agricultural commodity, as further explained in 7 CFR Part 1940, Subpart G, Exhibit M.

This real estate mortgage is also intended to be a fixture filing and to be indexed not only as a mortgage but also as a fixture filing.

3. **TOGETHER WITH:** all buildings, structures, equipment, fixtures (including trees, vines and shrubs) and improvements of every kind and description now or hereafter constructed or placed thereon; all standing timber and timber to be cut located thereon; all existing and future water rights, however evidenced, to the use of water for irrigation, livestock and domestic purposes, including irrigation and watering equipment and systems, ditches, laterals, conduits, and rights-of-way used to convey such water or to drain the above-described property, all of which rights are hereby made appurtenant to the property, and all pumping plants, electrical generators, wind machines, and fencing and storage tanks, now or hereafter used in connection with the property, all of which are hereby declared to be fixtures; all grazing rights, leases, permits and licenses; all oil, gas, and mineral leases, permits and rights used with the property; and all tenements, hereditaments, easements, rights-of-way and appurtenances to the property (hereafter collectively referred to as the "Property").

4. **MORTGAGOR ABSOLUTELY AND UNCONDITIONALLY ASSIGNS**, transfers, conveys and sets over to Mortgagee all the rents, royalties, issues, profits, revenue, income and other benefits of the property arising from the use or enjoyment of all or any portion thereof or from any lease, mineral lease, or agreement pertaining thereto (collectively the "Rents"); SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Mortgagor by Paragraph 7.c hereof.

5. FOR THE PURPOSE OF SECURING:

a) payment of the indebtedness or obligations evidenced by the following promissory note(s) and/or guaranties executed by

Date: February 1, 2022

Loan: 0006524672 - 2225573101

WHEN RECORDED MAIL TO:

Idaho AgCredit, PCA
PO Box 985
Blackfoot, ID 83221

This instrument filed as an accommodation only,
it has not been examined as to its execution,
insurability or effect on title.

First American Title Company
168 West Pacific Street
Blackfoot, Idaho 83221

E-RECORDED

simplifile

ID: 29263760

County: BANNOCK

Date: 3-1-2022 Time: 2:31pm

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4. **MORTGAGOR ABSOLUTELY AND UNCONDITIONALLY ASSIGNS**, transfers, conveys and sets over to Mortgagee all the rents, royalties, issues, profits, revenue, income and other benefits of the property arising from the use or enjoyment of all or any portion thereof or from any lease, mineral lease, or agreement pertaining thereto (collectively the "Rents"); **SUBJECT, HOWEVER**, to the right, power and authority given to and conferred upon Mortgagor by Paragraph 7.c hereof.

5. FOR THE PURPOSE OF SECURING:

a) payment of the indebtedness or obligations evidenced by the following promissory note(s) and/or guaranties executed by

Date: February 1, 2022

Loan: 0006524672 - 2225573101

Mortgagor and/or others to the Mortgagee at the times, in the manner and with interest as therein set forth (notes may contain variable or adjustable rate provisions):

<u>Date of Note</u>	<u>Maturity Date</u>	<u>Amount of Note</u>
February 3, 2020	February 1, 2025	\$200,000.00

b) the payment of such additional loans or advances, including advances under a revolving line of credit, with interest thereon, as hereafter may be made to Mortgagor, or Mortgagor's successors or assigns, and/or to parties whose obligation Mortgagor is guaranteeing, evidenced by a promissory note or otherwise and any obligations evidenced by any guaranties executed by Mortgagor in favor of Mortgagee; PROVIDED HOWEVER, THAT, such additional loans, advances, guaranty obligations shall be secured by this Mortgage only if the promissory note, guaranty, or other document evidencing such loans or advances shall recite that it is to be secured by this Mortgage; c) the payment of any substitute notes, renewals, reamortizations, and extensions of all indebtedness secured by this Mortgage; d) the performance of every obligation and agreement of Mortgagor whether contained or incorporated by reference in this Mortgage, or contained in any loan document or guaranty executed by Mortgagor in favor of Mortgagee, with respect to any loan, advance, or guaranty secured by this Mortgage; and e) the payment of all sums expended or advanced by Mortgagee under or pursuant to the terms of this Mortgage, together with interest thereon as herein provided. The continuing validity and priority of this Mortgage as security for future loans, advances or guaranties shall not be impaired by the fact that at certain times hereafter there may exist no outstanding indebtedness from Mortgagor to Mortgagee or no commitment to make loans or advances.

6. TO PROTECT THE SECURITY OF THIS MORTGAGE, MORTGAGOR AGREES:

a) To use loan proceeds solely for the purposes set forth in the loan application(s) or agreements; to comply with the Farm Credit Act of 1971, as amended, and/or the regulations of the Farm Credit Administration, now existing or as hereafter amended.

b) To keep the Property in good condition, working order and repair; care for the Property in accordance with standards of good husbandry and to keep all trees, vines and crops on said land properly cultivated, irrigated, fertilized, sprayed, and fumigated; not to remove, destroy or suffer the removal or destruction of any building, fence, canal, well or other improvements or fixtures thereon; not to remove, replace or alter any horticultural or viticultural tree, vine or shrub planted thereon without the prior written consent of Mortgagee, except in the ordinary course of business; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to comply with all laws, covenants and restrictions affecting the Property; not to commit or permit waste thereof; not to commit, suffer or permit any act upon the Property in violation of law; to do all other acts which from the character or use of the Property may be reasonably necessary, the specific enumerations herein not excluding the general; to observe and perform all obligations of Mortgagor under any lease of the Property.

c) To provide, maintain and deliver to Mortgagee fire and all other types of insurance of the type and in amounts as Mortgagee may require, with loss payable clauses solely in favor of Mortgagee. In the event of loss, the insurance proceeds, or any part thereof, may be applied by Mortgagee, at its option, to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event that the Mortgagor shall fail to provide satisfactory hazard insurance, Mortgagee may procure, on Mortgagor's behalf, insurance in favor of Mortgagee alone. If insurance cannot be secured by Mortgagor to provide the required coverage, such inability shall constitute an event of default hereunder.

d) To appear in and litigate any action or proceeding purporting to affect the security hereof, the title to the Property, or the rights or powers of Mortgagee; Mortgagee may appear in and litigate any such action or proceedings, including any bankruptcy, partition or condemnation proceeding, affecting the Property, or Mortgagee's interest therein, in which event Mortgagor agrees to pay all costs and expenses thereof, including attorney's fees and costs of securing evidence of title.

e) To pay on or before the due date all taxes and assessments affecting the Property, including all assessments upon water company stock and all rents, assessments and charges for water, appurtenant to or used in connection with the Property; to pay, when due, all encumbrances, charges, and liens, on the Property or any part thereof, which at any time appear to be prior or superior hereto.

f) In case of any suit to foreclose this Mortgage or to collect any charge arising out of the debt hereby secured, or of any suit which the Mortgagee may deem necessary to prosecute or defend to effect or protect the lien herein, including any proceeding in bankruptcy, or if Mortgagee retains an attorney to advise Mortgagee in connection with this Mortgage or any other agreement related to the indebtedness secured by this Mortgage, Mortgagor agrees to pay a reasonable sum as attorney's fees and all costs and legal expenses in connection with said suit, and further agrees to pay the reasonable costs of searching the records and abstracting or insuring the title, and such sums, costs and expenses shall be secured hereby and shall be included in any decree of foreclosure. The fees and costs described herein and elsewhere in this Mortgage shall be in addition to those set forth in the loan agreement or any other written agreement between Mortgagor and Mortgagee.

g) Should Mortgagor fail to make any payment or to do any act as provided for in this Mortgage, then Mortgagee, but without obligation to do so and without notice to or demand upon Mortgagor and without releasing Mortgagor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the Property, Mortgagee being authorized to enter upon the Property for such purposes; commence, appear in and litigate any action or proceeding purporting to affect the security hereof or the rights or powers of Mortgagee, including any bankruptcy proceeding affecting the Property; pay, purchase, contest, or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and in exercising any such powers, incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefore, including attorney's, accountant's, appraisal, and environmental fees, and costs of securing evidence of title, and all amounts so expended shall be obligations of Mortgagor secured by this Mortgage. Nothing contained herein shall prohibit Mortgagee from entering the Property, at a reasonable time and upon reasonable notice to Mortgagor, without incurring or assuming any obligations or liabilities whatsoever, for the sole purpose of inspecting the Property.

h) To pay immediately and without demand all sums expended by Mortgagee pursuant to the provisions hereof, with interest from date of expenditure at the same rate as is provided for in the note or notes secured by this Mortgage. In the event that such sums are not immediately paid, they shall be added, along with the appropriate amount of capital stock or participation certificates, to the principal balance of the indebtedness secured hereby and shall accrue interest as herein set forth. All such sums shall be secured hereby.

i) Environmental Representations, Warranties and Covenants.

1) Except as disclosed in writing to Mortgagee, or except as otherwise provided in any loan agreement between Mortgagee and Mortgagor which specifically refers to the Property, to the best knowledge of Mortgagor after due inquiry, Mortgagor hereby further represents, warrants and covenants as follows:

(a) No pollutants, contaminants (including oil or other petroleum products), toxic or hazardous substances, or solid or hazardous wastes, as such terms are defined under any federal, state or local Environmental Law, regulation or ordinance (hereinafter "Contaminants") have been, are being or will be generated, manufactured, produced, stored,

Date: February 1, 2022

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disposed of, discharged, released, threatened to be released, or otherwise allowed to migrate or escape on, under or from the Property in such quantities or concentrations as would violate any federal, state or local Environmental Law, regulation or ordinance or as would require Mortgagor to report such condition to any governmental authority or to undertake removal or remedial action to clean up such contaminants;

(b) No Contaminants are located on, in or under any property located adjacent to the Property in such quantities or concentrations as would constitute a violation of any Environmental Law or as would require the owner of the adjacent property to report such condition to any governmental authority or to undertake removal or remedial action to clean up such Contaminants;

(c) Neither the Property, nor any portion thereof, nor any adjacent property or portion thereof, has been or is proposed to be listed under the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601, et seq.), or any analogous state law. Mortgagor shall immediately notify Mortgagee if Mortgagor acquires any information concerning the listing or proposed listing of the Property or any adjacent property and shall provide Mortgagee with any documents in Mortgagor's possession relative thereto;

(d) No hazardous wastes, as defined under the Federal Resource Conservation and Recovery Act (42 U.S.C. Section 6901, et seq.), or any analogous state law ("Hazardous Wastes"), have been, are being or will be stored or treated in surface impoundments or other structures or facilities located on the property that are partially or entirely below the ground surface;

(e) No litigation, investigation, administrative order, consent order, agreements, or other action, proceeding or settlement (hereinafter "Action") has previously been brought, is now pending, or to the best knowledge of Mortgagor threatened against or anticipated by Mortgagor, with respect to Mortgagor's use or management of Hazardous Materials or Hazardous Wastes or the environmental condition of the Property, including any underlying groundwater. Upon learning thereof, Mortgagor shall immediately notify Mortgagee of any such Action or threatened Action and provide Mortgagee with copies of all documentation relative thereto; and

(f) Except as disclosed in writing to Mortgagee, no underground tanks, wells (except domestic water wells), septic tanks, ponds, pits or any other storage tanks ("Tanks") (whether currently in use or abandoned) are or were located on or under the Property and no Tanks are or were serving the Property described herein. With respect to any Tanks disclosed in writing to Mortgagee, Mortgagor shall comply with all federal, state and local laws, regulations and ordinances and any requirements of city or county fire departments, applicable to the maintenance and use of such Tanks, including, without limitation, Title 40 of the Code of Federal Regulations Part 112.

2) Nothing herein shall be deemed to prohibit Mortgagor from (a) using, handling or storing hazardous materials or substances, as defined under any federal, state or local law, regulation or ordinance ("Hazardous Materials") or (b) storing or treating non-hazardous wastes, so long as such activities are carried out in a good and husbandlike manner in the ordinary course of business, and in compliance with all applicable environmental laws, regulations, permits, orders or other requirements.

3) In the event that Mortgagor is in breach of any of its representations, warranties or covenants as set forth above, Mortgagor, at its sole expense, shall take all action required, including environmental cleanup of the Property, to comply with the representations, warranties and covenants herein or applicable legal requirements and, in any event, shall take all action deemed necessary by appropriate governmental authorities. Mortgagee shall have the right, but not the obligation, to advise appropriate governmental authorities of any environmental condition on or affecting the Property that constitutes or may constitute a breach of Mortgagor's obligations hereunder.

4) Mortgagor and its successors and assigns shall indemnify, defend, protect, and hold harmless Mortgagee, its directors, officers, employees, agents, shareholders, successors and assigns and their officers, employees or agents, from and against any and all claims, suits, damages, liens, losses, liabilities, interest, judgments, response and cleanup costs, demands, actions, causes of action, injuries, administrative proceedings and orders, consent agreements and orders, penalties, costs and expenses (including any fees and expenses incurred in enforcing this indemnity, any out-of-pocket litigation costs and the reasonable fees and expenses of counsel) of any kind whatsoever ("Claims") paid, incurred or suffered by, or asserted against Mortgagee, including but not limited to Claims arising out of loss of life, injury to persons, trespass or damage to or contamination of property or natural resources, or injury to business, in connection with or arising out of the activities of Mortgagor on the Property, Mortgagor's predecessors in interest, third parties who have been invited, permitted or trespassed on the Property, or parties in a contractual relationship with Mortgagor, or any of them, or which directly or indirectly arise out of or result from or in any way connected with the Property, whether or not caused by Mortgagor or within the control of Mortgagor, including without limitation: (a) the presence, use, generation, treatment, storage, disposal, release, threatened release, or discharge of any Hazardous Material or Contaminant at or from the Property and/or the cleanup of Hazardous Materials or Contaminants within, on or under the Property; (b) Mortgagor's breach of any of the representations, warranties and covenants contained herein; and (c) Mortgagor's violation or alleged violation of any applicable Environmental Law, regulation or ordinance.

5) Mortgagor's representations, warranties, covenants and indemnities contained herein shall survive the occurrence of any event whatsoever, including without limitation the payoff of any promissory note(s) secured hereby, the release or foreclosure of this Mortgage, the acceptance by Mortgagee of a deed in lieu of foreclosure, or any transfer or abandonment of the Property.

6) The term "Environmental Law" shall mean any federal, state or local law, statute, ordinance, or regulation, now in effect or hereinafter enacted, pertaining to health, industrial hygiene, or the environmental conditions on, under or about the Property, including but not limited to enactments requiring the removal or containment of asbestos-containing materials in private buildings.

7) Mortgagor shall permit, or cause any tenant of Mortgagor to permit, Mortgagee or its agents, or independent contractors to enter and inspect the Property at any reasonable time for purposes of determining, as Mortgagee deems necessary or desirable: (a) the existence, location and nature of any Hazardous Materials or Hazardous Wastes on, under or about the Property, (b) the existence, location, nature, magnitude and spread of any Hazardous Materials or Hazardous Waste that has been spilled, disposed of, discharged or released on, under or about the Property, or (c) whether or not Mortgagor and any tenant of Mortgagor is in compliance with applicable Environmental Law. If Mortgagor or its tenants fail to comply fully with the terms of this subdivision 7), Mortgagee may obtain affirmative injunctive relief to compel such compliance.

j) Grazing Rights. If any portion of the Property described in this Mortgage is used by Mortgagor as the basis for obtaining grazing permits or other grazing rights issued by any governmental agency, including without limitations the Forest Service, U.S. Department of Agriculture or the Bureau of Land Management, U.S. Department of Interior, Mortgagor covenants and agrees as follows:

Date: February 1, 2022

Loan: 0006524672 - 2225573101

- 1) Said grazing permits or other rights are in good standing and have not been modified, reduced or limited in any other respect, except as fully disclosed in writing to Mortgagee;
- 2) Mortgagor will perform all obligations imposed as a requirement of exercise of said grazing permits or other rights and will comply with all laws, rules and regulations applicable thereto;
- 3) Mortgagor will take such timely action as may be required to cause the renewal or reissuance of said grazing permits or other rights from time to time as they expire during the term thereof. Mortgagor agrees and acknowledges that the failure to renew or cause the reissuance of any said permits for any reason, whether the result of an act or omission of Mortgagor or for reasons beyond Mortgagor's control, is an event of default hereunder and Mortgagee shall have the right to exercise the rights hereinafter set forth in this Mortgage; and
- 4) Mortgagor agrees to pay all fees, charges, rents or other payments accruing under said permits or any renewals thereof prior to delinquency. In the event Mortgagor fails to pay any such payment, the amount unpaid shall become a part of the indebtedness secured by this Mortgage and shall be immediately due and payable.

7. IT IS MUTUALLY AGREED THAT:

- a) Any award of damages in connection with any taking or condemnation or injury to the Property by reason of public use, or for damages resulting from private trespass or injury to the Property, is absolutely and unconditionally assigned and shall be paid to Mortgagee, under the terms and conditions of this Mortgage pertaining to Rents. Upon receipt of such money Mortgagee may apply the same on the indebtedness secured hereby. Mortgagor agrees to execute such further documents as may be required to effect the assignments herein made as Mortgagee may require.
- b) At any time, without affecting the liability of any person for the payment of the indebtedness secured hereby, and without otherwise affecting the security hereof, Mortgagee may 1) consent to or join in the making of any map or plat of the Property; 2) grant any easement or create any restriction thereof; 3) subordinate this Mortgage; 4) extend or modify the term of the loan or loans secured hereby; and 5) release without warranty, all or any part of the Property.
- c) Prior to any default by Mortgagor in the payment, observance, performance and discharge of any condition, obligation, covenant, or agreement of Mortgagor contained herein, Mortgagor may, for collection and distribution purposes only, collect and receive the Rents as they come due and payable; the Rents are to be applied by Mortgagor to the payment of the principal and interest and all other sums due or payable on any promissory note or guaranty secured by this Mortgage and to the payment of all other sums payable under this Mortgage and, thereafter, so long as the aforesaid has occurred, the balance shall be distributed to the account of Mortgagor. Upon any such default, Mortgagee may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the Property or any part thereof, in his own name, sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Mortgagee may determine; also perform such acts of repair, cultivation, irrigation or protection, as may be necessary or proper to conserve the value of the Property; also lease the same or any part thereof for such rental, term, and upon such conditions as its judgment may dictate; also prepare for harvest, remove, and sell any crops that may be growing upon the Property, and apply the proceeds thereof upon the indebtedness secured hereby.
- d) The entering upon and taking possession of the Property, the collection of such rents, issues, and profits, or the proceeds of fire and other insurance policies, or compensation or awards for any taking of or damage to the Property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- e) Upon default by Mortgagor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Mortgagee and in accordance with applicable state law. In the event of default, Mortgagee may employ counsel to enforce payment of the obligations secured hereby, may foreclose and, if applicable, sell the Property by advertisement and sale, and in accordance with other applicable state law, and may exercise such other rights and remedies granted by law and equity, which rights and remedies shall be cumulative and not exclusive. Mortgagee may resort to and realize upon the security hereunder and any other real or personal property security now or hereafter held by Mortgagee for the obligations secured hereby in such order and manner as Mortgagee may, in its sole discretion, determine. Resort to any or all such security may be taken concurrently or successively and in one or several consolidated or independent judicial actions or lawful nonjudicial proceedings, or both. If the obligation secured by this Mortgage is also secured by personal property, fixtures or crops, Mortgagee may enforce its security interest in the personal property, fixtures and crops and its lien under this Mortgage in any manner and in any order or sequence permitted by applicable law. All remedies are cumulative and none are exclusive; no election by Mortgagee to pursue one remedy or item of collateral shall be deemed to be a release or waiver of any other item of collateral or a release or modification of the liability of Mortgagor or any guarantor to pay and perform in full all obligations to Mortgagee. The procedures governing the enforcement by Mortgagee of its foreclosure and provisional remedies against Mortgagor shall be governed by the laws of the state in which the Property is located. Nothing contained herein shall be construed to provide that the substantive law of the state in which the Property is located shall apply to Mortgagee's rights and Mortgagor's obligations hereunder or under the promissory note(s) or guaranties described herein, which are and shall continue to be governed by the substantive law of the state in which the promissory note(s) or guaranties were executed.
- f) The failure on the part of the Mortgagee to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Mortgagee of any default shall not constitute a waiver of any other subsequent defaults. Subsequent acceptance of any payment by the holder hereof shall not be deemed a waiver of any default by Mortgagor, or of Mortgagee's rights hereunder as the result of any sale, agreement to sell, conveyance, or alienation, regardless of holder's knowledge of such default, sale, agreement to sell, conveyance, or alienation at the time of acceptance of such payment.
- g) This Mortgage applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Mortgagee shall mean the holder and owner of any note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Mortgage, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. All obligations of Mortgagor hereunder are joint and several.
- h) In the event the herein-described Property, or any part thereof, or any interest therein, is sold, agreed to be sold, conveyed, alienated or transferred, including any water transfer as defined below, by Mortgagor, or by operation of law or otherwise, except by inheritance, without Mortgagee's prior written consent, all obligations secured hereby, irrespective of the maturity dates, at the option of the holder hereof, and without demand or notice, shall immediately become due and payable. Failure to exercise such option shall not constitute a waiver of the right to exercise this option in the event of subsequent sale, agreement to sell, conveyance or alienation.

Date: February 1, 2022

Loan: 0006524672 - 2225573101

A water transfer is any transfer, assignment, sale, exchange, gift, encumbrance, pledge, hypothecation, alienation, grant of option to purchase, or other disposition of, directly, indirectly or in trust, voluntarily or involuntarily, by operation of law or otherwise, or the entry into a binding agreement to do any of the foregoing with respect to all or any part of 1) the groundwater on, under, pumped from or otherwise available to the Property, 2) Mortgagor's right to remove and extract any such groundwater including any permits, rights or licenses granted by any governmental authority or agency and any rights granted or created by any easement, covenant, agreement or contract with any person or entity, 3) any rights to which the Property is entitled with respect to surface water, whether such right is appropriative, riparian, prescriptive or otherwise and whether or not pursuant to permit or other governmental authorization, or the right to store any such water, 4) any water, water right, water allocation, distribution right, delivery right, water storage right, water allocation, or other water-related entitlement appurtenant or otherwise applicable to the Property by virtue of the Property's being situated within the boundaries of any district, agency, or other governmental entity or within the boundaries of any private water company, mutual water company, or other non-governmental entity, or 5) any shares (or any rights under such shares) of any private water company, mutual water company, or other non-governmental entity pursuant to which Mortgagor or the Property may receive any rights.

i) In the event any one or more of the provisions contained in this Mortgage or in any promissory note(s) hereby secured shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Mortgage or said promissory note(s), but this Mortgage and said promissory note(s) shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein or therein.

j) This document and any attachments may be executed in counterparts, each of which shall be deemed an original, but which shall constitute one and the same instrument. This document may be signed and delivered by facimile or electronic transmission, either of which shall be effective as an original.

k) Mortgagor acknowledges receipt of a completed copy of this document and its attachments.

WAIVER OF RIGHT TO TRIAL BY JURY. TO THE EXTENT PERMITTED BY LAW, THE BORROWER AND THE LENDER HEREBY JOINTLY AND SEVERALLY WAIVE ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING RELATING TO ANY OF THE LOAN DOCUMENTS, THE OBLIGATIONS THEREUNDER, ANY COLLATERAL SECURING THE OBLIGATION OR ANY TRANSACTION ARISING THEREFROM OR CONNECTED THERETO. BORROWER AND THE LENDER EACH REPRESENT TO THE OTHER THAT THIS WAIVER IS KNOWINGLY, WILLINGLY AND VOLUNTARILY GIVEN.

Mike Vaughan
Mike Vaughan

Shelley Vaughan
Shelley Vaughan

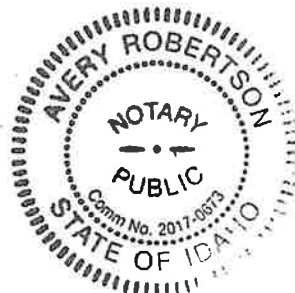
ACKNOWLEDGMENT.

State of Idaho, County of Bingham, ss.

This record was acknowledged before me on Feb 25 2022 by Mike Vaughan and Shelley Vaughan, husband and wife.

Angela
Notary Public for the State of Idaho

My commission expires: 10/10/23



REAL ESTATE DESCRIPTION TOGETHER WITH FIXTURES AND APPURTENANT SPRINKLER EQUIPMENT IF ANY FOR MORTGAGE DATED FEBRUARY 1, 2022

Michael Vaughan
Loan: 0006524672 - 2225573101

REAL ESTATE DESCRIPTION:

TRACT A:

PARCEL 1:

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 28: W1/2 SW1/4; SE1/4 SW1/4; AND ALL THAT PART OF THE SE1/4 LYING WEST OF RIGHT OF WAY OF U.S. HIGHWAY 91.

EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHEAST CORNER OF SE1/4 SW1/4 OF SAID SECTION; THENCE NORTH 660 FEET; THENCE WEST 330 FEET; THENCE SOUTH 660 FEET; THENCE EAST 330 FEET TO THE POINT OF BEGINNING.

EXCEPTING THERFROM:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF THE RIGHT OF WAY OF HIGHWAYS NOS. 91 AND 191, 1326.4 FEET, MORE OR LESS, EAST OF THE EAST ONE SIXTEENTH CORNER ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN; THENCE RUNNING NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF THE ABOVE NAMED HIGHWAYS RIGHT OF WAY A DISTANCE OF 80 RODS; THENCE WEST 10 RODS; THENCE IN A SOUTHEASTERLY DIRECTION ON A PARALLEL LINE WITH THE SOUTHWESTERLY SIDE OF THE SAID RIGHT OF WAY A DISTANCE OF 80 RODS TO A POINT ON THE SOUTH LINE OF SECTION 28, 10 RODS WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 28, 10 RODS TO THE POINT OF BEGINNING AND BEING LOCATED IN SECTION 28, TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

EXCEPTING THEREFROM:

THOSE TRACTS DEEDED TO THE STATE OF IDAHO BY AND DESCRIBED IN DEEDS 446827 AND 447391.

PARCEL 2:

THE NORTHERLY ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF THE RIGHT OF WAY OF HIGHWAY NOS. 91 AND 191, A DISTANCE OF 1326.4 FEET, MORE OR LESS, EAST OF THE 1/16 CORNER ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 37 EAST OF THE BOISE MERIDIAN; THENCE RUNNING NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF THE ABOVE NAMED HIGHWAYS RIGHT OF WAY A DISTANCE OF 80 RODS; THENCE WEST 10 RODS; THENCE IN A SOUTHEASTERLY DIRECTION, ON A PARALLEL LINE WITH THE SOUTHWESTERLY SIDE OF SAID RIGHT OF WAY, A DISTANCE OF 80 RODS TO A POINT ON THE SOUTH LINE OF SAID SECTION, 10 RODS WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION, 10 RODS TO THE POINT OF BEGINNING, AND BEING LOCATED IN SECTION 28, TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

PARCEL 3:

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 28: NE1/4 SW1/4

PARCEL 4:

TOWNSHIP 12 SOUTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 6: ALL OF GOVERNMENT LOT 6 AND ALL OF GOVERNMENT LOT 7.

ALSO: BEGINNING AT THE WEST 1/16 CORNER OF LATITUDINAL CENTER LINE SECTION 6; THENCE SOUTH ALONG THE WEST 1/16 LINE OF SAID SECTION 6, 1320 FEET, MORE OR LESS, TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 6; THENCE EAST ALONG THE SOUTH 1/16 LINE OF SECTION 6, 1320 FEET, MORE OR LESS, TO THE SOUTH 1/16 CORNER OF SAID SECTION 6; THENCE NORTH ALONG THE LATITUDINAL CENTER LINE OF THE AFORESAID SECTION 6, 660 FEET; THENCE IN A NORTHWESTERLY DIRECTION 1476 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 6; THENCE NORTH 89°50' WEST ON THE TOWNSHIP LINE, 430 FEET; THENCE SOUTH 16°35' WEST 300 FEET; THENCE SOUTH 15°50' WEST 1070 FEET, TO INTERSECT THE NORTH 1/16 LINE OF SECTION 6; THENCE EASTERLY ALONG SAID NORTH 1/16 LINE 820 FEET TO THE NORTH 1/16 CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION, 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE NORTHWEST CORNER OF THE NW¼SE¼ OF SECTION 6; THENCE

SOUTH ON 1/16 LINE 110 FEET; THENCE NORTH 89°25' EAST 240 FEET; THENCE SOUTH 73°15' EAST 345 FEET; THENCE NORTH 15°50' EAST 214 FEET; THENCE WEST ON THE 1/16 LINE 630 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 6; THENCE SOUTH 1320 FEET, MORE OR LESS TO THE NORTH 1/16 CORNER OF SAID SECTION 6; THENCE WEST ALONG THE NORTH 1/16 LINE 820 FEET; THENCE SOUTH 15°50' WEST 1380 FEET, MORE OR LESS TO A POINT WHICH IS 130 FEET EAST OF THE WEST 1/16 CORNER OF SECTION 6; THENCE EAST ALONG THE LATITUDINAL CENTER LINE OF SECTION 6, 1820 FEET; THENCE NORTH 15°50' EAST 1770 FEET; THENCE NORTH 19°25' EAST 1000 FEET, MORE OR LESS TO INTERSECT THE NORTH LINE OF SAID SECTION 6, AT A POINT THAT IS 141.0 FEET EAST OF THE EAST 1/16 CORNER ON THE NORTH LINE OF SECTION 6; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 1461 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE NORTHWEST CORNER OF THE NE¼SW¼ OF SECTION 6; RUNNING THENCE EAST 80 RODS; THENCE SOUTH 40 RODS; THENCE NORTHWEST COURSE 89½ RODS, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 6; THENCE EAST ALONG THE NORTH LINE OF SECTION 6 A DISTANCE OF 1461 FEET, MORE OR LESS, TO A POINT 141 FEET EAST OF THE EAST 1/16 CORNER ON THE NORTH LINE OF SAID SECTION 6; THENCE SOUTH 19°25' WEST 660 FEET; THENCE IN A NORTHWESTERLY DIRECTION 1400 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE SW¼ OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, LOCATED NORTH 89°57'54" WEST 5781.15 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 89°57'54" EAST 3116.42 FEET ALONG THE NORTH BOUNDARY OF THE SW¼ TO THE NORTHEAST CORNER OF THE SW¼ OF SAID SECTION 6; THENCE SOUTH 01°17'47" EAST 291.55 FEET ALONG THE EAST BOUNDARY OF THE SW¼ TO A 5/8" REBAR AND CAP LABELED "BRIAN ALLEN, PLS 9163" SET ON THE SOUTHERLY RIGHT OF WAY LINE OF WOODLAND ROAD, THE TRUE POINT OF BEGINNING.

THENCE SOUTH 01°17'47" EAST 410.30 FEET ALONG THE EAST BOUNDARY OF SAID SW¼ TO A 5/8" REBAR AND CAP; THENCE SOUTH 88°42'13" WEST 513.38 FEET TO A 5/8" REBAR AND CAP; THENCE NORTH 01°17'47" WEST 445.58 FEET PARALLEL TO THE EAST BOUNDARY OF THE SW¼ TO A 5/8" REBAR AND CAP SET ON THE SOUTHERLY RIGHT OF WAY LINE OF WOODLAND ROAD; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES:

THENCE SOUTH 83°41'47" EAST 100.33 FEET TO A 5/8" REBAR AND CAP; THENCE SOUTH 84°31'34" EAST 74.26 FEET TO A 5/8" REBAR AND CAP; THENCE NORTH 89°44'59" EAST 115.89 FEET TO A 5/8" REBAR AND CAP; THENCE SOUTH 89°41'23" EAST 116.75 FEET TO A 5/8" REBAR AND CAP; THENCE SOUTH 87°59'37" EAST 76.18 FEET TO A 5/8" REBAR AND CAP; THENCE SOUTH 84°59'52" EAST 31.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5:

NW¼ NE¼ SECTION 20, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

TRACT B:

PARCEL 1:

TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 28: NE¼ NE¼

EXCEPTING THEREFROM:

A TRIANGULAR SHAPED PARCEL OF LAND, LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BEING A PORTION OF THE LANDS DESCRIBED IN DEED INSTRUMENT 20823200, OF THE RECORDS OF BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/16 CORNER ON THE EAST LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, SAID POINT BEING MARKED BY A 5/8" DIAMETER IRON PIN WITH AN ALUMINUM CAP STAMPED LS 10342, THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°58'45" WEST ALONG THE NORTH 1/16 LINE OF SECTION 28, A DISTANCE OF 198.60 FEET, MARKED BY A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED LS-10342; THENCE NORTH 24°23'44" EAST, ADJACENT TO AN EXISTING FENCE LINE, A DISTANCE OF 155.70 FEET MARKED WITH A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED LS 10342; THENCE NORTH 24°30'58" EAST, ADJACENT TO AN EXISTING FENCE LINE, A DISTANCE OF 78.81 FEET, MARKED WITH A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED LS 10342; THENCE NORTH 35°42'01" EAST, ADJACENT TO AN EXISTING FENCE LINE, A DISTANCE OF 172.96 FEET TO A POINT ON THE

EAST LINE OF SAID SECTION 28, MARKED WITH A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED LS 10342; THENCE SOUTH 00°06'21" EAST, ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 354.03 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL 1A:

A RECTANGULAR SHAPED PARCEL OF LAND, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 27, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BEING A PORTION OF THE LANDS DESCRIBED IN DEED INSTRUMENT 20712631, OF THE RECORDS OF BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/16 CORNER ON THE WEST LINE OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, SAID POINT BEING MARKED BY A 5/8" DIAMETER IRON PIN WITH AN ALUMINUM CAP STAMPED LS 10342; THENCE NORTH 00°16'01" WEST ALONG THE WEST LINE OF SECTION 27, A DISTANCE OF 354.03 FEET, MARKED BY A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED LS-10342, THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°16'01" WEST, ALONG SAID WEST LINE A DISTANCE OF 970.22 FEET, MARKED WITH A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED LS 10342; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 14.97 FEET, MARKED WITH A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED LS 10342; THENCE SOUTH 00°16'01" EAST, ADJACENT TO AN EXISTING FENCE LINE, A DISTANCE OF 529.54 FEET, MARKED WITH A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED LS 10342; THENCE SOUTH 01°39'48" EAST, ADJACENT TO SAID FENCE LINE, A DISTANCE OF 369.64 FEET, MARKED WITH A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED LS 10342; THENCE SOUTH 33°17'12" WEST, A DISTANCE OF 48.16 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 18: SOUTHEAST 1/4

PARCEL 3:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 7, FROM WHICH THE EAST QUARTER CORNER OF SECTION 7 BEARS SOUTH 00°10'52" EAST; THENCE SOUTH 00°10'52" EAST 2296.74 FEET ALONG THE EAST BOUNDARY LINE OF SAID SECTION 7 TO A 5/8" REBAR AND CAP LABELED "A.L.S., PLS 9163" AT THE NORTHEAST BOUNDARY LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 672433; THENCE NORTH 29°41'49" WEST 1116.46 FEET ALONG SAID BOUNDARY LINE TO 5/8" REBAR AND CAP AT THE SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7; THENCE NORTH 89°54'29" WEST 198.14 FEET ALONG SAID SOUTH BOUNDARY LINE TO A 5/8" REBAR AND CAP AT THE EAST RIGHT OF WAY LINE OF OLD HIGHWAY 191 (U.S.P.W. PROJECT NO. N.R.S.156-C), SAID POINT BEING ON A 1482.39 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WHOSE CENTER BEARS NORTH 64°11'01" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE (RIGHT OF WAY LINE) THROUGH A CENTRAL ANGLE OF 16°46'41" A DISTANCE OF 434.09 FEET TO A 5/8" REBAR AND CAP AT STATION PC 175+89.2, BEING 50.0 FEET LEFT OF CENTER LINE (CHORD = NORTH 17°25'39" EAST 432.54 FEET); THENCE SOUTH 80°57'42" EAST 30.00 FEET ALONG SAID RIGHT OF WAY LINE TO A RIGHT OF WAY MONUMENT AT STATION PC 175+89.2, BEING 80.0 FEET LEFT OF CENTERLINE; THENCE NORTH 08°59'21" EAST 930.82 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR AND CAP AT THE NORTH BOUNDARY LINE OF SECTION 7; THENCE SOUTH 89°53'58" EAST 439.38 FEET ALONG SAID NORTH BOUNDARY LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 7, FROM WHICH THE EAST QUARTER CORNER OF SECTION 7 BEARS SOUTH 00°10'52" EAST; THENCE SOUTH 00°10'52" EAST 1327.80 FEET ALONG THE EAST BOUNDARY LINE OF SAID SECTION 7 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°10'52" EAST 968.94 FEET; THENCE NORTH 29°41'49" WEST 1116.46 FEET ALONG SAID BOUNDARY LINE TO 5/8" REBAR AND CAP AT THE SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7; THENCE SOUTH 89°54'29" EAST 550.04 TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND LOCATED IN THE S½ OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, SAID PARCEL BEING SHOWN AS PARCEL 1 ON RECORD OF SURVEY PLAT INSTRUMENT #752383, AND SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER ON THE MERIDIONAL CENTERLINE OF SAID SECTION 5; THENCE N 89°41'50" W ALONG THE SOUTH 1/16 LINE OF SECTION 5 391.04 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 1 SHOWN ON R.O.S. #752383, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 17°46'30" E 683.21 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 191; THENCE N 77°04'25" E

ALONG SAID SOUTHERLY RIGHT OF WAY LINE 561.78 FEET TO A POINT OF TANGENCY WITH A 768.60 FOOT RADIUS CURVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 191, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 17°29'40", A RADIUS OF 768.60 FEET AND A CHORD BEARING OF N 85°50'02" E, FOR AN ARC LENGTH OF 234.68 FEET TO A POINT OF NON-TANGENCY ON THE EASTERLY LINE OF SAID PARCEL 1, SAID POINT BEING MARKED BY A ½-INCH DIAMETER REBAR WITH A CAP STAMPED "LS 4735"; THENCE S 15°58'34" W ALONG SAID EASTERLY LINE OF PARCEL 1 1662.25 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 1, SAID POINT BEING MARKED BY A ½-INCH DIAMETER REBAR WITH A CAP STAMPED "LS 4735"; THENCE N 75°29'25" W 753.29 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 1, SAID POINT BEING MARKED BY A ½-INCH DIAMETER REBAR WITH A CAP STAMPED "LS 4735"; THENCE N 17°46'30" E ALONG SAID WESTERLY LINE OF PARCEL 1 646.98 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND LOCATED IN SECTIONS 5 AND 8 OF TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5 FROM WHICH THE SOUTHEAST CORNER OF SECTION 5 BEARS SOUTH 89°57'09" EAST 2635.48 FEET; THENCE NORTH 89°57'09" WEST 105.86 FEET ALONG THE SOUTH LINE OF SAID SECTION 5; THENCE NORTH 00°02'51" EAST 213.22 FEET TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 4735, SET ON A FENCE LINE, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 78°34'32" EAST 228.42 FEET TO A 5/8" REBAR WITH CAP SET ON THE WESTERLY RIGHT OF WAY FENCE LINE OF CHERRY CREEK ROAD; THENCE SOUTH 05°24'58" WEST 800.31 FEET ALONG SAID FENCE LINE TO A FOUND 5/8 REBAR WITH CAP LABELED, PLS 4735, SET AT A FENCE CORNER; THENCE NORTH 84°35'02" WEST 270.74 FEET (NORTH 84°30'53" WEST 270.74 FEET BY RECORD) ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER; THENCE NORTH 09°24'31" EAST 625.73 FEET ALONG SAID FENCE LINE OF THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING WITHIN SECTION 5, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

PARCEL 6:

TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

SECTION 21: SW1/4 SW1/4
SECTION 28: W1/2 NW1/4 AND SE1/4 NW1/4
SECTION 29: S1/2 NE1/4

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 37 EAST BOISE MERIDIAN, BEING A PORTION OF THE LAND DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 20622144 OF THE RECORDS OF BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, SAID POINT BEING MARKED BY A 2" DIAMETER ALUMINUM CAP, AND RECORDED UNDER CORNER PERPETUATION INSTRUMENT NO. 20317043 OF THE RECORDS OF BANNOCK COUNTY; THENCE NORTH 89°57'04" WEST ALONG THE LATITUDINAL CENTERLINE OF SECTION 29 A DISTANCE OF 1408.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°57'04" WEST, CONTINUING ALONG SAID LATITUDINAL CENTERLINE A DISTANCE OF 1233.77 FEET, MORE OR LESS, TO THE CENTER 1/4 CORNER; THENCE NORTH 00°12'32" WEST ALONG THE MERIDIONAL CENTERLINE OF SECTION 29, A DISTANCE OF 1324.31 FEET, MORE OR LESS, TO THE NORTH 1/16 CORNER ON THE MERIDIONAL CENTERLINE OF SAID SECTION 29; THENCE SOUTH 89°57'53" EAST ALONG THE NORTH 1/16 LINE OF SECTION 29, A DISTANCE OF 465.00 FEET, FROM SAID POINT THE NORTH 1/16 CORNER ON THE EAST LINE OF SECTION 29 BEARS SOUTH 89°57'53" EAST, A DISTANCE OF 2176.72 FEET; THENCE SOUTH 32°34'47" EAST LEAVING SAID NORTH 1/16 LINE A DISTANCE OF 922.71 FEET; THENCE SOUTH 26°48'46" EAST A DISTANCE OF 613.51 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 7:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE NORTHWEST QUARTER; AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 37 E.B.M., BANNOCK COUNTY, IDAHO.

INCLUDING THIS PARCEL:

A TRACT OF LAND IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 37 E.B.M., BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 AND RUNNING THENCE EAST 15 CHAINS, MORE OR LESS, TO THE WEST BOUNDARY LINE OF THE COUNTY ROAD; THENCE NORTHWESTERLY FOLLOWING THE WEST BOUNDARY LINE

OF SAID ROAD TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF SAID SECTION 17; THENCE SOUTH ALONG SAID QUARTER SECTION LINE 40 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING. SAID TRACT OF LAND IS ALSO KNOWN AS TAX 1 IN THE WEST HALF SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 37 E.B.M., BANNOCK COUNTY, IDAHO.

ALSO INCLUDING THIS PARCEL:

THE NORTH HALF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 37 E.B.M., BANNOCK COUNTY, IDAHO.

ALSO INCLUDING THIS PARCEL:

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER TO SAID SECTION 5, SAID CORNER BEING NORTH 89°53'00" WEST 2635.48 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 89°53'00" WEST 141.29 FEET ALONG THE SOUTH LINE OF SAID SECTION 5; THENCE SOUTH 09°28'41" WEST 409.36 FEET TO A 5/8" REBAR WITH CAP LABELED "AA HUDSON, PLS 4735", THE TRUE POINT OF BEGINNING;

THENCE SOUTH 84°30'53" EAST 270.74 FEET TO A 5/8" REBAR WITH CAP SET ON THE RIGHT OF WAY FENCE LINE OF THE CHERRY CREEK ROAD; THENCE SOUTH 05°29'07" WEST 1215.85 FEET ALONG SAID RIGHT OF WAY FENCE LINE TO A 5/8" REBAR WITH CAP SET AT A GATE POST; THENCE NORTH 84°49'43" WEST 231.08 FEET TO A 5/8" REBAR WITH CAP SET ON THE EASTERLY BANK OF ASPEN CREEK; THENCE ALONG SAID CREEK BANK THROUGH THE FOLLOWING COURSES:

THENCE NORTH 05°10'03" WEST 317.69 FEET TO A 5/8" REBAR WITH CAP; THENCE NORTH 15°22'49" EAST 309.55 FEET TO A 5/8" REBAR WITH CAP; THENCE NORTH 05°28'51" WEST 123.01 FEET TO A 5/8" REBAR WITH CAP; THENCE NORTH 12°53'53" EAST 179.70 FEET TO A 5/8" REBAR WITH CAP; THENCE LEAVING SAID CREEK BANK AND RUNNING NORTH 77°06'07" WEST 52.88 FEET TO A 5/8" REBAR WITH CAP; THENCE NORTH 09°28'41" EAST 295.30 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

ANY OF THE ABOVE DESCRIBED PARCEL LYING WITHIN THE BOUNDS OF THE COUNTY ROADS KNOWN AS CHERRY CREEK ROAD.

ALSO EXCEPTING THE FOLLOWING:

A PARCEL OF LAND LOCATED IN SECTIONS 5 AND 8, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER TO SAID SECTION 5, SAID CORNER BEING NORTH 89°53'00" WEST 2635.48 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 89°53'00" WEST 55.59 FEET ALONG THE SOUTH LINE OF SAID SECTION 5; THENCE NORTH 513.50 FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON, PLS 4735" SET ON THE SOUTHERLY RIGHT OF WAY FENCE LINE OF THE WOODLAND ROAD, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 75°54'35" EAST 188.34 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP SET AT THE BEGINNING OF A 23.25 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°23'42" A DISTANCE OF 33.04 FEET TO A 5/8" REBAR WITH CAP SET AT THE POINT OF TANGENCY (CHORD = SOUTH 35°12'44" EAST 30.33 FEET) ON THE CHERRY CREEK ROAD RIGHT OF WAY FENCE LINE; THENCE SOUTH 05°29'07" WEST 876.36 FEET ALONG SAID RIGHT OF WAY FENCE LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 84°30'53" WEST 270.74 FEET TO A 5/8" REBAR WITH CAP; THENCE NORTH 09°28'41" EAST 929.79 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 7A:

TOGETHER WITH 4 PERPETUAL EASEMENTS FOR INGRESS, EGRESS, UTILITIES AND MAINTENANCE FOR THE OPERATION OF THE STOCK WATER WELL AND POWER LINES AS DISCLOSED BY SPECIAL WARRANTY DEED FOR WELL SITE AND WELL AND PERPETUAL EASEMENTS, RECORDED MARCH 18, 2016 AS INSTRUMENT NO. 21603237, DESCRIBED AS FOLLOWS:

LINE 1 - POWER LINE TO PIVOT: TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, SECTION 5;

A TEN (10) FOOT WIDE UTILITY USE AND MAINTENANCE EASEMENT, BEING FIVE (5) FEET ON EACH SIDE OF THE CENTER OF THE EXISTING ELECTRICAL POWER LINE, SAID CENTERLINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO FROM WHICH THE SOUTHWEST CORNER OF SECTION 5 BEARS NORTH 89°57'09" WEST; THENCE NORTH 89°57'09" WEST 127.16 FEET ALONG THE SOUTH BOUNDARY OF SECTION 5; THENCE NORTH 00°02'51" EAST 530.84 FEET TO THE NORTHEAST CORNER OF "PARCEL 3" AS DEPICTED AND DESCRIBED ON RECORD OF SURVEY INSTRUMENT #20811884; THENCE NORTH 75°58'44" WEST 147.00 FEET ALONG THE NORTH BOUNDARY OF SAID PARCEL 3; THENCE SOUTH 15° WEST 17.50 FEET, MORE OR LESS, TO AN ELECTRICAL POWER BOX, THE POINT OF BEGINNING;

THENCE SOUTH 23° WEST 66.0 FEET, MORE OR LESS, ALONG THE EXISTING UTILITY LINE;
THENCE SOUTH 12° WEST 55.0 FEET, MORE OR LESS, ALONG THE EXISTING UTILITY LINE;
THENCE SOUTH 12°20' WEST 193.0 FEET, MORE OR LESS, ALONG THE EXISTING UTILITY
LINE TO THE SOUTH BOUNDARY OF SAID PARCEL 3.

LINE 2 - POWER & WATER LINES FROM WELL TO WELL HOUSE: TOWNSHIP 12 SOUTH,
RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO. SECTION 5:

A TEN (10) FOOT WIDE UTILITY USE AND MAINTENANCE EASEMENT, BEING FIVE (5) FEET
ON EACH SIDE OF THE CENTER OF THE EXISTING UTILITY LINES, SAID CENTERLINE
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID
SECTION 5, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY,
IDAHO FROM WHICH THE SOUTHWEST CORNER OF SECTION 5 BEARS NORTH 89°57'09"
WEST; THENCE NORTH 89°57'09" WEST 127.16 FEET ALONG THE SOUTH BOUNDARY OF
SECTION 5; THENCE NORTH 00°02'51" EAST 530.84 FEET TO THE NORTHEAST CORNER OF
"PARCEL 3" AS DEPICTED AND DESCRIBED ON RECORD OF SURVEY INSTRUMENT
#20811884; THENCE SOUTH 30° WEST 194.00 FEET, MORE OR LESS, TO THE EXISTING
WELL, THE POINT OF BEGINNING.

THENCE NORTH 60° WEST 125.0 FEET, MORE OR LESS, ALONG THE EXISTING UTILITY
LINES; THENCE NORTH 07°23' WEST 19.75 FEET, MORE OR LESS, ALONG THE EXISTING
UTILITY LINES TO THE EXISTING WELL HOUSE. THIS EASEMENT IS TO INCLUDE THE
EXISTING WELL HOUSE STRUCTURE BEING APPROXIMATELY 8.5 FEET BY 8.0 FEET,
RECTANGULAR SIZE, THE APPROXIMATE CENTER OF SAID STRUCTURE BEING SOUTH 68°23'
WEST 223 FEET FROM THE NORTHWEST CORNER OF PARCEL 3.

LINE 3 - POWER & WATER LINES FROM WELL HOUSE TO FARM:
TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.
SECTION 5:

A TEN (10) FOOT WIDE UTILITY USE AND MAINTENANCE EASEMENT, BEING FIVE (5) FEET
ON EACH SIDE OF THE CENTER OF THE EXISTING UTILITY LINES, SAID CENTERLINE
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID
SECTION 5, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY,
IDAHO FROM WHICH THE SOUTHWEST CORNER OF SECTION 5 BEARS NORTH 89°57'09"
WEST; THENCE NORTH 89°57'09" WEST 127.16 FEET ALONG THE SOUTH BOUNDARY OF
SECTION 5; THENCE NORTH 00°02'51" EAST 530.84 FEET TO THE NORTHEAST CORNER OF
"PARCEL 3" AS DEPICTED AND DESCRIBED ON RECORD OF SURVEY INSTRUMENT
#20811884; THENCE NORTH 75°58'44" WEST 271.96 FEET ALONG THE NORTH BOUNDARY
OF SAID PARCEL 3 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 08°45'50" WEST
157.16 FEET ALONG THE WEST BOUNDARY OF SAID PARCEL 3 TO THE EXISTING UTILITY
LINES, THE POINT OF BEGINNING;

THENCE SOUTH 87°43' EAST 80.95 FEET, MORE OR LESS, ALONG THE EXISTING UTILITY
LINES; THENCE NORTH 07°23' WEST 6.8 FEET, MORE OR LESS, ALONG THE EXISTING
UTILITY LINES TO THE EXISTING WELL HOUSE.

LINE 4 - POWER LINES FROM POWER BOX TO WELL HOUSE & FARM:
TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.
SECTION 5:

A TEN (10) FOOT WIDE UTILITY USE AND MAINTENANCE EASEMENT, BEING FIVE (5) FEET
ON EACH SIDE OF THE CENTER OF THE EXISTING UTILITY LINES, SAID CENTERLINE
DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, TOWNSHIP 12
SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO FROM WHICH THE
SOUTHWEST CORNER OF SECTION 5 BEARS NORTH 89°57'09" WEST; THENCE NORTH
89°57'09" WEST 127.16 FEET ALONG THE SOUTH BOUNDARY OF SECTION 5; THENCE
NORTH 00°02'51" EAST 530.84 FEET TO THE NORTHEAST CORNER OF "PARCEL 3" AS
DEPICTED AND DESCRIBED ON RECORD OF SURVEY INSTRUMENT #20811884; THENCE
NORTH 75°58'44" WEST 147.00 FEET ALONG THE NORTH BOUNDARY OF SAID PARCEL 3;
THENCE SOUTH 15° WEST 17.50 FEET, MORE OR LESS, TO AN ELECTRICAL POWER BOX, THE
POINT OF BEGINNING;

THENCE SOUTH 34° WEST 122.0 FEET, MORE OR LESS, ALONG THE EXISTING UTILITY
LINES; THENCE NORTH 87°43' WEST 66.0 FEET, MORE OR LESS, ALONG THE EXISTING
UTILITY LINES TO THE WEST BOUNDARY OF SAID PARCEL 3.

TRACT D:

A TRIANGULAR PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BEING A
PORTION OF THE LAND DESCRIBED IN WARRANTY DEED INSTRUMENT 21709927 OF THE
RECORDS OF BANNOCK COUNTY, IDAHO, BEING BOUNDED ON THE NORTH BY THE NORTH
LINE OF THE SOUTHWEST 1/4, BOUNDED ON THE EAST BY THE EAST LINE OF SOUTHWEST
1/4, BOUNDED ON THE SOUTH BY THE INTERSECTION OF THE EAST LINE OF THE
SOUTHWEST 1/4 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF CHERRY CREEK ROAD,
AND BOUNDED ON THE WEST BY THE NORTHEASTERLY AND EAST RIGHT OF WAY LINE OF
CHERRY CREEK ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, SAID POINT BEING THE
NORTHEAST CORNER OF THE LAND DESCRIBED IN WARRANTY DEED INSTRUMENT
21709927, OF THE RECORDS OF BANNOCK COUNTY, IDAHO.

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A
DISTANCE OF 1150.0 FEET, MORE OR LESS TO AN INTERSECTION WITH THE

NORTHEASTERLY RIGHT OF WAY LINE OF CHERRY CREEK ROAD AND THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY, A DISTANCE OF 800.0 FEET, MORE OR LESS; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE A DISTANCE OF 410.0 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 225 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TRACT E:

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BEING A PORTION OF THE LAND DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 20622144 OF THE RECORDS OF BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, SAID POINT BEING MARKED BY A 2" DIAMETER ALUMINUM CAP, AND RECORDED UNDER CORNER PERPETUATION INSTRUMENT NO. 20317043 OF THE RECORDS OF BANNOCK COUNTY; THENCE NORTH 89°57'04" WEST ALONG THE LATITUDINAL CENTERLINE OF SECTION 29, A DISTANCE OF 1408.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°57'04" WEST, CONTINUING ALONG SAID LATITUDINAL CENTERLINE A DISTANCE OF 1233.77 FEET, MORE OR LESS, TO THE CENTER 1/4 CORNER; THENCE NORTH 00°12'32" WEST ALONG THE MERIDIONAL CENTERLINE OF SECTION 29, A DISTANCE OF 1324.31 FEET, MORE OR LESS, TO THE NORTH 1/16 CORNER ON THE MERIDIONAL CENTERLINE OF SAID SECTION 29; THENCE SOUTH 89°57'53" EAST ALONG THE NORTH 1/16 LINE OF SECTION 29, A DISTANCE OF 465.00 FEET, FROM SAID POINT THE NORTH 1/16 CORNER ON THE EAST LINE OF SECTION 29 BEARS SOUTH 89°57'53" EAST, A DISTANCE OF 2176.72 FEET; THENCE SOUTH 32°34'47" EAST LEAVING SAID NORTH 1/16 LINE A DISTANCE OF 922.71 FEET; THENCE SOUTH 26°48'46" EAST A DISTANCE OF 613.51 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, BEING A PORTION OF THE LAND DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 20622144 OF THE RECORDS OF BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, SAID POINT BEING MARKED BY A 2" DIAMETER ALUMINUM CAP, AND RECORDED UNDER CORNER PERPETUATION INSTRUMENT NO. 20317043 OF THE RECORDS OF BANNOCK COUNTY; THENCE NORTH 89°48'04" WEST ALONG THE LATITUDINAL CENTERLINE OF SECTION 29, A DISTANCE OF 1408.45 FEET TO A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED PLS 10342, THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°48'04" WEST, CONTINUING ALONG SAID LATITUDINAL CENTERLINE A DISTANCE OF 1230.57 FEET, TO THE CENTER 1/4 CORNER, SAID POINT BEING MARKED BY A 2" DIAMETER ALUMINUM CAP STAMPED PLS 10342 AND DATED 2011; THENCE NORTH 00°16'44" WEST ALONG THE MERIDIONAL CENTERLINE OF SECTION 29, A DISTANCE OF 1320.86 TO THE NORTH 1/16 CORNER ON THE MERIDIONAL CENTERLINE SECTION 29, SAID POINT BEING MARKED BY A 2" DIAMETER ALUMINUM CAP STAMPED PLS 10342 AND DATED 2011; THENCE SOUTH 89°53'23" EAST ALONG THE NORTH 1/16 LINE OF SECTION 29, A DISTANCE OF 221.57 FEET, TO A POINT IN THE TRAVEL WAY OF CHERRY CREEK ROAD; THENCE SOUTH 32°53'41" EAST ALONG THE TRAVEL WAY OF CHERRY CREEK ROAD A DISTANCE OF 892.83 FEET; THENCE NORTH 60°59'47" EAST LEAVING SAID TRAVEL WAY A DISTANCE OF 181.19 FEET TO A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED PLS 10342; THENCE SOUTH 32°29'06" EAST A DISTANCE OF 157.34 FEET, TO A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED PLS 10342; THENCE SOUTH 26°58'09" EAST A DISTANCE OF 610.22 FEET TO THE TRUE POINT OF BEGINNING.

FIXTURE AND/OR SPRINKLER EQUIPMENT DESCRIPTION:

IRRIGATION EQUIPMENT:

- 2 - 7 tower Valley pivots
- 2 - 1/4 mile hand lines
- 2 - 1/4 mile wheel lines
- Approximately 8,250 linear feet of buried mainline
- 1 - 50 H.P. General Electric pump
- 1 - 7-tower T&L pivot
- 1 - 8-tower Valley pivot
- Several lengths of handlines
- 1 - Layne & Bowler pump Serial #19529
- 1 - 50 H.P. GE motor Model #5K405XA1C Serial #PKJ30901

Mike Vaughan

Shelley Vaughan



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

March 17, 2022

IDAHO AG CREDIT PCA
PO BOX 985
BLACKFOOT ID 83221-0985

RE: Notice of Security Interest for Water Right/Permit No(s): 29-2332, 29-7056, 29-11005

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.

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.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: MICHAEL W VAUGHAN
SHELLEY VAUGHAN
IDAHO AG CREDIT FLCA