

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED

JAN 12 2022

DEPT OF WATER RESOURCES
SOUTHERN REGION

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

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
47-17590	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-8251	Yes ☐	Yes ☐		Yes ☐	Yes ☐
47-11771	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Magic Milk Dairy, Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Idaho Dairy Holdings, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
127 Conley Dr. Chestertown MD 21620
Mailing address City State Zip

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: January 5, 2022
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: Wayne Cummings Title, if applicable Date
Signature of new owner/claimant
Wayne E. Cummings
Print name

SUPPORT DATA
IN FILE # 47-8251

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

Print name

Received by SG Date 1/12/22 For IDWR Office Use Only: Receipt No. 5039025 Receipt Amt. \$ 75.00
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 Approved by Processed by BW Date 3/4/22



Order Number: 21438995

Warranty Deed

For Value Received,

Magic Milk Dairy, Inc., an Idaho corporation, the Grantor, does hereby grant, bargain sell and convey unto, **Idaho Dairy Holdings, LLC, an Idaho limited liability company**, whose current address is **127 Conley Dr, Chestertown, MD 21620**, the Grantee, the following described premises, in **Twin Falls County, Idaho**, To Wit:

See Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated: January 5, 2022

Magic Milk Dairy, Inc., an Idaho corporation

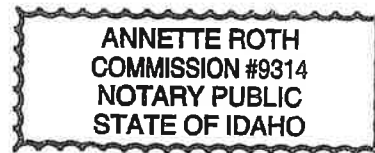
BY: Brent A. Funk
Brent A. Funk, President

BY: Chalet Funk
Chalet Funk, Secretary

State of Idaho, County of Cassia, ss.

On this 5th day of January in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Brent A. Funk known or identified to me to be the President of Magic Milk Dairy, Inc. the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Annette Roth
Notary Public
Residing In: Rupert Id
My Commission Expires: 8-4-2023
(seal)



State of Idaho, County of Cassia, ss.

On this 5th day of January in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Chalet Funk known or identified to me to be the Secretary of Magic Milk Dairy, Inc. the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Annette Roth
Notary Public
Residing In: Rupert Id
My Commission Expires: 8-4-2023
(seal)

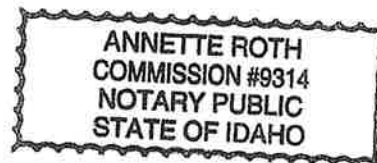


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL NO. 1:
TOWNSHIP 10 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 7: A portion of Lot 3, being more particularly described as follows:

Commencing at the Northwest corner of said Section 7; Thence South 0°01'41" East, 2650.20 feet along the Westerly boundary of said Section 7 to the Northwest corner of Lot 3, said point being the **REAL POINT OF BEGINNING**;

Thence South 89°46'07" East, 1187.73 feet along the Northerly boundary of Lot 3 of said Section 7 to the Northeast corner thereof;

Thence South 2°15'54" West, 355.69 feet to the centerline of an irrigation lateral;

Thence Westerly along the centerline of said irrigation lateral the following courses and distances:

North 37°31'17" West, 101.87 feet;

212.00 feet along a curve to the left having a central angle of 52°48'43", a radius of 230.00 feet, and a long chord bearing and distance of North 63°55'39" West, 204.57 feet;

South 89°40'00" West, 246.01 feet;

South 80°43'35" West, 324.22 feet;

North 80°23'10" West, 366.98 feet to a point on the Westerly boundary of said Section 7;

Thence North 0°01'41" West, 181.90 feet along the Westerly boundary of said Section 7 to the **REAL POINT OF BEGINNING**.

PARCEL NO. 2:
TOWNSHIP 10 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 7: Government Lots 1 and 2, more particularly described as follows:

Commencing at the Northwest corner of said Section 7, from which the North One Quarter corner of Section 7 bears South 89°48'14" East, 2520.25 feet, said Northwest corner of Section 7 being the **TRUE POINT OF BEGINNING**;

Thence South 89°48'14" East along the North boundary of the NW¼ of Section 7 for a distance of 1191.00 feet to the Northeast corner of Government Lot 1;

Thence South 00°02'40" West along the East boundary of Government Lots 1 and 2 for a distance of 2650.56 feet to the Southeast corner of Government Lot 2;

Thence North 89°47'08" West along the South boundary of the NW¼ of Section 7 for a distance of 1187.79 feet to the Southwest corner of the NW¼ of Section 7;

Thence North 00°01'30" West along the West boundary of the NW¼ of Section 7 for a distance of 2650.19 feet to the **TRUE POINT OF BEGINNING**.



0004574339

**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 #: 0004574339

Date Filed: 1/18/2022 11:13:35 AM

Entity Name and Mailing Address:

Entity Name: IDAHO DAIRY HOLDINGS LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000405686
Address: 127 CONLEY DR
CHESTERTOWN, MD 21620-1005

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: W132756

The registered agent on record is:

Registered Agent: SHELLEY M DAVIS
Registered Agent
Physical Address
1010 W JEFFERSON ST STE 102
BOISE, ID 83702
Mailing Address

The name and street address of the new registered agent and office in Idaho is:

Registered Agent: REGISTERED AGENT SOLUTIONS INC
Commercial Registered Agent
Physical Address
921 S ORCHARD ST STE G
BOISE, ID 83705
Mailing Address
921 S ORCHARD ST STE G
BOISE, ID 83705

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

Limited Liability Company Managers and Members

Name	Title	Business Address
WAYNE E CUMMINGS	Manager	127 CONLEY DR. Apo (Us)

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

Job Title: Manager

*Wayne E. Cummings**01/18/2022*

Sign Here

Date

DUPLICATE RECEIVED BY ID SECRETARIAL CLERK LAWRENCE DENNEY



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

March 04, 2022

IDAHO DAIRY HOLDINGS LLC
127 CONLEY DR
CHESTERTOWN MD 21620-1005

Re: Change in Ownership for Water Right No(s): 47-8251, 47-11771, and 47-17590

Dear Water Right Holder(s):

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

Please note, Rabo Agrifinance LLC is identified as a security interest holder on these water rights. If this is no longer correct, they can be removed from the water rights upon written notice from the security interest holder that their interest has terminated.

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) 736-3033.

Sincerely,

Benny Walker
Senior Water Resource Agent,

Enclosure(s)

c: RABO AGRIFINANCE LLC
TITLEONE: BURLEY, File: 21438995



211 West 13th Street
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

Idaho Department of Water Resources
650 Addison Avenue West
Suite 500
Twin Falls, ID 83301

RECEIVED

JAN 12 2022

DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: January 11, 2022

Escrow No. 21438995

Greetings,

Enclosed please find the following:

- TitleOne Check No. 39684 in the amount of \$75.00
- Original executed IDWR Notice of Change in Water Right
- Copy of original executed Warranty Deed recorded on 01/05/22 as Instrument No. 2022000271, records of Twin Falls Co., ID

Please make the necessary changes to your records to reflect new owner and please a receipted copy to TitleOne, 211 W. 13th St., Burley, ID 83318, Attn: Ashley Martinkus.

Please feel free to contact us at the number above should you have any questions.

Best Regards,
TITLEONE


Ashley Martinkus
Ag Escrow Assistant

AR/am
Enc.
FedEx