

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 01 2021

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 #6](#) of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
36-15511	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-10815	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Edward M. Rosa
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Idaho Agri Investments, LLC
New owner(s) as listed on the conveyance document
- 127 Conley Drive
Mailing address
(208) 423-5253 / (207) 225-2555
Telephone
- Chestertown
City
- MD
State
- 21620
ZIP
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: April 20, 2021
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed [IRS Form W-9](#) for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed [Lessor Designation](#) form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
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):
 - ☐ \$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

SUPPORT DATA

IN FILE # 36-10815

8. Signature: [Signature] Title, if applicable: _____ Date: 5/24/21
 Signature of new owner/claimant

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

For IDWR Office Use Only:

Received by: SL Date: 6/1/21 Receipt No. S038610 Receipt Amt. \$50.00

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

Name on W-9: _____ Approved by: _____ Processed by: KA Date: 7-16-21

9167231J

WARRANTY DEED

FOR VALUE RECEIVED,

DAROSA FARMS, LLC, an Idaho limited liability company, the "Grantor", does hereby grant, bargain, sell and convey unto **IDAHO AGRI INVESTMENTS, LLC**, an Idaho limited liability company, whose address is 127 Conley Dr, Chestertown, MD 21620, the "Grantee", the following described premises located in Gooding County, Idaho, to wit:

See Exhibit A

Together with all appurtenant water rights including Water Right Number 36-15511, and 80 shares in the North Side Canal Company.

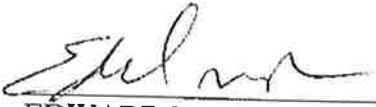
TO HAVE AND TO HOLD the premises, with their appurtenances unto the Grantee, its successors and assigns forever. The Grantors do hereby covenant to and with the Grantee, that they are the owners of the premises; that they will warrant and defend the same from all lawful claims whatsoever, except as hereinabove specifically provided, and the specific exceptions listed below:

1. 2021 taxes are an accruing lien, not yet payable.
2. 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.
3. Levies and assessments of North Side Canal Company.
4. Right-of-way or easement of 2100 East Road, 2950 South Road, 1800 East Road, 1400 South Road.
5. Right-of-way or easement of W Canal.
6. Easement granted to Idaho Power Company, recorded December 4, 1945, in Book 5 of Misc, page 623 as Instrument No. 94986.
7. Easement granted to Idaho Power Company, recorded December 4, 1945, in Book 5 of Misc, page 624 as Instrument No. 94987.
8. Easement granted to Idaho Power Company, recorded April 5, 1977, as Instrument No. 64057.

9. Easement granted to Idaho Power Company, recorded March 1, 1978, as Instrument No. 69043.
10. Easement granted to Idaho Power Company, recorded March 1, 1978, as Instrument No. 69044.
11. Easement granted to Idaho Power Company, recorded October 5, 1981, as Instrument No. 91702.
12. Easement granted to Idaho Power Company, recorded March 28, 1986, as Instrument No. 120297.
13. Easement granted to Idaho Power Company, recorded December 14, 1994, as Instrument No. 159583.
14. Easement granted to Idaho Power Company, recorded January 11, 1996, as Instrument No. 163988.
15. Easement granted to Idaho Power Company, recorded December 6, 1996, as Instrument No. 168851.
16. Easement for right of way granted to Dean and Brenda Muchow, husband and wife, recorded March 22, 1999, as Instrument No. 179678.
17. Statement of Intent to Declare Manufactured Home Real Property, recorded July 20, 1999 as Instrument No. 181486.
18. Unrecorded leaseholds; rights of parties in possession, rights of secured parties, vendors and vendees under conditional sales contracts of personal property installed on the premises herein, and rights of tenants to remove trade fixtures.
19. Any claim that the Title is subject to a trust or lien created under the Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §§181, et seq.) or under similar state laws.
20. The land described in this policy shall not be deemed to include any house trailer or mobile home located on the premises.

DATED THIS 20th day of April, 2021.

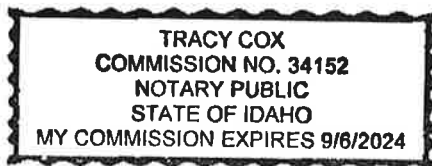
"GRANTOR"
DAROSA FARMS, LLC
An Idaho limited liability company


EDWARD M. ROSA, Member

STATE OF IDAHO)
 :SS.
County of Jerome)

On this 20th day of April, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared EDWARD M. ROSA as Member of DAROSA FARMS, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same on behalf of the Company

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



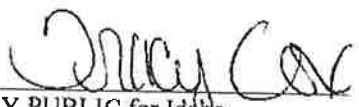

NOTARY PUBLIC for Idaho
Residing at: Buhl ID
Commission Expires: 09-06-2024

EXHIBIT A
Legal Description

PARCEL NO. 1

TOWNSHIP 7 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

SECTION 34: NE $\frac{1}{4}$ NE $\frac{1}{4}$; EXCEPT THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL NO. 2

TOWNSHIP 7 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

SECTION 34: SW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL NO. 3

TOWNSHIP 7 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

SECTION 34: SE $\frac{1}{4}$ NE $\frac{1}{4}$; EXCEPTING THEREFROM THAT PART OF THE E $\frac{1}{2}$ NE $\frac{1}{4}$, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER FOR SECTION 34 MARKED WITH A $\frac{1}{2}$ " STEEL PIN;
THENCE WEST 924.36 FEET ALONG THE SOUTHERLY BOUNDARY OF THE E $\frac{1}{2}$ NE $\frac{1}{4}$ TO THE TRUE POINT OF BEGINNING;
THENCE WEST 395.12 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE SOUTHWEST CORNER OF THE E $\frac{1}{2}$ NE $\frac{1}{4}$;
THENCE NORTH 0°19'14" WEST, 415.07 FEET ALONG THE WESTERLY BOUNDARY OF THE E $\frac{1}{2}$ NE $\frac{1}{4}$;
THENCE SOUTHEASTERLY 581.80 FEET ALONG A CURVE LEFT HAVING A RADIUS OF 570.00 FEET AND A CHORD OF SOUTH 45°32'11" EAST, 556.87 FEET;
THENCE SOUTH 25.00 FEET TO THE TRUE POINT OF BEGINNING.
SUBJECT TO A 25.00 FEET IN WIDTH COUNTY ROAD RIGHT OF WAY ALONG THE SOUTHERLY BOUNDARY.
SUBJECT TO A 20.00 FEET IN WIDTH ACCESS EASEMENT ALONG THE WESTERLY BOUNDARY.

PARCEL NO. 4

TOWNSHIP 7 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

SECTION 35: THAT PART OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ AND RUNNING THENCE SOUTH ALONG THE WEST BOUNDARY LINE OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ A DISTANCE OF 594 FEET;
THENCE EAST A DISTANCE OF 733.33 FEET;
THENCE NORTH A DISTANCE OF 594 FEET TO THE NORTH BOUNDARY LINE OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$;
THENCE WEST ALONG THE NORTH BOUNDARY LINE OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$, 733.33 FEET TO THE POINT OF BEGINNING.

AND ALL THAT PART OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SAID SECTION 35, TOWNSHIP 7 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, LYING NORTH OF THE "W" CANAL OF THE NORTH SIDE CANAL COMPANY AS NOW CONSTRUCTED (AS OF JULY 12, 1977).

PARCEL NO. 5

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES FOR THE BENEFIT OF PARCEL NO. 4 AS CREATED IN WARRANTY DEED DATED MARCH 19, 1999, AND RECORDED MARCH 22, 1999 AS INSTRUMENT NO. 179679, RECORDS OF GOODING COUNTY, IDAHO, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
TOWNSHIP 7 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO
SECTION 35: THAT PART OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ AND RUNNING THENCE SOUTH ALONG THE WEST BOUNDARY LINE OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ A DISTANCE OF 594 FEET, THE TRUE POINT OF BEGINNING;
THENCE EAST ON A LINE PARALLEL WITH THE NORTH BOUNDARY OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ A DISTANCE OF 300 FEET;
THENCE SOUTH TO A POINT 25 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$;
THENCE WEST ON A LINE 25 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$, 300 FEET TO THE WEST BOUNDARY OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$;
THENCE NORTH ALONG SAID WEST BOUNDARY OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ TO THE POINT OF BEGINNING.

PARCEL NO. 6

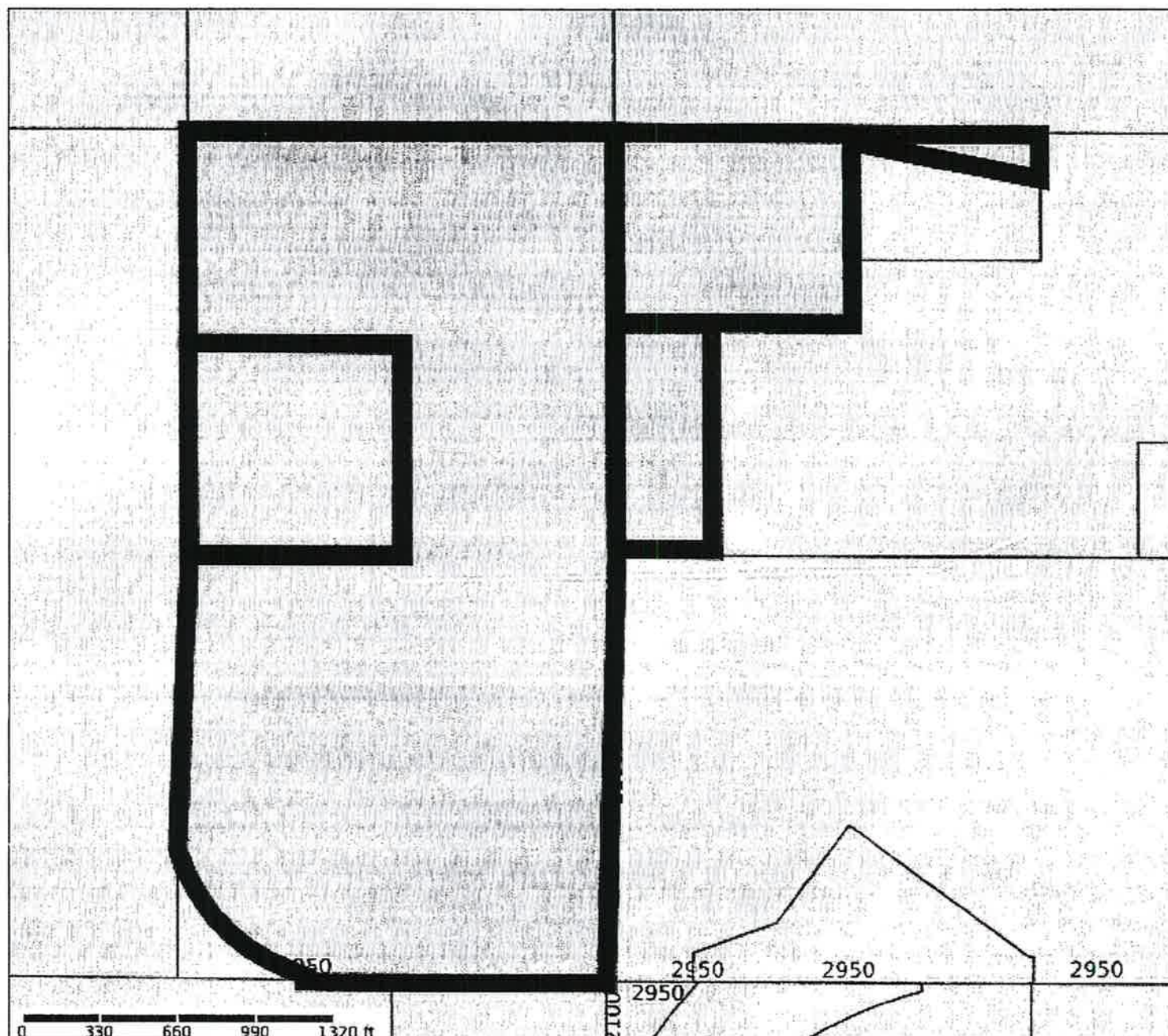
TOWNSHIP 7 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

SECTION 35: THAT PART OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$;
THENCE SOUTH ALONG THE WEST BOUNDARY LINE OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ A DISTANCE OF 594 FEET, THE TRUE POINT OF BEGINNING;
THENCE EAST ON A LINE PARALLEL WITH THE NORTH BOUNDARY OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ A DISTANCE OF 300 FEET;
THENCE SOUTH TO A POINT 25 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$;
THENCE WEST ON A LINE 25 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ 300 FEET TO THE WEST BOUNDARY OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$;
THENCE NORTH ALONG SAID WEST BOUNDARY OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ TO THE POINT OF BEGINNING.

PARCEL NO. 7

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 6 AS DISCLOSED IN WARRANTY DEED DATED JULY 25, 1977, RECORDED NOVEMBER 17, 1982, AS INSTRUMENT NO. 97862, RECORDS OF GOODING COUNTY, IDAHO ACROSS THE SOUTH 25 FEET OF THE N $\frac{1}{2}$ NW $\frac{1}{4}$ AND ALONG THE EAST 25 FEET OF THE E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$.



County Map

This map is given for informational purposes only - no assurances are made as to the actual footages and boundaries reflected herein.

*First
American
Title*



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© Gooding County, Idaho

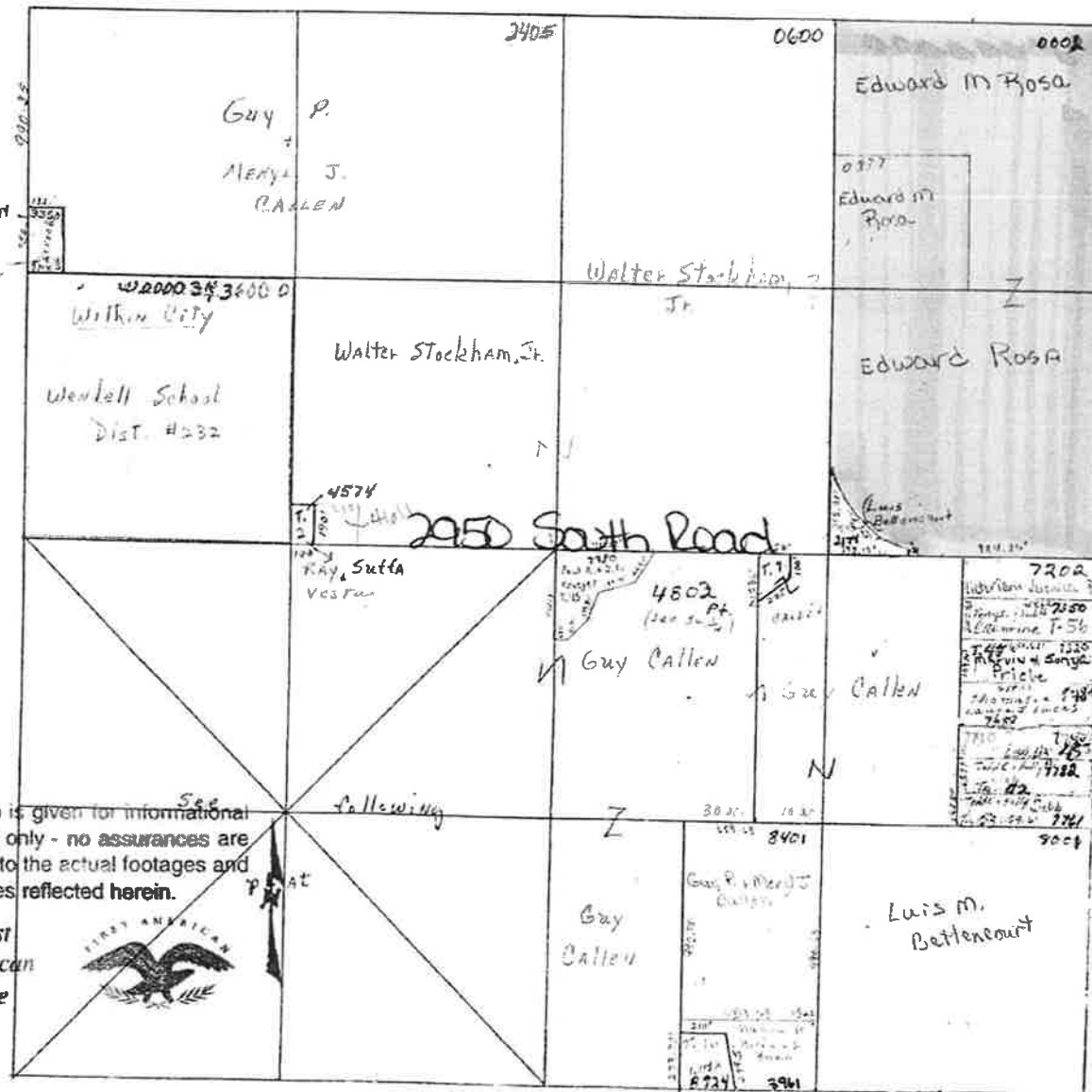
Hwy Dist. 6
 Sch. Dist. 232
 Cem Dist. W-Fire Dist. W

Sec. 34 Twp. 7 Rng. 15

07S 15E 34



Tax # 34
 Abdol
 Zochica
 Arreola



This map is given for informational purposes only - no assurances are made as to the actual footages and boundaries reflected herein.

First American Title



Following

Z

Guy Callen

N

Luis M. Battencourt

2100 East Road

2950 South Road

Kay Sutta

4602

Guy Callen

Guy Callen

7202

Luis M. Battencourt

Luis M. Battencourt

Luis M. Battencourt

Luis M. Battencourt

Luis M. Battencourt

Luis M. Battencourt

Luis M. Battencourt

Luis M. Battencourt

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Luis M. Battencourt

Luis M. Battencourt

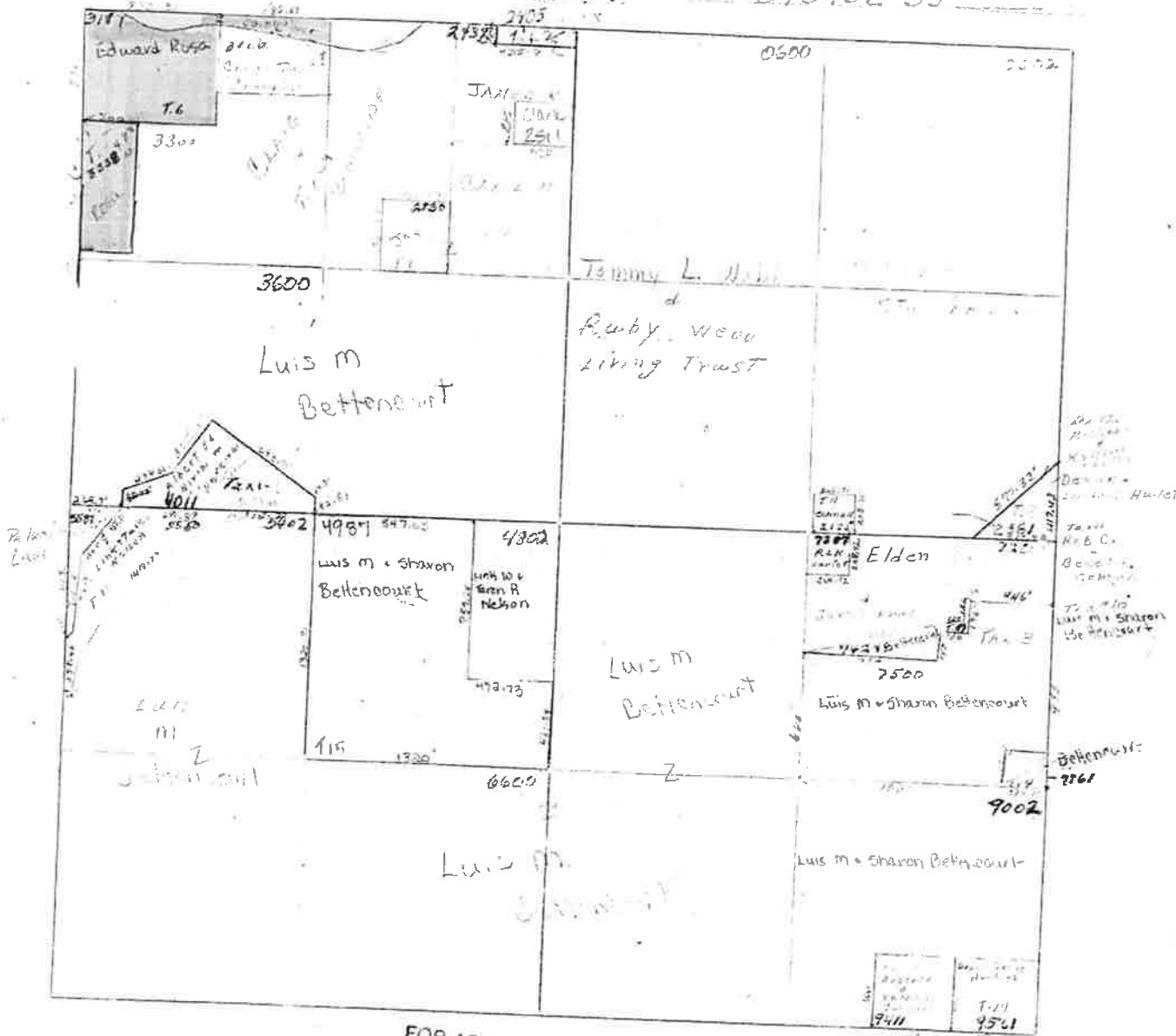
1950
 1951

GOODING COUNTY

Hwy. Dist. 6 City _____
 Sch. Dist. 232 Cem. Dist. W
 Fire Dist. W

Sec. 35 Twp. 7 Rng. 15

07S 15E 35



FOR ASSESSMENT
 USE ONLY

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 boundaries reflected herein.

First
 American
 Title





State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858
Phone: (208)736-3033 • Fax: (208)736-3037 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

July 16, 2021

IDAHO AGRI INVESTMENTS, LLC
127 CONLEY DRIVE
CHESTERTOWN MD 21620

Re: Change in Ownership for Water Right No(s): 37-20587, 37-20610

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. *You will notice that Rabo Agrofinance LLC has been copied on the letter because they have a security interest in Water Rights 36-10815 and 36-15511. The Department can remove the security interest from the water right record upon written authorization from Rabo Agrifinance.*

Please note, water right 36-10815 and 36-15511 currently identify the firm of Patrick D Brown as the attorney. If this is no longer correct, the Department can remove and/or update the attorney on the water rights with your written authorization. Identifying an attorney on a water right is not required, but will ensure that they receive copies of any correspondence related to that water right.

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) 293-9916.

Sincerely,

Kent Aasa
Water Resource Agent, Senior
Southern Region

Enclosure(s)

cc: Patrick D Brown (36-110815 and 36-15511)
First American Title Company, Jerome (File no. 967231-J)
Water District 130