

Barg, Jonie

11/23/2021 updated
JPC

From: Callison, Jenny <Jenny.Callison@idahoagcredit.com>
Sent: Monday, November 22, 2021 10:17 AM
To: Barg, Jonie
Subject: RT Kandler Water
Attachments: R T Kandler LLC - Release of Mortgage - Inst #430964.pdf

Hi Jonie,
RT Kandler refinanced their mortgage with us and Rabo finally released their Mortgage. I've attached the release. Can you update the below listed water rights to remove Rabo as secured interest?

25-11219

25-11218

25-245

1-10460

1-10457

Thanks so much! Hope you have a great week and Happy Thanksgiving!



Jenny Callison

Idaho AgCredit
PO Box 985
Blackfoot, ID 83221
Office: 208-785-1510

Click on the link below to upload files
<https://www.idahoagcredit.com/fileupload.html>

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Recording Requested & Prepared By:
CT LIEN SOLUTIONS
PO BOX 29071
GLENDALE, CA 91209-9071

Instrument # 468335
RIGBY, JEFFERSON, IDAHO
10-29-2021 03:10:25 PM No. of Pages: 3
Recorded for: LIEN SOLUTIONS
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: LK
Index To: RELEASE OF MORTGAGE
Electronically Recorded by Simplifile

Return To:
LIEN SOLUTIONS
PO BOX 29071
GLENDALE, CA 91209-9071
Phone #: 800-833-5778

RELEASE OF MORTGAGE



Rabo AgriFinance LLC, holder of that certain Mortgage made and executed by RT KANDLER, LLC (a/k/a R T Kandler LLC), an Idaho limited liability company as Mortgagor and Rabo AgriFinance LLC as Mortgagee on 05/17/2017, certifies that the Mortgage has been fully paid, satisfied or otherwise discharged. This Mortgage was recorded on 06/28/2017, in Jefferson County, Idaho and is indexed as Instrument No: 430964. The Mortgage having been complied with, the undersigned releases the Mortgage and all of its right, title and interest in the Property located at undisclosed area, undisclosed area, ID, 83402 and legally described as:

Description/Additional Information: See attached Exhibit 'A'
Modified by the Modification Agreement to the Mortgage, Assignment of Rents and Security Agreement recorded on June 5, 2020 as instrument number 452514.

Lender:
Rabo AgriFinance LLC


By: Sara Haag
Its: Assistant Vice President

STATE OF MINNESOTA, STEARNS COUNTY

On October 29, 2021 before me, the undersigned, a notary public in and for said state, personally appeared Sara Haag, Assistant Vice President of Rabo AgriFinance LLC personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public John Michael McMahon

Commission Expires: 01/31/2025



EXHIBIT A

R T Kandler MCA 2017
MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT
Legal Description of Real Estate
Jefferson County, Idaho

PARCEL 1:

TRACT A: Lots 5 and 6 of Section 22, Township 5 North, Range 37 East of the Boise Meridian, Jefferson County, Idaho.

TRACT B: Lots 2, 3, 4, 5, and 6 of Section 27, Township 5 North, Range 37 East of the Boise Meridian, Jefferson County, Idaho.

TRACT C: The East 810 feet of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 26, Township 5 North, Range 37 East of the Boise Meridian, Jefferson County, Idaho.

TRACT D: The following tracts of land as more particularly described on the Dependent Resurvey and Survey of Irregular Tracts of Township 5 North, Range 37 East, of the Boise Meridian, Idaho, as prepared by the United States Department of the Interior, Bureau of Land Management dated December 1, 1972:

Tract 38, Section 22, Township 5 North, Range 37 East of the Boise Meridian, Jefferson County, Idaho.

Tracts 39, 41, and 42, Section 27, Township 5 North, Range 37 East of the Boise Meridian, Jefferson County, Idaho.

Tract 40, Section 28, Township 5 North, Range 37 East of the Boise Meridian, Jefferson County, Idaho.

PARCEL 2:

Lot 1 of Section 26, Township 5 North, Range 37 East of the Boise Meridian, Jefferson County, Idaho.

PARCEL 3:

TRACT A: Lot 1, Lot 7, the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$), and the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$), all in Section 27, Township 5 North, Range 37 East of the Boise Meridian, Jefferson County, Idaho.

TRACT B: The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$), the West 510 feet of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$), and Lot 2, excepting the East 26 rods thereof, all being in Section 26, Township 5 North, Range 37 East of the Boise Meridian, Jefferson County, Idaho.

TRACT C: ALSO: Beginning at the Northeast Corner of Lot 2, Section 26, Township 5 North, Range 37 East of the Boise Meridian, Jefferson County, Idaho, and running thence West 26 rods; thence South 80 rods; thence East 26 rods; thence North 80 rods to the place of beginning.

EXCEPTING THEREFROM the following described property: Beginning at a point that is S. 00°21'00" W. along the Section line 1532.43 feet from the Northeast Corner of Section 26, Township 5 North, Range 37 East of the Boise Meridian; running thence S. 00°21'00" W. along said Section line 405.40 feet; thence N. 88°51'18" W. 143.18 feet; thence N. 00°06'19" E. 400.15 feet; thence N. 89°03'26" E. 144.91 feet to the POINT OF BEGINNING.

AND EXCEPTING THEREFROM: Beginning at a point that is South 500 feet and East 280 feet from the NW Corner of said Section 26, said point being on the South edge of an existing roadway, and running thence South 350 feet; thence East 200 feet to an existing roadway; thence running in a Northwesterly direction along the said roadway to the point of beginning.

ALSO EXCEPTING THEREFROM:

Beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 26 that is S.00°15'24"W. 1325.44 feet along the section line from the Northeast corner of Section 26 and running thence S.00°15'24"W. 206.99 feet to the Northeast corner of the property as described in Quit Claim Deed, Instrument No. 341266; thence S.88°57'50"W. 144.91 feet to the Northwest corner of said property described in Quit Claim Deed, Instrument No. 341266; thence N.00°00'43"E. 209.81 feet to the north line of said Northeast Quarter of the Southeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 26; thence S.89°55'12"E. 145.77 feet to the point of beginning.