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WATER RESOURCES
WESTERN REGION



Rabo AgriFinance

September 20, 2021

To: IDAHO DEPARTMENT OF WATER RESOURCES
2735 W Airport Way
Boise, ID 83705

Re: Bues Land & Cattle LLC ("Beus")
Water Right 63-9875 Transfer/Split

Deanna Peterson

Customer Relationship Specialist
Closing Department

Office 5680 E Franklin Road, Suite 100
Address Nampa, ID 83687
Tel (208) 442-2270
Fax (888) 941-7707
deanna.peterson@raboag.com

To whom it may concern:

Please find attached a copy of the recorded partial release filed in the real estate records of Canyon County, Idaho, releasing an approximate 75 acre tract from the lien of several mortgages on the Beus property held by Rabo AgriFinance.

As noted in the document, the partial release includes any water rights appurtenant to the released property, including a portion of Water Right No. 63-9875 which will be split and assigned a new number after the date of this letter.

In no event shall the release be construed as releasing Water Right No. 63-9875, only the split-off portion is requested.

Please update your records accordingly

Please contact Deanna Peterson at deanna.peterson@raboag.com or (208) 442-2270 if you have any questions.

Deanna Peterson
Customer Relationship Specialist

Encl.

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WATER RESOURCES
WESTERN REGION

2021-065411

RECORDED

09/20/2021 11:44 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=3 SCARDENAS \$15.00
TYPE: SAT MTG PAR
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

DEED OF PARTIAL RELEASE
(IDAHO)

Loan: 22108386
Operating Line of Credit 1: 22120067
Real Estate Term Loan 2: 22119392

WHEREAS, to secure the payment of indebtedness Beus Land & Cattle, LLC, an Idaho limited liability company, among other parties (referred to as the "Grantor") executed a certain mortgage (the "Mortgage") dated January 31, 2015 to Rabo AgriFinance Inc. (the "Mortgagee"), recorded in Canyon County, Idaho on February 19, 2015 as Instrument No. 2015-005330 and recorded in Ada County, Idaho on March 6, 2015 as Instrument No. 2015-017884 and a certain mortgage (the "Mortgage") dated November 4, 2015 to Rabo AgriFinance Inc., a Delaware corporation (the "Mortgagee") recorded in Ada County, Idaho on November 4, 2015 as Instrument No. 2015-101858 and in Canyon County, Idaho on November 4, 2015 as Instrument No. 2015-043616 and a certain mortgage (the "Mortgage") dated March 30, 2020 to Rabo AgriFinance LLC, a Delaware limited liability company recorded in Ada County, Idaho on April 13, 2020 as Instrument No. 2020-042766 and in Canyon County, Idaho on April 13, 2020 as Instrument No. 2020-019766, as modified by Second Modification to Mortgage dated July 28, 2021 and recorded in Canyon County, Idaho on August 12, 2021 as Instrument No. 2021-056586 and recorded in Ada County, Idaho on August 13, 2021 as Instrument No. 2021-120999;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Mortgagee, for valuable consideration the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the owner or owners thereof, the following described real property located in Canyon County, Idaho, to wit:

See attached Exhibit A

TO HAVE AND TO HOLD THE SAME WITH ALL APPURTENANCES unto the said owner or owners, forever freed, exonerated and discharged of and from the lien of the Mortgage.

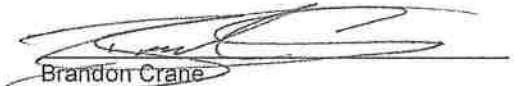
PROVIDED always, nevertheless, that nothing herein contained shall in anywise affect, alter or diminish the aforesaid lien or encumbrance on the remaining part of the real property described in the Mortgage, or the remedies at law for recovering from the parties liable to pay the same the sums secured thereby.

The foregoing partial release includes any water rights appurtenant to the released property, including a portion of Water Right No. 63-9875 which will be split and assigned a new number after the date of this release. In no event shall this release be construed as releasing Water Right No. 63-9875; only the split-off portion is released.

IN WITNESS WHEREOF, the Mortgagee has caused this instrument to be signed by its duly authorized officer this 20 day of September, 2021.

Rabo AgriFinance LLC, a Delaware limited liability company

By:


Brandon Crane
Vice President

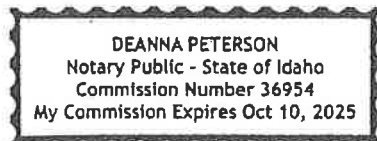
STATE OF IDAHO)

COUNTY OF CANYON)

On the 20th day of September, 2021, before me, a Notary Public in and for the State of Idaho, personally appeared Brandon Crane, Vice President of Rabo AgriFinance LLC, known to me to be the person who executed the within instrument on behalf of said company and acknowledged to me that he/she executed the same for the purposes therein stated.

In witness whereof, I hereunto set my hand and official seal.

(SEAL)




Deanna Peterson
Notary Public, State of Idaho

My commission expires: 10/10/2025

Exhibit A
Legal Description of Property Released from the Mortgage

Description for
Transfer Parcel
July 26, 2021

A portion of the North 1/2 of the South 1/2 of Section 13, Township 1 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Commencing at a ^{brass} ~~bass~~ cap marking the Northwest corner of said Section 13 from which the Northeast corner of said Section 13 bears South 89°29'00" East, 5,291.44 feet; thence South 00°37'34" West, 2,644.79 feet to the West 1/4 corner of said Section 13; thence on the East-West centerline of said Section 13, South 89°28'02" East, 1322.94 feet to the Center-West 1/16 corner and the **REAL POINT OF BEGINNING**;

thence continuing, South 89°28'02" East, 2,440.28 feet;

thence leaving said East-West centerline, South 00°34'00" West, 1,324.56 feet to the south boundary line of the North 1/2 of the South 1/2 of said Section 13;

thence on the south boundary line, North 89°26'00" West, 2,441.48 feet to the South-West 1/16 corner of said Section 13;

thence North 00°37'08" East, 1,323.11 feet to the **REAL POINT OF BEGINNING**.

Containing 74.18 acres, more or less.

End of Description.



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

October 29, 2021

ATTN: DEANNA PETERSON
RABO AGRIFINANCE
5680 E FRANKLIN RD STE 100
NAMPA, ID 83687

RE: Release of Security Interest for Water Right No(s): 63-9875

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received correspondence indicating a Release of Security Interest from you on September 22, 2021 for a portion of the above referenced water right. Your request cannot be processed at this time because the water right has not yet been split.

The Department cannot split and update the water right without a Notice of Change in Water Right Ownership (Notice) from the new owner of the described portion of the water right. You will be notified by the Department after such a Notice has been received and processed, and may resubmit your request for processing at that time. A copy of your submitted letter and attachment is enclosed for your reference.

If you have any questions regarding this matter, please contact our office at (208) 334-2190.

Sincerely,

Lynne Evans
Office Specialist II

Enclosure