

RECEIVED

JUN 21 2021

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT 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?
45-4258B	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Schenk Land & Cattle, L.P., an Idaho limited partnership
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Idaho Agri Investments, LLC, an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 127 Conley Drive Chestertown MD 21620
Mailing address City State ZIP
207-225-2555
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: May 27, 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):
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 C. Schenck MANAGER 5/27/21
Signature of new owner/claimant Title, if applicable Date

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

For IDWR Office Use Only:

Received by SG Date 6/21/21 Receipt No. 5038641 Receipt Amt. \$25.00
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 H Date 7-13-21

WARRANTY DEED

FOR VALUE RECEIVED,

21413304

SCHENK LAND & CATTLE, L.P., an Idaho limited partnership which is also shown of record as Schenk Land and Cattle, L.P. , an Idaho limited partnership, 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 Cassia County, Idaho:

See Exhibit A Legal Description

Together with all appurtenant water rights including Water Rights Nos. 45-4258B and the stockwater portion of Water Right No. 45-12444.

Also together with an 20' easement over, across, above, and under the existing main line delivering water from the point of diversion for Water Right No. 45-12444 to the Real Property.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the Grantee, its successors and assigns forever. The Grantor does 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:

Taxes, including any assessments collected therewith, for the year 2021 and subsequent years.

The land described herein is located within the boundaries of Oakley Canal Company and is subject to any assessments levied thereby.

The land described herein is located within the boundaries of Southwest Irrigation District and is subject to any assessments levied thereby.

County Road Right-of-way and the rights of access thereto for maintenance of.

Ditch, road, and public utility easements as the same may exist over said premises.

Mineral Deed from Albert Anderson & Sons, Incorporated to Fred Foss,
Dated: May 17, 1952
Recorded: June 6, 1952
Instrument No.: 175775 in Book 54 of Deeds, Page 554

Statement of Claim & Notice of Intent to Preserve executed by Ladd Petroleum Corporation,
Dated: September 17, 1984
Recorded: September 24, 1984
Instrument No.: 163826

An easement for the purpose shown below and rights incidental thereto as set forth in Power Line Easement.

Granted to: Idaho Power Company, a corporation
Recorded: October 6, 1972
Instrument No.: 65564

(Covers SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 12 South, Range 23 East of the Boise Meridian)

An easement for the purpose shown below and rights incidental thereto as set forth in Power Line Easement.

Granted to: Idaho Power Company, a corporation
Recorded: April 25, 1975
Instrument No.: 82934

(Covers the West 350 feet of Lot 4 of Section 30, Township 12 South, Range 23 East of the Boise Meridian)

An easement for the purpose shown below and rights incidental thereto as set forth in Grant of Easement.

Granted to: First Security Bank of Idaho, N.A.
Recorded: April 15, 1985
Instrument No.: 168588

(Covers part of the E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 12 South, Range 22 East of the Boise Meridian)

An easement for the purpose shown below and rights incidental thereto as set forth in Grant of Easement.

Granted to: First Security Bank of Idaho, N.A.
Recorded: April 15, 1985
Instrument No.: 168594

(Covers E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 25, Township 12 South, Range 22 East of the Boise Meridian)

Instrument No: 175582

EXHIBIT A

Legal Description:

PARCEL NO. 1:
TOWNSHIP 12 SOUTH, RANGE 22 EAST OF
THE BOISE MERIDIAN, CASSIA COUNTY,
IDAHO

Section 25: SE¼ and E½E½SW¼, EXCEPT the

following described tracts: Tract No. 1:

Beginning at the Southeast corner of said Section 25, said corner marked by a 3 inch Cassia County survey cap which shall be the Point of Beginning;

Thence North 89°11'46" West along section line for 1346.50 feet to a P.K. Nail; Thence North 0°17'37" West for 125.15 feet to a ½ inch rebar;

Thence on a curve to the left for 3174.08 feet to a ½ inch rebar, said curve having a central angle of 138°27'21" with a radius of 1313.50 feet with a long chord bearing of North 0°17'37" West for a distance of 2456.24 feet;

Thence North 0°17'37" West for 94.99 feet to a ½ inch rebar on section line;

Thence South 89°26'12" East along section line for 1346.40 feet to the East quarter section corner of Section 25, said corner marked by a

U.S. General Land Office pipe with brass cap;

Thence South 0°17'35" East along section line for 2682.03 feet to the Point of Beginning.

Tract No. 2:

Beginning at the S¼ corner of said Section 25, said corner marked by a 5/8 inch rebar with a 3 inch Cassia County Survey cap on top; Thence South 89°09'52" East along the South section line for a distance of 674.05 feet to a ½ inch rebar which shall be the Point of Beginning;

Thence North 00°19'06" West for a distance of 2673.80 feet to a ½ inch rebar on the North line of the SE¼; Thence South 89°24'15" East along said line for a distance of 647.81 feet to a ½ inch rebar;

Thence South 00°15'34" East (South 00°17'37" East rec.) for a distance of 94.99 feet;

Thence along a non-tangent curve to the right for a distance of 3174.30 feet (3174.08 feet rec.), said curve having a radius of 1313.50 feet and a central angle of 138°27'55" (138°27'21" rec.) and a long chord bearing of South 00°15'35" East (South 00°17'37" East, rec.) for a distance of 2456.32 feet (2456.24 feet, rec.);

Thence South 00°15'34" East (South 00°17'37" East rec.) for a distance of 125.15 feet to a P.K. nail on the South section line; Thence North 89°09'52" West along said line for a distance of 645.12 feet to the Point of Beginning.

TOWNSHIP 12 SOUTH, RANGE 22 EAST OF
THE BOISE MERIDIAN, CASSIA COUNTY,
IDAHO

Section 25: Part of the SE¼, more particularly described as follows:

Beginning at the Southeast corner of said Section 25, said corner marked by a 3 inch Cassia County survey cap which shall be the POINT OF BEGINNING;

Thence North 89°11'46" West along section line for 1346.50 feet to a P.K. Nail; Thence North 0°17'37" West for 125.15 feet to a ½ inch rebar;

Thence on a curve to the left for 3174.08 feet to a ½ inch rebar, said curve having a central angle of 138°27'21" with a radius of 1313.50 feet with a long chord bearing of North 0°17'37" West for a distance of 2456.24 feet;

Thence North 0°17'37" West for 94.99 feet to a ½ inch rebar on section line;

Thence South 89°26'12" East along section line for 1346.40 feet to the East quarter section corner of Section 25, said corner marked by a
U.S. General Land Office pipe with brass cap;
Thence South 0°17'35" East along section line for 2682.03 feet to the POINT OF BEGINNING.
TOWNSHIP 12 SOUTH, RANGE 22 EAST OF
THE BOISE MERIDIAN, CASSIA COUNTY,
IDAHO

Section 25: Part of the SE¼, more particularly described as follows:

Beginning at the S¼ corner of said Section 25, said corner marked by a 5/8 inch rebar with a 3 inch Cassia County Survey cap on top; Thence South 89°09'52" East along the South section line for a distance of 674.05 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;
Thence North 00°19'06" West for a distance of 2673.80 feet to a ½ inch rebar on the North line of the SE¼;
Thence South 89°24'15" East along said line for a distance of 647.81 feet to a ½ inch rebar; Thence South 00°15'34" East (South 00°17'37" East rec.) for a distance of 94.99 feet;
Thence along a non-tangent curve to the right for a distance of 3174.30 feet (3174.08 feet rec.), said curve having a radius of 1313.50 feet and a central angle of 138°27'55" (138°27'21" rec.) and a long chord bearing of South 00°15'35" East (South 00°17'37" East, rec.) for a distance of 2456.32 feet (2456.24 feet, rec.);
Thence South 00°15'34" East (South 00°17'37" East rec.) for a distance of 125.15 feet to a P.K. nail on the South section line; Thence North 89°09'52" West along said line for a distance of 645.12 feet to the POINT OF BEGINNING.

PARCEL NO. 2:
TOWNSHIP 12 SOUTH, RANGE 23 EAST OF
THE BOISE MERIDIAN, CASSIA COUNTY,
IDAHO

Section 30: E½SE¼ and Lots 3 and 4

PARCEL NO. 3:
TOWNSHIP 12 SOUTH, RANGE 23 EAST OF
THE BOISE MERIDIAN, CASSIA COUNTY,
STATE OF IDAHO

Section 30: Part of the SE¼NE¼, more particularly described as follows:

Beginning at the East ¼ Section corner of Section 30, said corner marked by a 5/8 inch rebar with a 3 inch cap on top which shall be the
POINT OF BEGINNING;
Thence North 88°03'02" West along the south line of the NE¼ for a distance of 1074.10 feet to a ½ inch rebar; Thence North 81°30'25" East for a distance of 122.12 feet to a ½ inch rebar;
Thence North 75°29'21" East for a distance of 125.25 feet to a ½ inch rebar;
Thence along a non-tangent curve to the left for a distance of 1044.19 feet to a ½ inch rebar, said curve having a radius of 1352.21 feet and a central angle of 44°14'39" with a long chord bearing of North 46°32'58" East for a distance of 1018.44 feet;
Thence North 89°24'19" East for a distance of 45.12 feet;
Thence North 89°24'19" East for a distance of 41.59 feet to the east line of Section 30;
Thence South 00°23'28" East along the east line of Section 30 for a distance of 787.28 feet to the POINT OF BEGINNING.

PARCEL NO. 4:
TOWNSHIP 12 SOUTH, RANGE 23 EAST OF
THE BOISE MERIDIAN, CASSIA COUNTY,
STATE OF IDAHO

Section 30: Part of U.S. Government Lot 2, more particularly described as follows:

Beginning at the West $\frac{1}{4}$ Section corner of Section 30, said corner marked by a U.S. GLO iron pipe with brass cap which shall be the

POINT OF BEGINNING;

Thence North $00^{\circ}18'07''$ West along the west line of Section 30 for a distance of 249.84 feet to a $\frac{1}{2}$ inch rebar; Thence South $72^{\circ}06'34''$ East for a distance of 908.98 feet to a $\frac{1}{2}$ inch rebar on the south line of Lot 2;

Thence North $88^{\circ}03'02''$ West along the south line of Lot 2 for a distance of 864.21 feet to the POINT OF BEGINNING.



0003962588



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 #: 0003962588

Date Filed: 8/7/2020 9:02:58 AM

Entity Name and Mailing Address:								
Entity Name:	IDAHO AGRI INVESTMENTS LLC							
The file number of this entity on the records of the Idaho Secretary of State is:	0000393718							
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:	W128676							
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							
Limited Liability Company Managers and Members								
<table border="1"><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td> Wayne E Cummings</td><td>Manager</td><td>127 CONLEY DR. Apo (Us)</td></tr></tbody></table>			Name	Title	Business Address	Wayne E Cummings	Manager	127 CONLEY DR. Apo (Us)
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.								
<u>Wayne E. Cummings</u> Sign Here		<u>08/07/2020</u> Date						
Job Title: Manager								

B0529-4454 08/07/2020 9:03 AM Received by ID Secretary of State Lawrence Denney



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 13, 2021

IDAHO AGRI INVESTMENTS LLC
127 CONLEY DR
CHESTERTOWN MD 21620-1005

Re: Change in Ownership for Water Right No: 45-4258B

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right to you. The Department has modified its records 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 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,

Bill Mills
Water Resource Agent, Senior

Enclosure

C: TITLONE, Burley; Water District 140



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
JUN 21 2021
DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: June 17, 2021

Escrow No. 21413304

Greetings,

Enclosed please find the following:

- TitleOne Check No. 35420 in the amount of \$25.00 for Notice of Change of Ownership
- Original executed Notice of Change in Water Right Ownership
- Copy of original executed Warranty Deed recorded on 05/28/21 as Instrument No. 2021-002809, records of Cassia Co., ID

Please make the necessary changes to your records to show new owner and please send 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