

SPECIAL WARRANTY DEED

#21413529

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged **THE ESTATE OF JOHN R. BUSMAN, SR., also shown of record as JOHN R. BUSMAN,** deceased, John R. Busman, Jr., Personal Representative, and **SHERRY A. BUSMAN,** an unmarried woman, the "Grantors", hereby grant, bargain, sell, and convey unto **IDAHO AGRI INVESTMENTS LLC,** an Idaho limited liability company, whose address is 127 Conley Drive, Chestertown, MD 21620, the "Grantee", the following described premises located in Gooding County, Idaho, to wit:

PARCEL 1

TOWNSHIP 8 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 12: SE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 2

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 7: Lot 4; SE $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPT That part of Lot 4 and the SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section Seven (7), Township Eight (8) South, Range Sixteen (16) East of the Boise Meridian, Gooding County, Idaho, described as follows:

Commencing at the Southwest corner of said Section 7;

Thence North along the West boundary of said Section 7, 1320.00 feet (+) to the Northwest corner of said Lot 4 said point being the TRUE

POINT OF BEGINNING;

Thence East along the North boundary of said Lot 4 and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ 1384.00 feet;

Thence South 200.00 feet;

Thence West parallel to the North boundary of Lot 4 and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ 1384.00 feet to the West boundary of Section 7;

Thence North along the West boundary of Section 7, 200.00 feet to the TRUE POINT OF BEGINNING.

AND EXCEPT

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 7: That part of Government Lot No. 4 and that part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, described as follows:

SPECIAL WARRANTY DEED - 1

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Beginning at the Southwest corner of said Lot No. 4;
Thence North 768.08 feet along the Westerly boundary of said Lot No. 4;
Thence North 86°42'00" East, 1607.28 feet;
Thence South 860.72 feet to the Southerly boundary of said SE¼SW¼;
Thence North 89°59'45" West, 1604.62 feet along the Southerly boundaries of said SE¼SW¼
and said Lot 4 to THE TRUE POINT OF
BEGINNING.

PARCEL 3

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, GOODING
COUNTY, IDAHO

Section 7: That part of Government Lot No. 4 and that part of the SE¼SW¼, described as
follows:

Beginning at the Southwest corner of said Lot No 4;
Thence North, 768.08 feet along the Westerly boundary of said Lot No. 4;
Thence North 86°42'00" East, 1607.28 feet;
Thence South, 860.72 feet to the Southerly boundary of said SE¼SW¼;
Thence North 89°59'45" West, 1604.62 feet along the Southerly boundaries of said SE¼SW¼
and said Lot No. 4 to THE TRUE POINT OF
BEGINNING.

PARCEL NO. 4

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, GOODING
COUNTY, IDAHO

Section 7: That part of Lot 4 and the SE¼SW¼, more particularly described as follows:

Commencing at the Southwest corner of said Section 7;
Thence North along the West boundary of said Section 7, 1320.00 feet (+) to the Northwest
corner of said Lot 4 said point being the TRUE
POINT OF BEGINNING;
Thence East along the North boundary of said Lot 4 and the SE¼SW¼ 1384.00 feet;
Thence South 200.00 feet;
Thence West parallel to the North boundary of Lot 4 and the SE¼SW¼ 1384.00 feet to the West
boundary of Section 7;
Thence North along the West boundary of Section 7, 200.00 feet to the TRUE POINT OF
BEGINNING.

PARCEL 5

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 7: All that part of Lot 3 and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying South of Interstate 84, in the County of Gooding, State of Idaho.

EXCEPTING THEREFROM that part of Lot 3 Section 7, Township 8 South, Range 16 East Boise Meridian, Gooding County, Idaho, more particularly described as follows:

Beginning at the Southwest corner of said Lot 3;
Thence East along the South boundary of said Lot 3, 702.00 feet;
Thence Northerly to a point 722.00 feet East and 460.00 feet North of the Southwest corner of said Lot 3;
Thence Northwesterly to a point on the West boundary that is 487.00 feet North of the Southwest corner of Lot 3;
Thence South along the West boundary of said Section 7, 487.00 feet to the TRUE POINT OF BEGINNING.

PARCEL 6

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 7: That part of Lot 3, more particularly described as follows:

Beginning at the Southwest corner of said Lot 3;
Thence East along the South boundary of said Lot 3, 702.00 feet;
Thence Northerly to a point 722.00 feet East and 460.00 feet North of the Southwest corner of said Lot 3;
Thence Northwesterly to a point on the West boundary that is 487.00 feet North of the Southwest corner of Lot 3;
Thence South along the West boundary of said Section 7, 487.00 feet to the TRUE POINT OF BEGINNING.

PARCEL 7

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 18: Lot 1

SUBJECT TO a 25 foot county road easement along the West boundary of the parcel.

PARCEL 8

TOWNSHIP 8 SOUTH, RANGE 16 EAST BOISE MERIDIAN, GOODING COUNTY,
IDAHO

Section 18: NE $\frac{1}{4}$ NW $\frac{1}{4}$

Together with Water Rights Nos. 36-15573, 36-15571, 36-15569, 36-16182, 37-21134, 36-10640, 36-10339, and 36-10338, and 209.32 shares of the North Side Canal Company, Ltd., appurtenant thereto.

(The foregoing real property and water rights are referred to below as "the Property".)

TO HAVE AND TO HOLD, unto Grantee, its successors and assigns forever.

SUBJECT TO the following: (a) general taxes and assessments, which are not yet due and payable; and (b) the encumbrances, easements, restrictions and matters set forth on EXHIBIT A attached hereto and incorporated herein (collectively the "Permitted Exceptions").

Grantors warrant that they are the owners in fee simple of the Property; that they have not conveyed any interest in the Property to any person other than Grantee; that the Property is free from all encumbrances created or suffered by Grantors, except for the Permitted Exceptions; and that Grantors will warrant and defend the same against all lawful claims of all persons claiming by, through or under Grantors.

IN WITNESS WHEREOF, the parties have executed the within instrument as of the 31 day of May, 2021.

"GRANTORS"

Sherry A. Busman By John Busman Jr
SHERRY A. BUSMAN Attorney in Fact
By: John R. Busman, Jr., Attorney-in-Fact

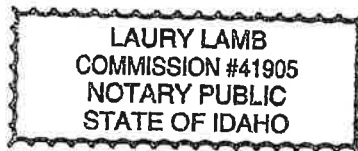
THE ESTATE OF JOHN R. BUSMAN, SR., deceased

John R. Busman Jr PR
JOHN R. BUSMAN, JR., Personal Representative

STATE OF IDAHO)
)SS.
County of Jerome

On this 27 day of May, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN R. BUSMAN, JR., as Attorney-in-Fact for SHERRY A. BUSMAN, 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 in such capacity.

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

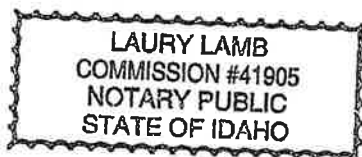


Laury Lamb
NOTARY PUBLIC for Idaho
Residing at: _____
Commission Expires: Residing In: Jerome, Idaho
Commission Expires: 04/02/2022

STATE OF IDAHO)
)SS.
County of Jerome

On this 27 day of May, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN R. BUSMAN, JR., as Personal Representative of the ESTATE OF JOHN R. BUSMAN, SR., 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 in such capacity.

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



Laury Lamb
NOTARY PUBLIC for Idaho
Residing at: _____
Commission Expires: Residing In: Jerome, Idaho
Commission Expires: 04/02/2022

EXHIBIT A

1. Taxes and assessments for 2021 and subsequent years.
2. Liens, levies, and assessments of any and all irrigation districts, including but not limited to the American Falls Reservoir District, and the rights, powers, and easements of said district as provided by law.
3. Liens, levies, and assessments of any and all irrigation districts, including but not limited to the North Side Canal Company, and the rights, powers, and easements of said district as provided by law.
4. Liens, levies, and assessments of any and all irrigation districts, including but not limited to the North Snake Ground Water District, and the rights, powers, and easements of said district as provided by law.
5. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
6. Right-of-way for canals, laterals and waste ditches and the rights of access thereto for maintenance of said North Side Canal Company.
7. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: November 12, 1941
Book 5 at Page(s) 28
Instrument No.: 81988
8. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: October 23, 1944
Book 5 at Page(s) 452
Instrument No.: 91486
9. Conditions, restrictions, and access rights contained in a Deed in favor of the State of Idaho.
Recorded: May 28, 1969
Instrument No.: 28866
10. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: April 11, 1972
Instrument No.: 39927
11. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation

Purpose: Public Utilities

Recorded: November 30, 1972

12. All matters, and any rights, easements, interests or claims as disclosed by Survey recorded November 14, 1980 as Instrument No. 86280.
13. Easement for County road easement as disclosed in Warranty Deed from Bob A. Robinson and Emma D. Robinson, Trustees, under the Bob A. Robinson Living Trust dated 2-24-95, Grantor to John R. Busman and Sherry A. Busman, husband and wife, dated July 29, 1998, recorded July 30, 1998 as Instrument No. 176530, Gooding County records.
14. Order of the Board of Directors of the North Snake Ground Water District dated December 7, 2004, recorded December 13, 2004 as Instrument No. 209083, Gooding County records. (John Busman)
15. Agreement to Waive CAFO Setback Requirements recorded April 26, 2021 as Instrument No. 272731.
16. Insurance to any movable and/or non-fixed mobile homes or manufactured housing units located on the land described herein, which do not constitute permanent improvements to the real property, is hereby excepted.

Instrument # 226446

GOODING, GOODING, IDAHO

5-15-2008

03:14:43 No. of Pages: 2

Recorded for : LAND TITLE AND ESCROW, INC

DENISE M. GILL

Fee: 6.00

Ex-Officio Recorder Deputy



The space above is provided for recording purposes only

WARRANTY DEED

FOR VALUE RECEIVED,

LARRY R. LUPER and BRENDA JEAN LUPER, husband and wife, the "Grantors", does hereby grant, bargain, sell and convey unto **JOHN R. BUSMAN and SHERRY A. BUSMAN**, husband and wife, whose address is 2304 East 3200 South, Jerome, Idaho 83338, the "Grantees", an interest in the following described premises located in Gooding County, Idaho, to wit:

PARCEL 1:

Part of Lot 3 Section 7, Township 8 South, Range 16 East Boise Meridian, Gooding County, Idaho, more particularly described as follows:

Beginning at the Southwest corner of said Lot 3;

Thence East along the South boundary of said Lot 3, 702.00 feet;

Thence Northerly to a point 722.00 feet East and 460.00 feet North of the Southwest corner of said Lot 3;

Thence Northwesterly to a point on the West boundary that is 487.00 feet North of the Southwest corner of Lot 3;

Thence South along the West boundary of said Section 7, 487.00 feet to the TRUE POINT OF BEGINNING.

Together with all water and water rights, ditches and ditch rights used thereon or appurtenant thereto. This parcel has 5 shares of water.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. The said Grantors do hereby covenant to and with the said Grantees, that they are the owners of said 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. Subject to a Life Estate in the residence on the real property on behalf of Juanita M. Luper. The life estate reserved by Larry R. Luper and Brenda Jean Luper, husband and wife, Sellers, on behalf of Juanita M. Luper, shall be that Juanita M. Luper for the duration of her natural life shall have the exclusive right to the use and occupy the residence located thereon.

2. Taxes for 2008 and subsequent years, taxes are an accruing lien, not yet due or

payable.

3. Right of way for canals, laterals and waste ditches of the North Side Canal Company, Ltd.

4. Power Line Easement given by Fred A. Schroeder and Nors Schroeder, husband and wife, to Idaho Power Company, a corporation, dated October 11, 1940, recorded November 12, 1941 in Book 5 Page 28, as Instrument Number 81988, Gooding County records, granting to said corporation a right of way and easement for erection and maintenance of an electric transmission line over and across a portion of Lot 3 in Section 7, Township 8 South, Range 16, East Boise Meridian.

DATED THIS 15th day of May, 2008.


LARRY R. LUPER


BRENDA JEAN LUPER

STATE OF IDAHO)
)ss.
County of Jerome)

On this 15th day of May, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LARRY R. LUPER and BRENDA JEAN LUPER, ~~husband and wife~~, known to me to be the person whose names are subscribed to the within and foregoing instrument, and who acknowledged to me that they executed the same.

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: Jerome, ID
Commission Expires: 02-23-2011



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

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.

Wayne E. Cummings08/07/2020

Sign Here

Date

Job Title: Manager

DUPLICATE 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

August 06, 2021

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

Re: Change in Ownership for Water Right No(s): 36-10338, 36-10339, 36-10640, 36-15569, 36-15571, 36-15573, 36-16182, and 37-21134

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.

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)

Cc: TitleOne, Burley: File: 21413529
WD 130



TitleOne
a title & escrow co.

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 18, 2021

Escrow No. 21413529

Greetings,

Enclosed please find the following:

- TitleOne Check No. 35468 in the amount of \$200.00 for Notice of Change in Ownership
- Original executed Notice of Change in Ownership Form
- Copy of original executed Warranty Deed recorded on 05/28/21 as Instrument No. 273219, records of Gooding Co., ID

Please make the necessary changes to reflect new owner and 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