

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
35-7199 <i>OK</i>	Yes ☐	Yes ☐	35-14171 <i>OK</i>	Yes ☐	Yes ☐
35-7200 <i>OK</i>	Yes ☐	Yes ☐	35-14173 <i>OK</i>	Yes ☐	Yes ☐
35-14165 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-14167 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-14169 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Howard Taylor & Sons Inc. and Ashment & Taylor Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Idaho Falls Farm LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1318 Dale Street Raleigh NC 27605
Mailing address City State ZIP
252-523-0800 gonorato@intlfarming.com
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: 8/20/2020
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: *James R. Walker* Chief Financial Officer 8-21-2020
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 *JB* Date 9/10/20 Receipt No. E046274 Receipt Amt. \$800. -
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 *JB* Processed by *JA* Date 12/9/20

SUPPORT DATA

35-7199

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
35-13977	Yes ☒	Yes ☐	35-13977 (Split into 35-13977 and 35-14694)	Yes ☐	Yes ☐
35-13979	Yes ☒	Yes ☐	35-13979 (Split into 35-13979 and 35-14695)	Yes ☐	Yes ☐
35-13981	Yes ☒	Yes ☐	35-13981 (Split into 35-13981 and 35-14696)	Yes ☐	Yes ☐
35-13983	Yes ☒	Yes ☐	35-13983 (Split into 35-13983 and 35-14697)	Yes ☐	Yes ☐
35-13985	Yes ☒	Yes ☐	35-13985 (Split into 35-13985 and 35-14698)	Yes ☐	Yes ☐

2. Previous Owner's Name: Ashment & Taylor Inc.
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Idaho Falls Farm LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 1318 Dale Street Raleigh NC 27605
Mailing address City State ZIP
- 252-523-0800 gonorato@intlfarming.com
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: 8/20/2020
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: [Signature] Chief Financial Officer * 8-20-2020
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 JB Date 9/10/20 Receipt No. E046274 Receipt Amt. \$800.-

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 _____ Date _____

Instrument # 1652443

Bonneville County, Idaho Falls, Idaho

08/20/2020 01:56:29 PM No. of Pages: 5

Recorded for: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS NORTH CAROLINA

Penny Manning Fee: \$15.00

Ex-Officio Recorder Deputy Kmaughan

Index to: DEED, WARRANTY

AFTER RECORDING MAIL TO:

David W. Green
Brooks, Pierce, McLendon,
Humphrey & Leonard, L.L.P.
Post Office Box 1800
Raleigh, North Carolina 27602

Space Above This Line for Recorder's Use Only

WARRANTY DEED

For Value Received, **Double T Farms LLC, an Idaho limited liability company** (hereinafter called "**Grantor**"), whose address is 7891 S. Yellowstone Highway, Idaho Falls, Idaho 83402, hereby grants, bargains, sells, conveys and warrants unto **Idaho Falls Farms LLC, a Delaware limited liability company** (hereinafter called "**Grantee**"), whose address is 1318 Dale Street, Raleigh, North Carolina 27605, all of Grantor's right, title and interest in and to that certain real property described on **Exhibit A** attached hereto and made a part hereof, together with **(a)** all buildings, structures and other improvements of any and every nature located on such real property and all fixtures attached or affixed, actually or constructively, to such real property or to any such buildings, structures or other improvements, **(b)** all rights, ways and easements appurtenant to, related to, or used in connection with such real property, including, without limitation, all air rights, wind rights, and all water and water rights (whether on such real property, in transit or otherwise), all ditches and ditch rights, all reservoir and storage rights, all springs and spring rights, all wells and well rights, **(c)** all of Grantor's right, title and interest in and to the land underlying and the air space overlying any public or private ways or streets crossing or abutting such real property, **(d)** all of Grantor's right, title and interest in and to oil, gas and other mineral rights related to such real property, and **(e)** all other appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the "**Property**"), and warrants the title to the Property, subject only to the matters set forth on **Exhibit B** attached hereto and made a part hereof (hereinafter called the "**Permitted Encumbrances**"). For purposes of this Warranty Deed, "water rights" include, without limitation, all of Grantor's rights, title and interest in each of the items described on **Exhibit C** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property unto Grantee and to Grantee's heirs and assigns forever. And Grantor does hereby covenant to and with Grantee, that Grantor is the owner in fee simple of the Property, that the Property is free from all encumbrances except the Permitted Encumbrances, and that Grantor will warrant and defend the same from all claims whatsoever.

[Signature appears on following page]

Dated effective as of the 20th day of August, 2020.

GRANTOR:

Double T Farms LLC,
an Idaho limited liability company

By: Carl B Taylor
Name: Carl B. Taylor
Title: Manager and Member

STATE OF IDAHO

COUNTY OF Bonneville

On this 13 day of Aug, 2020, before me, a Notary Public in and for said State, personally appeared Carl B. Taylor, as Manager and Member of Double T Farms LLC, an Idaho limited liability company, and known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he, being duly authorized, executed the same for the purposes stated therein and in the capacity indicated.

Jessica Christiansen
Notary Public for the State of Idaho

[Affix Notary Seal]

Residing at: Idaho Falls, ID / Bonneville

My Commission Expires: Aug 9, 2025

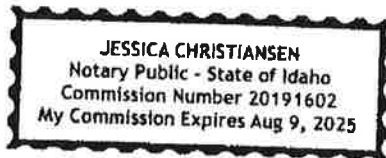


Exhibit A

Legal Description

PARCEL 1

PART OF SECTION 34, TOWNSHIP 3 NORTH RANGE 36 E.B.M., BONNEVILLE COUNTY, IDAHO DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE S 00°05'49" W 3702.14 FEET ALONG THE EAST LINE OF SAID SECTION 34 TO A POINT OF CURVE; THENCE SOUTHWESTERLY 2147.61 FEET ALONG SAID CURVE, TO THE RIGHT, CURVE DATA (RADIUS = 1651.53 FEET, DELTA = 74°30'21") CHORD BEARS S 49°38'01" W 1999.46 FEET; THENCE S 00°04'06" W 299.51 FEET TO THE SOUTH LINE OF SAID SECTION 34; THENCE N 89°55'54" W 1118.53 FEET ALONG SAID SECTION LINE TO THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE N 89°55'29" W 1319.68 FEET ALONG SAID SECTION LINE; THENCE N 00°05'26" E 688.88 FEET; THENCE N 34°07'41" W 201.64 FEET; THENCE N 0°56'15" E 1055.28 FEET; THENCE N 89°35'17" W 1222.07 FEET TO THE WEST LINE OF SAID SECTION 34; THENCE N 00°05'08" E 726.02 FEET ALONG SAID SECTION LINE TO THE WEST 1/4 CORNER OF SAID SECTION 34; THENCE N 00°05'10" E 1399.00 FEET ALONG SAID SECTION LINE; THENCE N 89°57'28" E 244.93 FEET; THENCE N 00°05'10" E 1244.95 FEET TO THE NORTH LINE OF SAID SECTION 34; THENCE N 89°57'28" E 5035.07 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING. PARCEL CONTAINS 556.77 ACRES, MORE OR LESS.

PARCEL 2

PART OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 36 E.B.M., BONNEVILLE COUNTY, IDAHO, DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE S 0°13'38" W 5277.09 FEET ALONG THE EAST LINE OF SAID SECTION 25; THENCE N 89°42'41" W 2693.69 FEET ALONG THE SOUTH LINE OF SAID SECTION 25; THENCE N 1°08'55" E 5283.21 FEET TO THE NORTH LINE OF SAID SECTION 25; THENCE S 89°35'24" E 2608.74 FEET ALONG THE NORTH LINE OF SAID SECTION 25 TO THE POINT OF BEGINNING. PARCEL CONTAINS 321.35 ACRES, MORE OR LESS.

PARCEL 3

PART OF SECTION 30, TOWNSHIP 3 NORTH RANGE 37 E.B.M., BONNEVILLE COUNTY, IDAHO DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE S 00°12'57" E 5275.17 FEET ALONG THE EAST LINE OF SAID SECTION 30 TO THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE N 89°22'31" W 5150.84 FEET ALONG THE SOUTH LINE OF SAID SECTION 30; THENCE N 00°37'29" E 3692.66 FEET; THENCE N 03°10'33" E 333.59 FEET; THENCE N 35°11'24" W 310.84 FEET TO THE WEST LINE OF SAID SECTION 30; THENCE N 00°13'13" E 999.01 FEET ALONG SAID SECTION LINE TO THE NORTHWEST CORNER OF SAID SECTION 30; THENCE S 89°20'58" E 5247.55 FEET ALONG THE NORTH LINE OF SAID SECTION 30 TO THE POINT OF BEGINNING. PARCEL CONTAINS 623.45 ACRES, MORE OR LESS.

[End of Exhibit A]

Exhibit B**Permitted Encumbrances**

1. Real property taxes for the year 2020 and subsequent years, which are not yet due and payable.
2. Easement granted to Idaho Power Company, recorded January 30, 1941, in Book 5 of Leases and Contracts, Page 88, as approximately shown on the Survey. (Parcel 1).
3. Easement granted to Idaho Power Company, recorded January 30, 1941, in Book 5 of Leases and Contracts, Page 88-89, as approximately shown on the Survey. (Parcel 1).
4. Easement granted to Utah Power and Light Company, recorded June 16, 1950, in Book 10 of Leases and Contracts, Page 446, as approximately shown on the Survey. (Parcel 2).
5. Easement granted to Utah Power and Light Company, recorded August 11, 1960, in Book 20 of Leases and Contracts, Page 124, as approximately shown on the Survey. (Parcel 1).
6. Easement granted to Utah Power and Light Company, recorded September 19, 1961, in Book 21 of Leases and Contracts, Page 348-349, as approximately shown on the Survey. (Parcel 2).
7. Easement granted to Utah Power and Light Company, recorded September 29, 1961, in Book 21 of Leases and Contracts, Page 353-354, as approximately shown on the Survey. (Parcel 3).
8. Easement granted to Utah Power and Light Company, recorded February 27, 1963, in Book 23 of Leases and Contracts, Page 141-142, as approximately shown on the Survey. (Parcel 3).
9. Easement granted to Utah Power and Light Company, recorded January 18, 1965, as Instrument No. 343434, as approximately shown on the Survey. (Parcel 3).
10. Easement granted to Utah Power and Light Company, recorded October 20, 1966, as Instrument No. 365777, as approximately shown on the Survey. (Parcel 3).
11. Notice of Water Rights and Other Contracts or Agreements Encumbering Real Property recorded May 7, 1974, as Instrument No. 462113. (Parcel 1).
12. Agreement Amending Stock Purchase Agreement (and Water Agreement) upon the terms, conditions and provisions contained therein:
Parties: Jess Croft and Venna H. Croft, his wife, and David H. Croft and Laurell R. Croft, his wife
Recorded: March 24, 1976, Instrument No. 493504 (Parcel 1).
13. Easement granted to Utah Power and Light Company, recorded April 2, 1976, as Instrument No. 493994, as approximately shown on the Survey. (Parcel 1).
14. Easement granted to Utah Power and Light Company, recorded March 23, 1977, as Instrument No. 513825. (Parcel 1).
15. Easement granted to Utah Power and Light Company, recorded March 23, 1977, as Instrument No. 513826, as approximately shown on the Survey. (Parcel 1).
16. Easement granted to Utah Power and Light Company, recorded December 6, 1977, as Instrument No. 530444, as approximately shown on the Survey. (Parcel 1).
17. Easement granted to Utah Power and Light Company, recorded June 22, 1982, as Instrument No. 626164, as approximately shown on the Survey. (Parcel 3).
18. Rights of the public in and to those portions of the above mentioned properties lying within county roads and rights of way, as approximately shown on the Survey.
19. The following matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by a survey made by Benchmark Land Surveying recorded on February 11, 2020, as Instrument No. 1632912: a. Overhead power and b. fence.
20. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by Recorded of Survey for Idaho Falls Farms LLC, a Delaware limited liability company, made by Clint M. Jolley, Registered Professional Land Surveyor, of HLE, Inc., dated August 17, 2020, designated Job No. 2020-581 (the "Survey"): (A) Center pivot over the northerly boundary of Parcel 1 onto adjoining property; and (B) Fence extends over southerly boundary by up to 181.3' onto Parcel 1.

[End of Exhibit B]

Exhibit C**Water Rights**

						Combined Limits		
Parcel 1 03N 36E Section 34	Water Right No.	35-13977	0.22 CFS	92.8 AFA	72.4 Acres	N/A	1770.7 AFA	512.0 Acres
	Water Right No.	35-13979	1.16 CFS	471.5 AFA	117.9 Acres			
	Water Right No.	35-13981	0.54 CFS	229.0 AFA	125.8 Acres			
	Water Right No.	35-13983	0.56 CFS	236.5 AFA	185.1 Acres			
	Water Right No.	35-13985	1.75 CFS	740.9 AFA	381.8 Acres			
Parcel 2 03N 36E Section 25	Water Right No.	35-14165	0.33 CFS	55.0 AFA	44.1 Acres	N/A	1076.0 AFA	312.0 Acres
	Water Right No.	35-14167	0.71 CFS	287.0 AFA	71.8 Acres			
	Water Right No.	35-14169	0.33 CFS	140.0 AFA	76.7 Acres			
	Water Right No.	35-14171	0.34 CFS	144.0 AFA	112.8 Acres			
	Water Right No.	35-14173	1.06 CFS	450.0 AFA	232.7 Acres			
Parcel 3 03N 37E Section 30	Water Right No.	35-7199	4.73 CFS	1280.0 AFA	320.0 Acres	N/A	N/A	N/A
	Water Right No.	35-7200	4.06 CFS	1280.0 AFA	320.0 Acres			

[End of Exhibit C]

Instrument # 1662442

Bonneville County, Idaho Falls, Idaho

08/20/2020 01:56:29 PM No. of Pages: 2

Recorded for: FIRST AMERICAN TITLE INSURANCE COMPANY - NC&NORTH CAROLINA

Poetry Manning Fee: \$16.00

Ex-Officio Recorder Deputy: Knaughan

Type of DEED: WARRANTY

When Recorded Return To:

Hall Angell & Associates, LLP

1075 South Utah Avenue, Ste. 150

Idaho Falls, ID 83402

GENERAL WARRANTY DEED

Carl B. Taylor and Linda Taylor, Husband and Wife, whose mailing address is PO Box 3179 Idaho Falls, ID 83402 ("Grantors") hereby convey, grant, and warrant to Double T Farms LLC, an Idaho limited liability company, whose mailing address is 7891 S. Yellowstone Highway Idaho Falls, ID 83402 ("Grantee"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, certain real property described as follows:

NORTHWEST QUARTER NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO.

AND

PART OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO:

BEGINNING AT A POINT THAT IS NORTH 00°05'11" EAST 1917.92 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 34, AND RUNNING THENCE NORTH 00°05'11" EAST 726.07 FEET ALONG SAID SECTION LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89°59'03" EAST 1319.87 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER (W 1/2 SW 1/4) OF SAID SECTION 34, THENCE SOUTH 00°05'21" WEST 735.19 FEET ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER (W 1/2 SW 1/4) OF SAID SECTION 34 TO AN EXISTING FENCE LINE EXTENDED, THENCE NORTH 89°35'19" WEST 1319.85 FEET ALONG SAID EXISTING FENCE LINE TO THE POINT OF BEGINNING.

Together with all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way, and other rights in anywise appertaining to the Property herein described, including, without limitations, all water rights however evidenced.

Grantors covenant to the Grantee that Grantors are the owners in fee simple of said Property, that the Property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantors will warrant and defend the same from all lawful claims.

GENERAL WARRANTY DEED

1

Instrument # 1652442

08/20/2020 01:50:29 PM Page 2 of 2

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of August 2020.

GRANTORS:

Carl B. Taylor
Carl B. Taylor

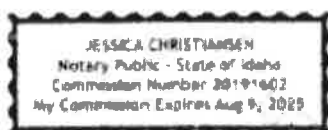
Linda Taylor
Linda Taylor

STATE OF IDAHO)

County of Bonneville)

On this 19th day of August 2020, before me the undersigned, a Notary Public for the State of Idaho, personally appeared Carl B. Taylor, known or identified to me as the person who executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



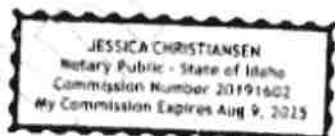
Jessica Christiansen
Notary Public for Idaho
Residing at: Bonneville County

STATE OF IDAHO)

County of Bonneville)

On this 19th day of August 2020, before me the undersigned, a Notary Public for the State of Idaho, personally appeared Linda Taylor, known or identified to me as the person who executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Jessica Christiansen
Notary Public for Idaho
Residing at: Bonneville County

GENERAL WARRANTY DEED

Instrument # 1662441

Bonneville County, Idaho Falls, Idaho

08/20/2020 01:56:29 PM No. of Pages: 2

Recorded for: FIRST AMERICAN TITLE INSURANCE COMPANY - 900 NORTH CAROLINA

Penny Manning, Pco: \$16.00

Ex-Officio Recorder Deputy Kneaghan

Index to: DEED WARRANTY

When Recorded Return To:

Hall Angell & Associates, L.L.P.

1075 South Utah Avenue, Ste. 150

Idaho Falls, ID 83402

GENERAL WARRANTY DEED

Ashment & Taylor, Inc., an Idaho corporation, whose mailing address is 7891 S. Yellowstone Highway Idaho Falls, ID 83402 ("Grantor") hereby conveys, grants, and warrants to Double T Farms LLC, an Idaho limited liability company, whose mailing address is 7891 S. Yellowstone Highway Idaho Falls, ID 83402 ("Grantee"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, certain real property described as follows:

EAST HALF, EAST HALF WEST HALF, SOUTHWEST QUARTER NORTHWEST QUARTER, SECTION 34, TOWNSHIP 3 NORTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO.

Together with all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way, and other rights in anywise appertaining to the Property herein described, including, without limitations, all water rights however evidenced.

Grantor covenants to the Grantee that Grantor is the owner in fee simple of said Property, that the Property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

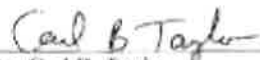
IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August 2020.

(SIGNATURE PAGE FOLLOWS)

GENERAL WARRANTY DEED

Instrument # 1652441

08/20/2020 01:58:29 PM Page 2 of 2

GRANTOR:
ASHMENT & TAYLOR, INC.
By: Carl B. Taylor
Title: President

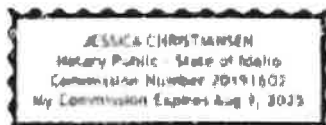
STATE OF IDAHO)

) ss.

County of Bonneville)

On this 19th day of August 2020, before me the undersigned, a Notary Public for the State of Idaho, personally appeared Carl B. Taylor, known or identified to me to be an authorized agent of the ASHMENT & TAYLOR, INC., that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.


Notary Public for Idaho
Residing at: Bonneville County

GENERAL WARRANTY DEED

2

Instrument # 1662440

Bonneville County, Idaho Falls, Idaho

08/20/2020 01:58:29 PM No. of Pages: 2

Recorded for: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS NORTH CAROLINA

Penny Manning Fee: \$16.00

Ex-Office Recorder Deputy: Kinneghan

Title is: DEED WARRANTY

When Recorded Return To:
 Hall Angell & Associates, LLP
 1075 South Utah Avenue, Ste. 150
 Idaho Falls, ID 83402

GENERAL WARRANTY DEED

Howard Taylor & Sons, Inc., an Idaho corporation, whose mailing address is 7891 S. Yellowstone Highway Idaho Falls, ID 83402 ("Grantor") hereby conveys, grants, and warrants to Double T Farms LLC, an Idaho limited liability company, whose mailing address is 7891 S. Yellowstone Highway Idaho Falls, ID 83402 ("Grantee"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, certain real property described as follows:

ALL OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 36 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, LESS AND EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 25, MARKED BY AN IRON PIN; THENCE ALONG THE NORTH LINE OF SAID SECTION 25 SOUTH 89°40'19" EAST 2826.46 FEET TO AN IRON PIN; THENCE LEAVING SAID NORTH LINE SOUTH 01°04'18" WEST 5283.24 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 25, MARKED BY AN IRON PIN; THENCE ALONG SAID SOUTH LINE NORTH 89°47'16" WEST 2730.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25, MARKED BY AN IRON PIN; THENCE ALONG THE WEST LINE OF SAID SECTION 25 NORTH 00°01'43" EAST 5288.39 FEET TO THE POINT OF BEGINNING.

AND

ALL OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO.

Together with all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way, and other rights in anywise appertaining to the Property herein described, including, without limitations, all water rights however evidenced.

Grantor covenants to the Grantee that Grantor is the owner in fee simple of said Property, that the Property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

GENERAL WARRANTY DEED

Instrument # 1652448

08/20/2020 01:58:20 PM Page 2 of 2

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August 2020.

GRANTOR:

HOWARD TAYLOR & SONS, INC.

Carl B Taylor
By: Carl B. Taylor
Title: President

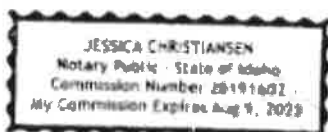
STATE OF IDAHO)

: ss.

County of Bonneville)

On this 19th day of August 2020, before me the undersigned, a Notary Public for the State of Idaho, personally appeared Carl B. Taylor, known or identified to me to be an authorized agent of the HOWARD TAYLOR & SONS, INC., that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Jessica Christiansen
Notary Public for Idaho
Residing at: Bonneville County

GENERAL WARRANTY DEED

2



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718

Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

December 09, 2020

IDAHO FALLS FARMS LLC
1318 DALE ST
RALEIGH NC 27605-1350

Re: Change in Water Right Ownership: 35-7199, 35-7200, 35-35-14165, 35-14167, 35-14169, 35-14171, 35-14173 (No Split Required), 35-13977 (Split into 35-13977 and 35-14694), 35-13979 (Split into 35-13979 and 35-14695), 35-13981 (Split into 35-13981 and 35-14696), 35-13983 (Split into 35-13983 and 35-14697) and 35-13985 (Split into 35-13985 and 35-14698)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original 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) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: ASHMENT & TAYLOR INC
HOWARD TAYLOR & SONS INC
WATER DISTRICT 120
BONNEVILLE JEFFERSON GROUND WATER DISTRICT



BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

RECEIVED
SEP 10 2020
Department of Water Resources
Lewiston Region

September 2, 2020

James Cefalo
Idaho Department of Water Resources
900 North Skyline Drive, Suite A
Idaho Falls, ID 83402-1718

Re: Idaho Falls Farms LLC

Dear Mr. Cefalo:

Idaho Falls Farms LLC has recently purchased some farm ground and irrigation water rights. They desire to update the ownership of the water rights that have been purchased.

Water rights 35-13977, 35-13979, 35-13981, 35-13983 and 35-13985 will all be split in a manner that 512.0 will be purchased by Idaho Falls Farms LLC. The fee for splitting these water rights will be \$500.

Water rights 35-14165, 35-14167, 35-14169, 35-14171 and 35-14173 will have the ownership changed to Idaho Falls Farms LLC. The fee for these water rights will be \$250.

Water rights 35-7199 and 35-7200 will have the ownership changed to Idaho Falls Farms LLC. The fee for these water rights will be \$50.

Sincerely,

Greg Sullivan, M.S., Engineer

Cc: Chris Matthews

Enc: Notice of Change of Water Rights Ownership Forms, Warranty Deed, Brockway Engineering Check # 16034 for \$800.00

CHARLES E.
BROCKWAY,
PH.D., P.E.

CHARLES G.
BROCKWAY,
PH.D., P.E.

2016 NORTH
WASHINGTON
STREET • SUITE 4

TWIN FALLS,
IDAHO 83301

208•736•8543

FAX: 736•8506