

RECEIVED

OCT 04 2019

DEPT OF WATER RESOURCES
SOUTHERN REGION

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Instrument # 264978
GOODING COUNTY, GOODING, IDAHO
05-28-2019 14:17:34 No. of Pages: 3
Recorded for: TITLEONE - TWIN FALLS
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: JM
Electronically Recorded by Simplifile

19328242

**FULL RELEASE FROM MORTGAGE, SECURITY AGREEMENT,
AND ASSIGNMENT OF RENTS**

**THIS FULL RELEASE FROM MORTGAGE, SECURITY AGREEMENT,
AND ASSIGNMENT OF RENTS** (this "Release") is made as of April 25, 2019 (the "Release Date"), by The Lonehill Fund, LP, a Delaware limited partnership (the "Lender/Mortgagee"), the successor-in-interest to Wells Fargo Bank, National Association, a national banking association ("Wells Fargo").

WITNESSETH:

WHEREAS, Aardema Farms Limited Partnership, an Idaho limited partnership (collectively, the "Original Mortgagor"), executed a certain Mortgage and Assignment of Rents and Leases dated as of May 11, 2011 (the "Original Mortgage") to Wells Fargo, recorded on May 11, 2011, as Instrument No. 237788, in the Official Records of Gooding County, Idaho;

WHEREAS, the Original Mortgagor and Wells Fargo executed a certain Amendment to the Original Mortgage, Security Agreement, and Assignment of Rents as of October 30, 2011 (the "Amendment to the Original Mortgage") recorded on November 9, 2011, as Instrument No. 239426, in the Official Records of Gooding County, Idaho;

WHEREAS, Wells Fargo assigned and transferred all of its rights accrued, or to accrue, under the Original Mortgage, as amended by the Amendment to the Original Mortgage (collectively, the "Gooding County Mortgage Two"), to the Lender/Mortgagee by executing that certain Assignment of Mortgage as of July 12, 2013, recorded on July 17, 2013, as Instrument No. 245493, in the Official Records of Gooding County, Idaho;

WHEREAS, the Lender/Mortgagee released certain of its rights under the Gooding County Mortgage Two by executing that certain Release from Mortgage, Security Agreement, and Assignment of Rents as of September 12, 2013 recorded on January 29, 2014, as Instrument No. 247317, in the Official Records of Gooding County, Idaho; and

WHEREAS, the notes and other indebtedness secured by the Gooding County Mortgage Two have been satisfied in full.

✓ DM
10/25/2019

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Lender/Mortgagee hereby certifies that the Gooding County Mortgage Two is hereby fully and completely released.

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[Signature Appears on the Following Page]

IN WITNESS WHEREOF, the Lender/Mortgagee has executed this Release as of the Release Date.

THE LONEHILL FUND, LP

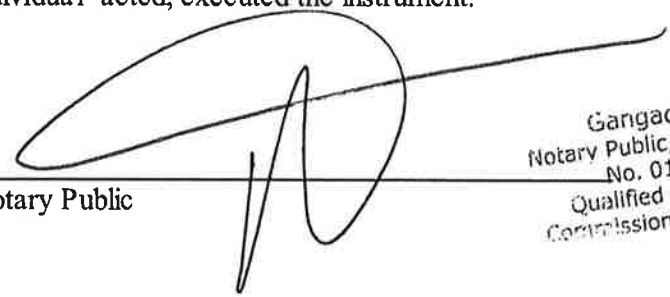
By: Sandton Credit Solutions III GP, LLC,
its General Partner

By: Sandton Fund Advisors, LLC,
its sole member

By: 
Thomas Wood
Managing Member

STATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)

On April 22, 2019, before me, a Notary Public, personally appeared Thomas Wood, 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 executed the same in his capacity, and that by his signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.


Notary Public

Gangadai R. Deoki
Notary Public, State of New York
No. 01DE6117054
Qualified in Bronx County
Commission Expires 10/14/20

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Instrument # 2192667

JEROME COUNTY, JEROME, IDAHO
05-28-2019 01:45:36 PM No. of Pages: 3
Recorded for: TITLEONE - TWIN FALLS
MICHELLE EMERSON Fee: \$15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

19328292

**FULL RELEASE FROM MORTGAGE, SECURITY AGREEMENT,
AND ASSIGNMENT OF RENTS**

**THIS FULL RELEASE FROM MORTGAGE, SECURITY AGREEMENT,
AND ASSIGNMENT OF RENTS** (this "Release") is made as of April 25, 2019 (the "Release Date"), by The Lonehill Fund, LP, a Delaware limited partnership (the "Lender/Mortgagee"), the successor-in-interest to Wells Fargo Bank, National Association, a national banking association ("Wells Fargo").

WITNESSETH:

WHEREAS, Aardema Dairy Limited Partnership, an Idaho limited partnership, Aardema Farms Limited Partnership, an Idaho limited partnership, and Aardema Dairy, an Idaho general partnership (collectively, the "Original Mortgagors"), executed a certain Amended and Restated Mortgage and Assignment of Rents and Leases dated as of May 11, 2011 (the "Original Mortgage") to Wells Fargo, recorded on May 12, 2011, as Instrument No. 2112448, in the Official Records of Jerome County, Idaho;

WHEREAS, the Original Mortgagors and Wells Fargo amended the Original Mortgage by a certain Amendment to the Amended and Restated Mortgage and Assignment of Rents and Leases dated July 29, 2011 (the "A&R Mortgage") recorded on November 9, 2011, as Instrument No. 2115206, in the Official Records of Jerome County, Idaho;

WHEREAS, Wells Fargo assigned and transferred all of its rights accrued, or to accrue, under the Original Mortgage, as amended by the A&R Mortgage (collectively, the "Jerome County Mortgage"), to the Lender/Mortgagee by executing that certain Assignment of Mortgage as of July 12, 2013, recorded on July 17, 2013, as Instrument No. 2133299, in the Official Records of Jerome County, Idaho; and

WHEREAS, the notes and other indebtedness secured by the Jerome County Mortgage have been satisfied in full.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Lender/Mortgagee hereby certifies that the Jerome County Mortgage is hereby fully and completely released.

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[Signature Appears on the Following Page]

IN WITNESS WHEREOF, the Lender/Mortgagee has executed this Release as of the Release Date.

THE LONEHILL FUND, LP

By: Sandton Credit Solutions III GP, LLC,
its General Partner

By: Sandton Fund Advisors, LLC,
its sole member

By: 
Thomas Wood
Managing Member

STATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)

On April 22, 2019, before me, a Notary Public, personally appeared Thomas Wood, 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 executed the same in his capacity, and that by his signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Gangadal R. Deoki
Notary Public, State of New York
No. 01DE6117054
Qualified in Bronx County
Commission Expires 

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Instrument # 2192668

JEROME COUNTY, JEROME, IDAHO
05-28-2019 01:45:36 PM No. of Pages: 3
Recorded for: TITLEONE - TWIN FALLS
MICHELLE EMERSON Fee: \$15.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

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WITNESSETH:

WHEREAS, Aardema Farms Limited Partnership, an Idaho limited partnership, Double A Dairy, an Idaho general partnership, Aardema Dairy, an Idaho general partnership, Sawtooth Cattle Company, L.L.C., an Idaho limited liability company, and St. Bridget Dairy, LLC, an Idaho limited liability company (collectively, the "Original Mortgagor"), executed a certain Mortgage and Assignment of Rents and Leases dated as of May 11, 2011 (the "Original Mortgage") to Wells Fargo, recorded on May 12, 2011, as Instrument No. 2112446, in the Official Records of Jerome County, Idaho;

WHEREAS, the Original Mortgagor and Wells Fargo executed a certain Amendment to the Original Mortgage, Security Agreement, and Assignment of Rents as of October 30, 2011 (the "Amendment to the Original Mortgage") recorded on November 9, 2011, as Instrument No. 2115205, in the Official Records of Jerome County, Idaho;

WHEREAS, Wells Fargo assigned and transferred all of its rights accrued, or to accrue, under the Original Mortgage, as amended by the Amendment to the Original Mortgage (collectively, the "Jerome County Mortgage Two"), to the Lender/Mortgagee by executing that certain Assignment of Mortgage as of July 12, 2013, recorded on July 17, 2013, as Instrument No. 2133300, in the Official Records of Jerome County, Idaho; and

WHEREAS, the notes and other indebtedness secured by the Jerome County Mortgage Two have been satisfied in full.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Lender/Mortgagee hereby certifies that the Jerome County Mortgage Two is hereby fully and completely released.

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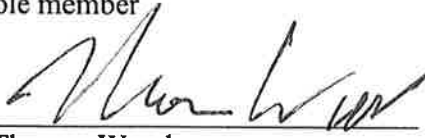
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IN WITNESS WHEREOF, the Lender/Mortgagee has executed this Release as of the Release Date.

THE LONEHILL FUND, LP

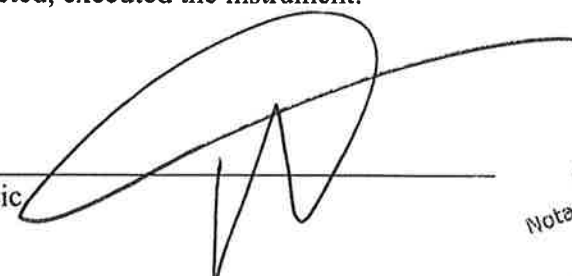
By: Sandton Credit Solutions III GP, LLC,
its General Partner

By: Sandton Fund Advisors, LLC,
its sole member

By: 
Thomas Wood
Managing Member

STATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)

On April 22, 2019, before me, a Notary Public, personally appeared Thomas Wood, 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 executed the same in his capacity, and that by his signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.

Notary Public 

Gangadai R. Deoki
Notary Public, State of New York
No. 01DE6117054
Qualified in Bronx County
Commission Expires 

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Instrument # 264979
GOODING COUNTY, GOODING, IDAHO
05-28-2019 14:17:34 No. of Pages: 3
Recorded for: TITLEONE - TWIN FALLS
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: JM
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WITNESSETH:

WHEREAS, Aardema Dairy Limited Partnership, an Idaho limited partnership, and Aardema Farms Limited Partnership, an Idaho limited partnership (collectively, the "Original Mortgagors"), executed a certain Mortgage and Assignment of Rents and Leases dated as of December 28, 2009 (the "Original Mortgage") to Wells Fargo, recorded on December 31, 2009, as Instrument No. 233025, in the Official Records of Gooding County, Idaho;

WHEREAS, the Original Mortgagors and Wells Fargo amended and restated the Original Mortgage by a certain Amended and Restated Mortgage, Security Agreement, and Assignment of Rents dated May 11, 2011 (the "A&R Mortgage") recorded on May 12, 2011, as Instrument No. 237790, in the Official Records of Gooding County, Idaho;

WHEREAS, the Original Mortgagors and Wells Fargo executed a certain Amendment to the Amended and Restated Mortgage, Security Agreement, and Assignment of Rents as of July 29, 2011 (the "Amendment to the A&R Mortgage") recorded on November 9, 2011, as Instrument No. 239427, in the Official Records of Gooding County, Idaho;

WHEREAS, Wells Fargo assigned and transferred all of its rights accrued, or to accrue, under the Original Mortgage, as amended by the A&R Mortgage, and as further amended by the Amendment to the A&R Mortgage (collectively, the "Gooding County Mortgage"), to the Lender/Mortgagee by executing that certain Assignment of Mortgage as of July 12, 2013, recorded on July 17, 2013, as Instrument No. 245492, in the Official Records of Gooding County, Idaho;

WHEREAS, the Lender/Mortgagee released certain of its rights under the Gooding County Mortgage by executing that certain Release from Mortgage, Security

Agreement, and Assignment of Rents as of September 12, 2013 recorded on January 29, 2014, as Instrument No. 247317, in the Official Records of Gooding County, Idaho; and

WHEREAS, the notes and other indebtedness secured by the Gooding County Mortgage have been satisfied in full.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Lender/Mortgagee hereby certifies that the Gooding County Mortgage is hereby fully and completely released.

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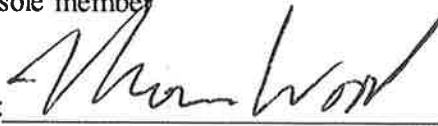
[Signature Appears on the Following Page]

IN WITNESS WHEREOF, the Lender/Mortgagee has executed this Release as of the Release Date.

THE LONEHILL FUND, LP

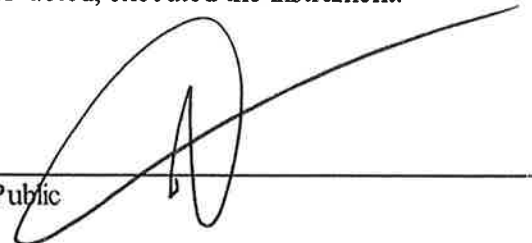
By: Sandton Credit Solutions III GP, LLC,
its General Partner

By: Sandton Fund Advisors, LLC,
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By: 
Thomas Wood
Managing Member

STATE OF NEW YORK)
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On April 22, 2019, before me, a Notary Public, personally appeared Thomas Wood, 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 executed the same in his capacity, and that by his signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.



Notary Public

Gangadai R. Deoki
Notary Public, State of New York
No. 01DE6117054
Qualified in Bronx County
Commission Expires 



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

November 8, 2019

HURTADO FARMS LLC
2310 E 3600 S
WENDELL ID 83355

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): *See Attached List*

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 also acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to Rabo AgriFinance LLC. The Department has modified its records and has enclosed computer-generated proof reports for you.

Upon further review, the department also discovered the following items:

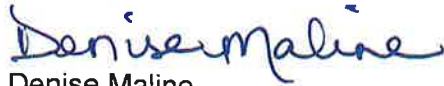
- Per the Release of Security Interest documents received with this transaction; the Department has removed Wells Fargo Bank NA and The Lonehill Fund LP as security interest holders.
- We were not able to update ownership on water right number 36-15109. The Place of Use was not conveyed on the deeds provided. A refund request in the amount of \$25 has been submitted. Once processed, the refund will be sent to TitleOne in Burley, Idaho.
- Rabo AgriFinance LLC submitted \$1,250 for the Notice of Security Interest. This was an over payment of fees, which includes 36-15109 in which the ownership was not updated to Hurtado Farms LLC. A refund request in the amount of \$125 has been submitted. Once processed, the refund will be sent to Rabo AgriFinance LLC in Chesterfield, MO.

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) 293-9908.

Sincerely,



Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Burley (File #'s 19326839, 19334188, 19343527)
TitleOne, Jerome (File #'s 19326839, 19334188, 19343527) *without proof reports*
Rabo AgriFinance LLC, Chesterfield, MO (File # 19326839)
Rabo AgriFinance LLC, Twin Falls, ID (File # 19326839)
Wells Fargo Bank NA, Salt Lake City, UT *without proof reports*
The Lonehill Fund LP, New York, NY *without proof reports*
Water District 130

**Wells Fargo Bank NA and The Lonehill Fund LP removed as Security Interests Holders
on the following water rights:**

Basin	Sequ.	Process	Basis	Current Owner	Other Owner
36	2242	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	2412A	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	2412D	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	2719	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	2726D	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	4002	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	7049	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	7215	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	7250	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	7290	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	7329	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	7734	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	8169	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	8517	Water Right	License	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	10488	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	10685	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA DAIRY LP (Previous Owner)
36	10686	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	11074	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	11075A	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	11076A	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	14106	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	14657	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	15000	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	15110	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	15111	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	15256C	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	15256D	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	16762	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)
36	16763	Water Right	Decreed	HURTADO FARMS LLC	AARDEMA FARMS LP (Previous Owner)