

17298680

WARRANTY DEED

This deed combines Parcel Nos. RP10S15E124820A and RP10S15E126010A into a single parcel

FOR VALUE RECEIVED,

SWB, LLC, an Idaho limited liability company, the "Grantor", does hereby grant, bargain, sell and convey unto **WEST WIND DAIRY, LLC**, a Idaho limited liability company, whose address is 2450 Ironwood Avenue, Twin Falls, Idaho 83301, the "Grantee", the following described premises located in Twin Falls County, Idaho, to wit:

A portion of the N1/2 of the SW1/4, Section 10 South, Range 15, East Boise Meridian, Twin Falls County, Idaho, more particularly described on **EXHIBIT A** attached hereto.

Together with all water rights appurtenant thereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors and assigns forever. The said Grantor does hereby covenant to and with the said Grantee, that it is the owner of said premises; that it will warrant and defend the same from all lawful claims whatsoever, except as hereinabove specifically provided, and the specific exceptions listed below:

1. Taxes and assessments for 2017 and subsequent years.
2. Liens, levies and assessments of any and all irrigation districts, including but not limited to the Twin Falls Canal Company and the rights, powers, and easements of said district as provided by law.
3. Right-of-way for canals, laterals and waste ditches of the Twin Falls Canal and subject to the right of ingress and egress.
4. Right-of-way or easement of North 2000 East Road and 3950 North Road.
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. Easement for ditch right-of-way by and between Clarence C. Cobb and Emeline F. Cobb his wife, and J O Noggle, dated March 29, 1916 and recorded December 10, 1919 as Instrument No. 113614, records of Twin Falls County, Idaho.
7. Power Line Easement between Ellis Coats and Della Coats, his wife, grantors to Idaho Power Company, a corporation, grantee, dated April 26, 1949 and recorded

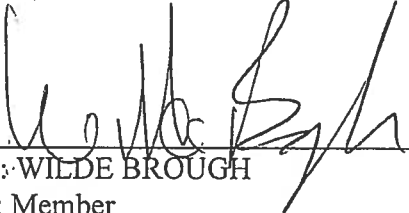
June 1, 1950 as Instrument No. 399945, records of twin Falls County, Idaho.

8. All matters, and any rights, easements, interests, or claims as disclosed by Record of Survey recorded April 6, 2006 as Instrument No. 2006-008212.

DATED THIS 5 day of October, 2017.

"GRANTOR"

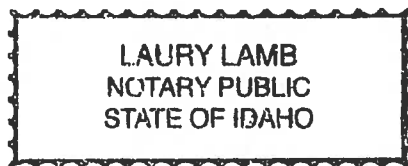
SWB, L.L.C.


By: WILDE BROUGH
Its: Member

STATE OF IDAHO)
 :SS.
County of Jerome)

On this 5 day of October, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILDE BROUGH on behalf of SWB, LLC, an Idaho limited liability company 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 on its behalf.

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



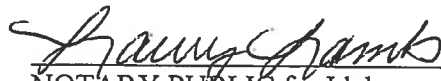

NOTARY PUBLIC for Idaho
Residing at: Jerome
Commission Expires: 4/2/2022

Exhibit A

TOWNSHIP 10 SOUTH, RANGE 15 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Section 12: Part of the SW¼, more particularly described as follows:

Beginning at the West ¼ Corner of Section 12, said corner marked by a 5/8 inch rebar; Thence South 89°58'07" East (South 89°48'00" East, rec.) along the north line of the SW¼ for a distance of 1318.97 feet (1323.37 feet, rec.) to a square bolt at the Northwest Corner of the NE¼SW¼ which shall be the Point of Beginning;

Thence South 89°58'07" East (South 89°48'00" East, rec.) along the north line of the SW¼ for a distance of 580.16 feet;

Thence South 00°37'26" East (South 00°27'20" East, rec.) for a distance of 25.00 feet to a ½ inch rebar;

Thence South 00°37'26" East (South 00°27'20" East, rec.) for a distance of 296.47 feet to a ½ inch rebar;

Thence South 00°37'26" East (South 00°27'20" East, rec.) along the centerline of an irrigation lateral for a distance of 536.96 feet;

Thence South 09°03'09" East (South 08°45'52" East, rec.) along said centerline for a distance of 71.50 feet;

Thence South 00°58'36" East (South 00°41'19" East, rec.) along said centerline for a distance of 198.58 feet;

Thence South 35°31'38" West (South 35°48'55" West, rec.) along said centerline for a distance of 243.51 feet to the south line of the NE¼SW¼;

Thence South 41°01'13" West (South 40°56'29" West, rec.) along said centerline for a distance of 58.49 feet;

Thence South 44°54'54" West (South 44°50'27" West, rec.) along said centerline for a distance of 121.64 feet;

Thence South 43°21'14" West (South 43°16'48" West, rec.) along said centerline for a distance of 363.01 feet (363.00 feet, rec.);

Thence South 45°53'57" West (South 45°49'30" West, rec.) along said centerline for a distance of 114.64 feet;

Thence South 27°27'35" West (South 27°23'08" West, rec.) along said centerline for a distance of 42.41 feet;

Thence South 08°44'31" West (South 08°40'04" West, rec.) along said centerline for a distance of 146.79 feet;

Thence South 03°06'48" East (South 03°11'12" East, rec.) along said centerline for a distance of 49.27 feet;

Thence South 09°50'58" East (South 09°55'24" East, rec.) along said centerline for a distance of 64.97 feet;

Thence South 13°32'38" East (South 13°37'03" East, rec.) along said centerline for a distance of 545.77 feet to a point 25 feet north of the south line of Section 12;

Thence North 89°57'15" West along said line and parallel to said section line for a distance of 10.00 feet to a ½ inch rebar;

Thence North 89°57'15" West along said line and parallel to said section line for a distance of 1395.42 feet

to a ½ inch rebar;

Thence North 89°57'15" West along said line and parallel to said section line for a distance of 25.00 feet to the west line of Section 12;

Thence North 00°06'24" East (North 00°01'56" East, rec.) along said section line for a distance of 1300.64 feet to the Northwest Corner of the SW¼SW¼;

Thence South 89°57'36" East (North 89°57'51" East, rec.) along the north line of the SW¼SW¼ for a distance of 24.95 feet to a ½ inch rebar;

Thence South 89°57'36" East (North 89°57'51" East, rec.) along said 1/16 section line for a distance of 1067.43 feet to a ½ inch rebar;

Thence North 22°59'41" West (North 22°42'50" West, rec.) for a distance of 102.99 feet (103.09 feet, rec.) to a ½ inch rebar;

Thence North 14°50'51" West (North 14°34'02" West, rec.) for a distance of 85.18 feet (85.27 feet, rec.) to a ½ inch rebar;

Thence North 01°20'05" West (North 01°03'15" West, rec.) for a distance of 119.91 feet (120.03 feet, rec.) to a ½ inch rebar;

Thence North 16°20'51" East (North 16°37'42" East, rec.) for a distance of 76.66 feet (76.74 feet, rec.) to a ½ inch rebar;

Thence North 30°15'43" East (North 30°32'25" East, rec.) for a distance of 118.06 feet (118.18 feet, rec.) to a 5/8 inch rebar;

Thence North 43°56'41" East (North 44°05'13" East, rec.) for a distance of 126.16 feet (126.21 feet, rec.) to a ½ inch rebar;

Thence North 57°25'22" East (North 57°33'46" East, rec.) for a distance of 97.17 feet (97.21 feet, rec.) to a ½ inch rebar;

Thence North 70°02'02" East (North 70°10'41" East, rec.) for a distance of 45.94 feet (45.96 feet, rec.) to a 5/8 inch rebar;

Thence North 70°02'02" East for a distance of 0.04 feet to the west line of the NE¼SW¼;

Thence North 00°00'54" East (North 00°11'15" East, rec.) along said 1/16 section line for a distance of 694.13 feet (693.94 feet, rec.) to the Point of Beginning.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, Idaho 83301-5858

Phone: (208) 736-3033 • Fax: (208) 736-3037 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

October 18, 2017

WEST WIND DAIRY LLC
2450 IRONWOOD
TWIN FALLS ID 83301

RE: Change of Ownership for Water Right No. 47-7663H

Dear Water Right Holder(s):

The Department acknowledges receipt of correspondence changing ownership of the above referenced water right(s). The department has modified its records to reflect the change in ownership and has enclosed computer-generated reports for your records.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been forfeited 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 Sections 42-222 and 42-223, Idaho Code.

Also, please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Bitzenburg'.

Jim Bitzenburg
Senior Water Right Agent

Cc: Laury Jo Lamb, Title One

Enclosure(s)



237 N. Lincoln
Jerome, ID 83338
Ph. (208) 324-3357
Fx. (866) 310-3443
www.titleonecorp.com

Idaho Dept of Water Resources
Attn: Trish Fawcett
650 Addison Ave W, Ste 500
Twin Falls, ID 83301

RECEIVED
OCT 16 2017
DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: October 13, 2017

Re: Escrow No. 17298680 ~ West Wind Dairy, LLC, an Idaho limited liability company

Dear Trish,

In connection with the above referenced transaction, I am enclosing the following:

- Check No. 24208 in the amount of \$25.00
- Notice of Change in Water Right Ownership
- Copy of recorded Warranty Deed, Instrument No. 2017016201

If you have any questions, please do not hesitate to contact me.

Sincerely,

Laury Jo Lamb
(208) 324-3357
llamb@titleonecorp.com