



Instrument # 253882
GOODING COUNTY, GOODING, IDAHO
01-28-2016 16:13:27 No. of Pages: 3
Recorded for: TITLEONE - GOODING
DENISE GILL Fee: \$16.00
Ex-Officio Recorder Deputy: MJS
Electronically Recorded by Simplifile

Order Number: 16264055

Warranty Deed

For value received,

Patricia M. Strickland and Jerry A. Strickland, co-trustees of the Testamentary Trust under the Will of M.A. Strickland dated March 29, 1978

the grantor, does hereby grant, bargain, sell, and convey unto

Magic Valley Growers, LTD., an Idaho Corporation

whose current address is PO Box 850 Wendell, ID 83355

the grantee, the following described premises, in Gooding County, Idaho, to wit:

PARCEL NO. 1:

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

Section 31: Part of the N $\frac{1}{2}$ NW $\frac{1}{4}$, described as follows:

Beginning at the Northwest corner of Section 31 in Township 8 South, Range 15 East Boise Meridian, said corner marked by a brass cap;
Thence South 89°40'42" East along the North line of Section 31 for a distance of 1056.75 feet;
Thence South 00°19'50" West for a distance of 207.17 feet to a ½" rebar which shall be THE POINT OF BEGINNING;
Thence along a non-tangent curve to the right for a distance of 41.21 feet, said curve having a radius of 848.96 feet, a delta angle of 02°46'52", and a long chord bearing of South 79°01'14" East for a distance of 41.20 feet;
Thence South 56°24'52" West for a distance of 48.80 feet;
Thence North 00°19'50" East for a distance of 34.84 feet to THE POINT OF BEGINNING.

PARCEL NO. 2:

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

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Beginning at the Northwest corner of Section 31 in Township 8 South, Range 15 East Boise Meridian, said corner marked by a brass cap;
Thence South 89°40'42" East along the North line of Section 31 for a distance of 320.46 feet to a 5/8" rebar which shall be THE POINT OF BEGINNING;
Thence South 89°40'42" East along said line for a distance of 228.44 feet to a 5/8" rebar on the Northwesternly right of way of State Highway 46;
Thence along a non-tangent curve to the left along said right of way for a distance of 192.47 feet to a highway right of way marker, said curve having a radius of 908.83 feet, a delta angle of 12°08'02", and a long chord bearing of South 63°12'46" West for a distance of 192.11 feet;
Thence North 32°56'51" West for a distance of 104.70 feet to THE POINT OF BEGINNING.

PARCEL NO. 3:

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

Section 31: Part of the N $\frac{1}{2}$ NW $\frac{1}{4}$, described as follows:

Beginning at the Northwest corner of Section 31 in Township 8 South, Range 15 East Boise Meridian, said corner marked by a brass cap;
Thence South 00°13'45" West along the West line of Section 31 for a distance of 1061.96 feet;
Thence South 89°43'14" East for a distance of 85.03 feet to a ½" rebar on the Easterly right of way of State Highway 46 which shall be THE POINT OF BEGINNING;

Thence North 00°13'31" East along said right of way for a distance of 212.43 feet to a highway right of way marker;
 Thence along a non-tangent curve to the right along said right of way for a distance of 1239.82 feet to a highway right of way marker, said curve having a radius of 788.83 feet, a delta angle of 90°03'11", and a long chord bearing of North 45°15'30" East for a distance of 1116.09 feet;
 Thence North 79°24'29" East along said right of way for a distance of 185.39 feet to a highway right of way marker;
 Thence South 00°19'50" West for a distance of 5.66 feet to a 5/8" rebar;
 Thence South 00°19'50" West for a distance of 177.21 feet to a 1/2" rebar;
 Thence along a non-tangent curve to the right for a distance of 72.49 feet to a 1/2" rebar, said curve having a radius of 848.96 feet, a delta angle of 04°53'32", and a long chord bearing of South 77°57'54" East for a distance of 72.47 feet;
 Thence North 70°33'25" East for a distance of 101.54 feet to a 1/2" rebar;
 Thence North 59°44'07" East for a distance of 58.57 feet to a 1/2" rebar;
 Thence North 51°50'29" East for a distance of 95.37 feet to a 1/2" rebar;
 Thence North 19°32'22" East for a distance of 72.45 feet to a 5/8" rebar on the Southerly right of way of State Highway 46;
 Thence South 89°40'28" East along said right of way for a distance of 775.26 feet to a 1/2" rebar;
 Thence South 08°35'02" West for a distance of 174.68 feet to a 1/2" rebar;
 Thence South 89°48'05" West for a distance of 176.87 feet to a 1/2" rebar;
 Thence South 08°20'07" West for a distance of 548.06 feet to a 1/2" rebar;
 Thence South 08°20'07" West for a distance of 47.01 feet to the centerline of the "S" Coulee;
 Thence South 47°58'33" West along said centerline for a distance of 37.11 feet;
 Thence South 43°39'57" West along said centerline for a distance of 207.43 feet;
 Thence South 33°09'03" West along said centerline for a distance of 222.83 feet;
 Thence South 37°18'05" West along said centerline for a distance of 97.94 feet;
 Thence South 71°49'33" West along said centerline for a distance of 53.86 feet;
 Thence North 65°44'10" West along said centerline for a distance of 309.57 feet;
 Thence North 84°01'12" West along said centerline for a distance of 105.84 feet to the East line of Gov't Lot 1;
 Thence North 00°00'21" East along said lot line for a distance of 54.93 feet to a 1/2" rebar;
 Thence North 89°43'14" West for a distance of 986.60 feet to THE POINT OF BEGINNING.

PARCEL NO. 4:

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

Section 31: Part of the N1/4NW1/4, described as follows:

Beginning at the Northwest corner of Section 31 in Township 8 South, Range 15 East Boise Meridian, said corner marked by a brass cap;
 Thence South 89°40'42" East along the North line of Section 31 for a distance of 2387.01 feet to a 5/8" rebar with a 2" aluminum cap on top at the North 1/4 corner of Section 31;
 Thence South 00°00'44" West along the East line of the NE1/4NW1/4 for a distance of 30.04 feet to a 5/8" rebar on the Southerly right of way of State Highway 46 which shall be THE POINT OF BEGINNING;
 Thence South 00°00'44" West along said line for a distance of 686.87 feet to a 1/2" rebar;
 Thence South 00°00'44" West along said line for a distance of 84.42 feet to the centerline of the "S" Coulee;
 Thence North 47°19'44" West along said centerline for a distance of 35.71 feet;
 Thence South 87°00'49" West along said centerline for a distance of 56.26 feet;
 Thence South 35°42'18" West along said centerline for a distance of 81.92 feet;
 Thence South 82°31'51" West along said centerline for a distance of 82.21 feet;
 Thence North 78°06'25" West along said centerline for a distance of 120.24 feet;
 Thence North 40°35'15" West along said centerline for a distance of 138.51 feet;
 Thence North 85°48'32" West along said centerline for a distance of 37.62 feet;
 Thence South 46°24'16" West along said centerline for a distance of 42.95 feet;
 Thence South 47°58'33" West along said centerline for a distance of 54.71 feet;
 Thence North 08°20'07" East for a distance of 47.01 feet to a 1/2" rebar;
 Thence North 08°20'07" East for a distance of 548.06 feet to a 1/2" rebar;
 Thence North 89°48'05" East for a distance of 176.87 feet to a 1/2" rebar;
 Thence North 08°35'02" East for a distance of 174.68 feet to a 1/2" rebar on the Southerly right of way of State Highway 46;
 Thence South 89°40'28" East along said right of way for a distance of 239.75 feet to THE POINT OF BEGINNING.

PARCEL NO. 5:

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

Section 31: Part of the N1/4NW1/4, described as follows:

Beginning at the Northwest corner of Section 31 in Township 8 South, Range 15 East Boise Meridian, said corner marked by a brass cap;

Thence South 00°13'45" West along the West line of Section 31 for a distance of 1061.96 feet;
Thence South 89°43'14" East for a distance of 85.03 feet to a ½" rebar on the Easterly right of way of State Highway 46 which shall be THE POINT OF BEGINNING;
Thence South 89°43'14" East for a distance of 786.44 feet to a ½" rebar;
Thence South 73°33'00" West for a distance of 72.56 feet to a ½" rebar;
Thence South 80°56'20" West for a distance of 393.36 feet to a ½" rebar;
Thence South 79°15'58" West for a distance of 317.13 feet to a ½" rebar;
Thence South 84°07'35" West for a distance of 17.47 feet to a ½" rebar on the Easterly right of way of State Highway 46;
Thence North 00°13'31" East along said right of way for a distance of 147.19 feet to THE POINT OF BEGINNING.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: January 25, 2016

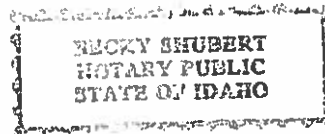
The Testamentary Trust under the Will of M.A. Strickland dated March 29, 1978

BY Patricia M. Strickland
Patricia M. Strickland, Co-Trustee
BY Jerry A. Strickland
Jerry A. Strickland, Co-Trustee

State of Idaho, County of Gooding, ss.

On this 27th day of January in the year of 2016, before me, the undersigned, a notary public in and for said state personally appeared Patricia M. Strickland and Jerry A. Strickland, known or identified to me to be the person whose name is subscribed to the within instrument, as co-trustees of The Testamentary Trust under the will of M.A. Strickland dated March 29, 1978 and acknowledged to me that he/she executed the same as co-trustees.

Becky Shubert
Notary Public
Residing In: Gooding ID
My Commission Expires: 02-23-2017
(seal)





TitleOne
a title & escrow co.

Instrument # 253883
GOODING COUNTY, GOODING, IDAHO
01-28-2016 16:13:27 No. of Pages: 4
Recorded for: TITLEONE - GOODING
DENISE GILL Fee: \$19.00
Ex-Officio Recorder Deputy: MJS
Electronically Recorded by Simplifile

File # 16264055

Quitclaim Deed

For value received,

Patricia M. Strickland and Jerry A. Strickland, co-trustees of the Testamentary Trust under the Will of M.A. Strickland, dated March 29, 1978

Does hereby convey, release, remise, and forever quit claim unto

Magic Valley Growers, LTD., an Idaho Corporation

whose current address is , P. O. Box 850, Wendell, ID 83355

ALL WATER AND WATER RIGHTS, DITCHES AND DITCH RIGHTS, USED THEREON OR APPURTENANT TO THE FOLLOWING DESCRIBED PARCEL, INCLUDING BUT NOT LIMITED TO 44.81 SHARES OF CAPITAL STOCK IN NORTH SIDE CANAL COMPANY, LTD., AND STATE OF IDAHO DEPARTMENT OF WATER RESOURCES WATER RIGHT NO. 36-2497.

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Thence South 00°19'50" West for a distance of 207.17 feet to a $\frac{1}{2}$ " rebar which shall be THE POINT OF BEGINNING;

Thence along a non-tangent curve to the right for a distance of 41.21 feet, said curve having a radius of 848.96 feet, a delta angle of 02°46'52", and a long chord bearing of South 79°01'14" East for a distance of 41.20 feet;

Thence South 56°24'52" West for a distance of 48.80 feet;

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Thence South 89°40'42" East along said line for a distance of 228.44 feet to a 5/8" rebar on the Northwesternly right of way of State Highway 46;

Thence along a non-tangent curve to the left along said right of way for a distance of 192.47 feet to a highway right of way marker, said curve having a radius of 908.83 feet, a delta angle of 12°08'02", and a long chord bearing of South 63°12'46" West for a distance of 192.11 feet;

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Thence North 00°13'31" East along said right of way for a distance of 147.19 feet to THE POINT OF BEGINNING.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 01/25/2016

The Testamentary Trust under the Will of M.A. Strickland dated March 29, 1978

by Patricia M. Strickland
Patricia M. Strickland, Co-Trustee

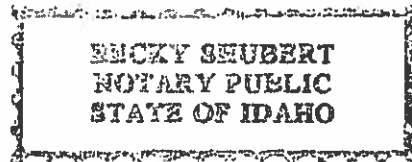
By Jerry A. Strickland
Jerry A. Strickland, Co-Trustee

State of Idaho, County of Gooding, ss.

On this 27th day of January in the year of 2016, in said state personally appeared Patricia M. Strickland and Jerry A. Strickland, known or identified to me to be the person whose name is subscribed to the within instrument, as co-trustees of The Testamentary Trust under the will of M.A. Strickland dated March 29, 1978 and acknowledged to me that he/she executed the same as co-trustees.

Betsy Seubert
Notary Public

Residing at: Gooding ID
My Commission Expires: 02-23-2017
(seal)





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

February 5, 2016

MAGIC VALLEY GROWERS LTD
PO BOX 850
WENDELL ID 83355

RE: Change of Ownership for Water Right Nos. 36-2497

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 cursive script, reading "Trish Fawcett".

Trish Fawcett
Technical Records Specialist

Enclosure(s)

Cc: TitleOne (Escrow No. 16264055)



TitleOne
a title & escrow co.

706 Main St.
Gooding, ID 83330
Ph. (208)934-8477
Fx. (866)244-0878
www.titleonecorp.com

RECEIVED

FEB 03 2016

DEPT OF WATER RESOURCES
SOUTHERN REGION

Date: 01/28/2016

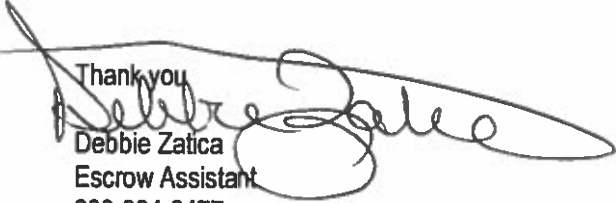
Escrow No. 16264055

IDWR
650 Addison Ave W STE 500
Twin Falls ,ID 83301

Dear Sirs:

Enclosed, please find our check in the amount of \$25.00, for Water Right Ownership Fee, Notice of Change of Water Right Ownership and copy of WD and QCD.

Thank you


Debbie Zatica
Escrow Assistant
208-934-8477