

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED**MAY 28 2014**DEPT. OF WATER RESOURCES
SOUTHERN REGION**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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
47-8147	Yes ☐		Yes ☐		Yes ☐
47-11556	Yes ☐		Yes ☐		Yes ☐
47-11557	Yes ☐		Yes ☐		Yes ☐
47-11558	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: South Hills Cattle Company, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Cedar Ridge Dairy, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- | | | | |
|-----------------------|-------------------|-----------|--------------|
| <u>P.O. Box 105</u> | <u>Twin Falls</u> | <u>ID</u> | <u>83303</u> |
| Mailing address | City | State | ZIP |
| <u>(208) 326-5972</u> | | | |
| 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: May 23, 2014
6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
 - If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
 - New lessor(s) of record will receive payment after the following rental season.
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.

8. Signature: [Signature] Member 5-23-14
 Signature of new owner/claimant Title, if applicable Date

Signature: [Signature] Member 5-23-14
 Signature of new owner/claimant Title, if applicable Date

Signature: [Signature] Member 5-23-14
 Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by DM Date 5-28-2014 Receipt No. 5034044 Receipt Amt. \$100-

Approved by _____ Processed by _____ Date _____

SUPPORT DATAIN FILE # 47-8147

WARRANTY DEED

#4863

For Value Received

SOUTH HILLS CATTLE COMPANY, LLC,
an Idaho limited liability company

TWIN FALLS COUNTY
RECORDED FOR:
LAND TITLE AND ESCROW - TWIN
01:58:55 PM 05-23-2014
2014008488
NO. PAGES 7 FEE: \$28.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: DJW
Electronically Recorded by Simplifile

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

CEDAR RIDGE DAIRY, LLC, an Idaho limited liability company
Address: P.O. Box 105 Twin Falls, Id. 83303

Hereinafter called the Grantee, the following described premises situated in **TWIN FALLS** County, Idaho, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to 103.48 water stock shares in the Twin Falls Canal Company; and Idaho Department of Water Resources Water Right Nos. 47-8147, 47-11556, 47-11557, and 47-11558.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2014 and subsequent years, a lien, but not yet due or payable.

Levies and assessments of American Falls Reservoir District.

Levies and assessments of Twin Falls Canal Company.

Rights-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States, as granted to the United States under provisions of Section 58-604, Idaho Code.

Easement granted to Idaho Power Company, a corporation, recorded May 7, 1928 as Instrument No. 208085.

Easement granted to Idaho Power Company, a corporation, recorded May 7, 1928 as Instrument No. 208086.

Easement granted to Idaho Power Company, a corporation, recorded August 30, 1976 as Instrument No. 701901.

Easements granted to Broek and Associates, Inc., an Idaho Corporation in Deed recorded December 29, 1985 as Instrument No. 914445.

Well Maintenance Agreement upon the terms, conditions and provisions contained therein:

Parties: Verlyn D. Broek and Marilyn G. Broek, husband and wife; Lois J. Olmstead, an unmarried woman; Betty B. Olmstead, an unmarried woman; Avis June Florence, a married woman dealing with her sole and separate property; and Gaylen L. Carson and Sheri L. Carson, husband and wife as disclosed in Warranty Deed unto Cnossen Brothers Company, Inc., an Idaho Corporation

Recorded: January 27, 2000
Instrument No. 2000-001347

Easements and reservations as disclosed in Warranty Deed unto Cnossen Brothers Company, Inc., an Idaho Corporation recorded January 27, 2000 as Instrument No. 2000-001347.

All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey as Instrument Number 2000-001709, records of Twin Falls County, Idaho.

WARRANTY DEED

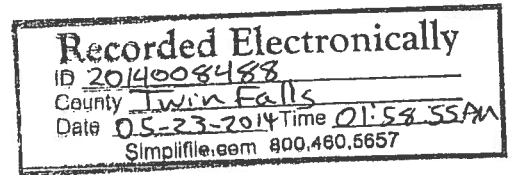
#4863

For Value Received

SOUTH HILLS CATTLE COMPANY, LLC,
an Idaho limited liability company

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

CEDAR RIDGE DAIRY, LLC, an Idaho limited liability company
Address: P.O. Box 105 Twin Falls, Id. 83303



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SEE ATTACHED EXHIBIT "A"

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to 103.48 water stock shares in the Twin Falls Canal Company; and Idaho Department of Water Resources Water Right Nos. 47-8147, 47-11556, 47-11557, and 47-11558.

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All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey as Instrument Number 2000-001709, records of Twin Falls County, Idaho.

An easement to the canal company for the use and maintenance of the irrigation Lateral No. 7 that is along a portion of the Westerly boundary of Parcel 2 as disclosed in Warranty Deed to South Hills Cattle Company, LLC, an Idaho Limited Liability Company recorded February 21, 2006 as Instrument No. 2006-004219.

A 25-foot wide county road easement along the most Northerly boundary as disclosed in Warranty Deed recorded February 21, 2006 as Instrument No. 2006-004219. (Affects Parcel 5B)

A 40-foot wide access and utility easement along the East boundary as disclosed in Warranty Deed recorded February 21, 2006 as Instrument No. 2006-004219. (Affects on Parcel 5B)

A 10-foot-wide easement for the use and maintenance of a concrete irrigation ditch; said easement being adjacent to and on the Westerly side of the Easterly boundary on Parcel 3 as disclosed in Warranty Deed recorded February 21, 2006 as Instrument No. 2006-004219. (Affects Parcel 3A)

A 25-foot -wide access and utility easement for the purpose of ingress, egress and utilities as described in Warranty Deed to South Hills Cattle Company, LLC, an Idaho Liability Company recorded February 21, 2006 as Instrument No. 2006-004219.

A 25-foot-wide county road easement along the most Northerly boundary of Parcel 5B.

A 40-foot-wide access and utility easement along the East boundary of Parcel 5B.

Right-of-way or easement of 3500 North road

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

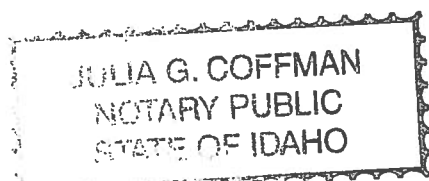
Dated: MAY 13, 2014

South Hills Cattle Company, LLC,
an Idaho limited liability company

By: [Signature]
John Hepton, Member
By: [Signature]
Jodi Hepton, Member

STATE OF IDAHO)
)ss.
COUNTY OF TWIN FALLS)

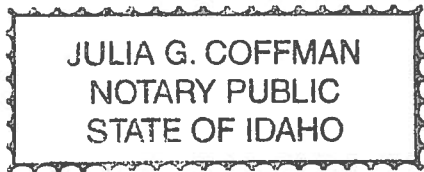
On this 23rd day of May, 2014, before me, the undersigned, a Notary Public, personally appeared John Hepton known or identified to me (or proved on the oath of) to be a member of SOUTH HILLS CATTLE COMPANY, the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.



[Signature]
Notary Public
Residing at: Rupert, Ida
My Commission Expires: 6-20-2014

STATE OF IDAHO)
)ss.
COUNTY OF TWIN FALLS)

On this 22nd day of **May, 2014**, before me, the undersigned, a Notary Public, personally appeared **Jodi Hepton** known or identified to me (or proved on the oath of) to be a member of **SOUTH HILLS CATTLE COMPANY**, the **limited liability company** that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.



Julia G. Coffman
Notary Public
Residing at: Boise, Idaho
My Commission Expires: 6-20-2014

Exhibit "A"

PARCEL 1:

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho

Section 35: W $\frac{1}{2}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho

Section 35: A parcel of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ being more particularly described as follows:

COMMENCING at the South quarter corner of Section 35;

THENCE along the South boundary of Section 35 North 89°58'04" East 421.35 feet to the REAL POINT OF BEGINNING;

THENCE North 0°40'05" West 918.53 feet;

THENCE North 88°18'50" East 502.73 feet;

THENCE South 0°14'48" West 708.00 feet;

THENCE South 89°58'04" West 106.51 feet;

THENCE South 1°11'38" West 225.05 feet to the South boundary of said Section 35;

THENCE along the said South boundary of Section 35 South 89°58'04" West 377.56 feet to the REAL POINT OF BEGINNING.

AND EXCEPTING

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho

Section 35: A parcel of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ being more particularly described as follows:

COMMENCING at the South quarter corner of Section 35;

THENCE along the South boundary of Section 35 North 89°58'04" East 798.91 feet to the TRUE POINT OF BEGINNING;

THENCE North 1°11'38" East 225.05 feet;

THENCE North 89°58'04" East 106.51 feet;

THENCE South 0°14'48" West 225.05 feet, more or less, to the South boundary of Section 35;

THENCE South 89°58'04" West along the South boundary of Section 35 a distance of 106.51 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPTING

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho

Section 35: A parcel of land being more particularly described as follows:

BEGINNING at the Southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section;

THENCE West along the Section line 880 feet to the TRUE POINT OF BEGINNING;

THENCE North 800 feet;

THENCE West 440 feet;

THENCE South 800 feet;

THENCE East 440 feet to the POINT OF BEGINNING.

PARCEL NO. 2

Township 11 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho

Section 2: A parcel of land in the E½, being more particularly described as follows;

COMMENCING at the North quarter corner of Section 2;
THENCE along the North boundary of said Section 2 North 89°58'04" East 1319.68 feet;
THENCE South 00°50'58" East 1298.31 feet to the TRUE POINT OF BEGINNING;
THENCE South 00°49'56" East 2206.58 feet;
THENCE North 89°46'02" West 814.61 feet to the approximate centerline of irrigation Lateral No. 7;
THENCE along the approximate centerline of irrigation Lateral No. 7 the following courses and distances:
North 8°14'01" West 453.09 feet;
North 9°13'17" West 120.05 feet;
North 17°38'57" West 139.60 feet;
North 5°29'25" East 166.34 feet;
THENCE departing said irrigation Lateral No. 7 North 29°27'23" West 66.59 feet;
THENCE North 9°32'04" East 166.79 feet;
THENCE North 13°27'12" East 436.01 feet;
THENCE North 19°36'21" East 294.68 feet;
THENCE North 00°25'03" West 415.81 feet;
THENCE South 89°48'17" East 700.92 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 3

A non-exclusive 40-foot-wide access and utility easement on, over and across a 40-foot-wide strip of land that is located adjacent to and on the West side of the following described line:

COMMENCING at a point on the North boundary of the NE¼ of said Section 2 that is located South 89°58'04" East 659.87 feet from the North one-quarter corner of said Section 2 and being the TRUE POINT OF BEGINNING;
THENCE South 00°00'00" East for a distance of 1295.48 feet to a point on the North boundary of the before-described parcel and the TERMINUS POINT OF SAID EASEMENT.

PARCEL NO. 3A

Township 11 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho

Section 2: A parcel of land being more particularly described as follows:

COMMENCING at the North one-quarter corner of said Section 2 from which the Northeast corner of said Section 2 bears North 89°58'04" East 2639.35 feet;
THENCE North 89°58'04" East along the North boundary of the NE¼ of said Section 2 for a distance of 637.31 feet;
THENCE South 00°01'56" East for a distance of 1295.39 feet to the Northwest corner of the before-described parcel;
THENCE along the Westerly boundary of the before-described Parcel No. 1 on the following courses:
THENCE South 00°25'03" East 415.81 feet;
THENCE South 19°36'21" West 294.68 feet;
THENCE South 13°27'12" West 436.01 feet;
THENCE South 09°32'04" West 87.15 feet to the TRUE POINT OF BEGINNING;
THENCE continuing South 09°32'04" West along the Westerly boundary of the before-described parcel for a distance of 79.64 feet;
THENCE South 29°27'23" East along the Westerly boundary of the before-described parcel for a distance of 16.58 feet;
THENCE North 89°50'47" West for a distance of 368.74 feet;
THENCE North 00°48'49" West for a distance of 93.00 feet;
THENCE South 89°50'47" East for a distance of 375.10 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 4

A 20-foot-wide access easement for the purpose of ingress and egress; said easement being adjacent to and on the Southerly side of the South boundary of the before-described parcel. The South boundary of the 20-foot-wide easement shall be extended to intersect the Westerly boundary of the before-described parcel.

PARCEL NO. 4A

Township 11 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 2: The SW¼ SE¼ lying North of the Low Line Canal and the NW¼ SE¼

EXCEPT:

A parcel of land in the E½ being more particularly described as follows:

COMMENCING at the North quarter corner of Section 2;
THENCE along the North boundary of said Section 2 North 89°58'04" East 1319.68 feet;
THENCE South 00°50'58" East 1298.31 feet to the TRUE POINT OF BEGINNING;
THENCE South 00°49'56" East 2206.58 feet;
THENCE North 89°46'02" West 814.61 feet to the approximate centerline of irrigation Lateral No. 7;
THENCE along the approximate centerline of irrigation Lateral No. 7 the following distances and courses:
North 8°14'01" West 453.09 feet;
North 9°13'17" West 120.05 feet;
North 17°38'57" West 139.60 feet;
North 5°29'25" East 166.34 feet;
THENCE departing said irrigation Lateral No. 7 North 29°27'23" West 66.59 feet;
THENCE North 9°32'04" East 166.79 feet;
THENCE North 13°27'12" East 436.01 feet;
THENCE North 19°36'21" East 294.68 feet;
THENCE North 00°25'03" West 415.81 feet;
THENCE South 89°48'17" East 700.92 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 5

A non-exclusive 40-foot-wide access and utility easement on, over and across a 40-foot-wide strip of land that is located adjacent to and on the West side of the following described line:

COMMENCING at a point on the North boundary of the NE¼ of said Section 2 that is located South 89°58'04" East 659.87 feet from the North one quarter corner of said Section 2 and being the TRUE POINT OF BEGINNING;
THENCE South 00°00'00" East for a distance of 1295.48 feet to the POINT OF TERMINUS.

PARCEL NO. 5A

A 25-foot-wide access and utility easement for the purpose of ingress, egress and utilities; said easement being across a 25.0-foot-wide strip of land that is centered on the following described line:

COMMENCING at the North one quarter corner of said Section 2 from which the Northeast corner of said Section 2 bears North 89°58'04" East 2639.35 feet;
THENCE North 89°58'04" East along the North boundary of the NE¼ of said Section 2 for a distance of 637.31 feet;
THENCE South 00°01'56" East for a distance of 1295.39 feet to the Northwest corner of parcel as described in the Deed to Cnossen Brothers Company, Inc., recorded January 27, 2000, as Instrument No. 2000-001347;
THENCE South 89°48'15" East along the North boundary of the before-described parcel for a distance of 12.50 feet to the TRUE POINT OF BEGINNING;
THENCE South 00°25'03" East for a distance of 417.88 feet;
THENCE South 19°36'21" West for a distance of 296.22 feet;
THENCE South 13°27'12" West for a distance of 434.91 feet;
THENCE South 07°50'19" West for a distance of 165.90 feet;
THENCE South 32°46'49" East for a distance of 48.50 feet;
THENCE South 66°04'29" East for a distance of 73.31 feet;
THENCE South 27°48'17" East for a distance of 91.22 feet;
THENCE South 19°22'00" East for a distance of 100.71 feet;
THENCE South 11°37'54" East for a distance of 91.04 feet;
THENCE South 02°57'20" West for a distance of 101.19 feet;
THENCE South 23°16'18" West for a distance of 115.96 feet;
THENCE South 02°50'09" East for a distance of 262.99 feet;
THENCE South 20°14'35" East for a distance of 82.47 feet;
THENCE South 58°47'04" East for a distance of 39.10 feet;
THENCE South 89°19'00" East for a distance of 728.96 feet to a point on the East boundary of the before-described parcel and being the TERMINUS POINT OF SAID EASEMENT.

The sideline boundaries of the described easement shall be lengthened and/or shortened as necessary to intersect the boundaries of the before-described parcel.

PARCEL 5B:

Township 11 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho

Section 2: A parcel of land being more particularly described as follows:

COMMENCING at the North one-quarter corner of said Section 2 from which the Northeast corner of said Section 2 bears North 89°58'04" East 2639.35 feet;
THENCE North 89°58'04" East along the North boundary of the NE¼ of said Section 2 for a distance of 560.56 feet to the TRUE POINT OF BEGINNING;
THENCE continuing North 89°58'04" East along the North boundary of the NE¼ of said Section 2 for a distance of 99.31 feet;
THENCE South 00°00'00" East for a distance of 620.00 feet;
THENCE South 89°58'04" West parallel with the North boundary of the NE¼ of said Section 2 for a distance of 87.48 feet;
THENCE North 03°19'53" West for a distance of 194.14 feet;
THENCE North 39°03'19" West for a distance of 97.20 feet;
THENCE North 00°00'00" East for a distance of 24.43 feet;
THENCE North 39°03'11" East for a distance of 90.11 feet;
THENCE North 00°00'00" East for a distance of 60.78 feet;
THENCE South 88°13'50" East for a distance of 30.66 feet;
THENCE North 00°30'59" East for a distance of 41.34 feet;
THENCE North 89°00'10" West for a distance of 27.01 feet;
THENCE North 00°01'56" West for a distance of 154.67 feet to the TRUE POINT OF BEGINNING.

PARCEL 6:

A 25.00-foot-wide easement for the use and maintenance of an existing septic system drain field; said easement being encompasses by the following -described boundary;

COMMENCING at a point that is located North 89°58'04" East 499.97 feet and South 00°00'00" East 25.00 feet from the North one-quarter corner of said Section 2; said point begin the TRUE POINT OF BEGINNING;
THENCE North 89°58'04" East parallel with the North boundary of the NE¼ of said Section 2 for a distance of 60.71 feet;

THENCE South 00°01'56" East for a distance of 25.00 feet;

THENCE South 89°58'04" West parallel with the North boundary of the NE¼ of said Section 2 for a distance of 60.72 feet;

THENCE North 00°00'00" East for a distance of 25.00 feet to the TRUE POINT OF BEGINNING.

TWIN FALLS COUNTY
RECORDED FOR:
TITLEFACT
4:12:34 pm 02-21-2006
2006-004219
NO. PAGES: 6 FEE: \$10.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: COUNCILOR

54015544

WARRANTY DEED

FOR VALUE RECEIVED, CNOSSEN BROTHERS COMPANY, INC., the Grantor, does hereby grant, bargain, sell and convey unto SOUTH HILLS CATTLE COMPANY, LLC, an Idaho Limited Liability Company, the Grantee, whose address is 913 N. Robinson Blvd., Nampa, Idaho 83687, the following described premises, to-wit:

See Exhibit "A" attached hereto

Together with (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting such real property and any of Grantor rights to use the same; (iv) any and all rights of ingress and egress to and from such real property and any of Grantor rights to use same; (v) any and all mineral rights and interests of Grantor relating to such real property (present or revisionary); (vi) any and all water rights to the present or future use of water, waste water, waste water capacity, drainage, water or other utility facilities to the extent such water rights pertain to or benefit such real property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; (vii) any and all rights and interests of Grantor, if any, to any leases covering all or any portion of such real property; and (viii) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding such real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to such real property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to such real property and (d) any and all reversionary interests in and to such real property (such real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are herein collectively referred to as the "Property").

WARRANTY DEED - 1

February 9, 2006

SCANNED

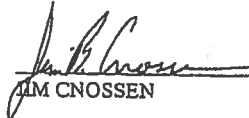
JUL 10 2013

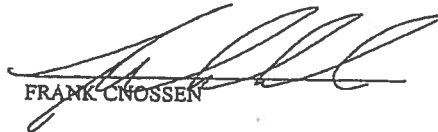
Exhibit
A

TO HAVE AND TO HOLD the said Property together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, subject to the matters herein stated; and Grantor do hereby bind and successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, to the full extent such matters are valid and subsisting and affect the Property.

DATED this 15 day of Feb, 2006.

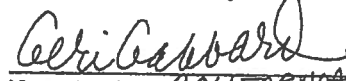
CNOSSEN BROTHERS COMPANY, INC.

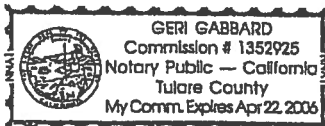

JIM CNOSSEN


FRANK CNOSSEN

STATE OF CALIFORNIA
COUNTY OF TULARE : ss.

On this 15 day of FEBRUARY, 2006, before me, the undersigned, a Notary Public for CALIFORNIA, personally appeared JIM CNOSSEN and FRANK CNOSSEN, known or identified to me to be the President and Secretary, respectively, of CNOSSEN BROTHERS COMPANY, INC., the corporation that executed the foregoing instrument, and acknowledged to me that they executed the same on behalf of said corporation.


Notary Public for CALIFORNIA
My Commission Expires on APRIL 22, 2006



WARRANTY DEED - 2

February 9, 2006

SCANNED
JUL 10 2013

EXHIBIT 'A'

PARCEL NO. 1

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 35: W $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 35: A parcel of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ being more particularly described as follows:
COMMENCING at the South quarter corner of Section 35;
THENCE along the South boundary of Section 35 North 89°58'04" East 421.35 feet to the REAL POINT
OF BEGINNING;
THENCE North 0°40'05" West 918.53 feet;
THENCE North 88°18'50" East 502.73 feet;
THENCE South 0°14'48" West 708.00 feet;
THENCE South 89°58'04" West 106.51 feet;
THENCE South 1°11'38" West 225.05 feet to the South boundary of said Section 35;
THENCE along the said South boundary of Section 35 South 89°58'04" West 377.56 feet to the REAL
POINT OF BEGINNING.

SUBJECT TO a right of way 25 feet-wide for the purpose of constructing and maintaining a public road
along the South boundary thereof.

AND EXCEPTING

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 35: A parcel of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ being more particularly described as follows:
COMMENCING at the South quarter corner of Section 35;
THENCE along the South boundary of Section 35 North 89°58'04" East 798.91 feet to the TRUE POINT
OF BEGINNING;
THENCE North 1°11'38" East 225.05 feet;
THENCE North 89°58'04" East 106.51 feet;
THENCE South 0°14'48" West 225.05 feet, more or less, to the South boundary of Section 35;
THENCE South 89°58'04" West along the South boundary of Section 35 a distance of 106.51 feet, more
or less, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPTING

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 35: A parcel of land being more particularly described as follows:
BEGINNING at the Southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section;
THENCE West along the Section line 880 feet to the TRUE POINT OF BEGINNING;
THENCE North 800 feet;
THENCE West 440 feet;
THENCE South 800 feet;
THENCE East 440 feet to the POINT OF BEGINNING.
SUBJECT TO Highway District right of way.

PARCEL NO. 2

Township 11 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 2: A parcel of land in the E $\frac{1}{4}$, being more particularly described as follows:
COMMENCING at the North quarter corner of Section 2;
THENCE along the North boundary of said Section 2 North 89°58'04" East 1319.68 feet;
THENCE South 00°50'58" East 1298.31 feet to the TRUE POINT OF BEGINNING;
THENCE South 00°49'56" East 2206.58 feet;
THENCE North 89°46'02" West 814.61 feet to the approximate centerline of irrigation Lateral No. 7;
THENCE along the approximate centerline of irrigation Lateral No. 7 the following courses and
distances:
North 8°14'01" West 453.09 feet;
North 9°13'17" West 120.05 feet;
North 17°38'57" West 139.60 feet;
North 5°29'25" East 166.34 feet;
THENCE departing said irrigation Lateral No. 7 North 29°27'23" West 66.59 feet;
THENCE North 9°32'04" East 166.79 feet;
THENCE North 13°27'12" East 436.01 feet;
THENCE North 19°36'21" East 294.68 feet;
THENCE North 00°25'03" West 415.81 feet;
THENCE South 89°48'17" East 700.92 feet to the TRUE POINT OF BEGINNING.

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TOGETHER WITH: A non-exclusive 40-foot-wide access and utility easement on, over and across a 40-foot-wide strip of land that is located adjacent to and on the West side of the following described line: COMMENCING at a point on the North boundary of the NE¼ of said Section 2 that is located South 89°58'04" East 659.87 feet from the North one-quarter corner of said Section 2 and being the TRUE POINT OF BEGINNING;

THENCE South 00°00'00" East for a distance of 1295.48 feet to a point on the North boundary of the before-described parcel and the TERMINUS POINT OF SAID EASEMENT.

SUBJECT TO: An easement to the canal company for the use and maintenance of the irrigation Lateral No. 7 that is along a portion of the Westerly boundary of the before-described parcel.

AND

Township 11 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho

Section 2: A parcel of land being more particularly described as follows:

COMMENCING at the North one-quarter corner of said Section 2 from which the Northeast corner of said Section 2 bears North 89°58'04" East 2639.35 feet;

THENCE North 89°58'04" East along the North boundary of the NE¼ of said Section 2 for a distance of 560.56 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 89°58'04" East along the North boundary of the NE¼ of said Section 2 for a distance of 99.31 feet;

THENCE South 00°00'00" East for a distance of 620.00 feet;

THENCE South 89°58'04" West parallel with the North boundary of the NE¼ of said Section 2 for a distance of 87.48 feet;

THENCE North 03°19'53" West for a distance of 194.14 feet;

THENCE North 39°03'19" West for a distance of 97.20 feet;

THENCE North 00°00'00" East for a distance of 24.43 feet;

THENCE North 39°03'11" East for a distance of 90.11 feet;

THENCE North 00°00'00" East for a distance of 60.78 feet;

THENCE South 88°13'50" East for a distance of 30.66 feet;

THENCE North 00°30'59" East for a distance of 41.34 feet;

THENCE North 89°00'10" West for a distance of 27.01 feet;

THENCE North 00°01'56" West for a distance of 154.67 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 25.00-foot-wide easement for the use and maintenance of an existing septic system drain field; said easement being encompassed by the following-described boundary;

COMMENCING at a point that is located North 89°58'04" East 499.97 feet and South 00°00'00" East 25.00 feet from the North one-quarter corner of said Section 2; said point being the TRUE POINT OF BEGINNING;

THENCE North 89°58'04" East parallel with the North boundary of the NE¼ of said Section 2 for a distance of 60.71 feet;

THENCE South 00°01'56" East for a distance of 25.00 feet;

THENCE South 89°58'04" West parallel with the North boundary of the NE¼ of said Section 2 for a distance of 60.72 feet;

THENCE North 00°00'00" East for a distance of 25.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO:

1. A 25-foot-wide county road easement along the most Northerly boundary of the before-described parcel.
2. A 40-foot-wide access and utility easement along the East boundary of the before-described parcel.

PARCEL NO. 3

Township 11 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho

Section 2: A parcel of land being more particularly described as follows:

COMMENCING at the North one-quarter corner of said Section 2 from which the Northeast corner of said Section 2 bears North 89°58'04" East 2639.35 feet;

THENCE North 89°58'04" East along the North boundary of the NE¼ of said Section 2 for a distance of 637.31 feet;

THENCE South 00°01'56" East for a distance of 1295.39 feet to the Northwest corner of the before-described parcel;

THENCE along the Westerly boundary of the before-described Parcel No. 1 on the following courses:

THENCE South 00°25'03" East 415.81 feet;

THENCE South 19°36'21" West 294.68 feet;

THENCE South 13°27'12" West 436.01 feet;

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THENCE South 09°32'04" West 87.15 feet to the TRUE POINT OF BEGINNING;
THENCE continuing South 09°32'04" West along the Westerly boundary of the before-described parcel for a distance of 79.64 feet;
THENCE South 29°27'23" East along the Westerly boundary of the before-described parcel for a distance of 16.58 feet;
THENCE North 89°50'47" West for a distance of 368.74 feet;
THENCE North 00°48'49" West for a distance of 93.00 feet;
THENCE South 89°50'47" East for a distance of 375.10 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH: A 20-foot-wide access easement for the purpose of ingress and egress; said easement being adjacent to and on the Southerly side of the South boundary of the before-described parcel. The South boundary of the 20-foot-wide easement shall be extended to intersect the Westerly boundary of the before-described parcel.

SUBJECT TO: A 10-foot-wide easement for the use and maintenance of a concrete irrigation ditch; said easement being adjacent to and on the Westerly side of the Easterly boundary of the before-described Parcel No. 3.

PARCEL NO. 4

Township 11 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 2: The SW¼SE¼ lying North of the Low Line Canal and the NW¼SE¼

EXCEPT:

A parcel of land in the E¼ being more particularly described as follows:

COMMENCING at the North quarter corner of Section 2;

THENCE along the North boundary of said Section 2 North 89°58'04" East 1319.68 feet;

THENCE South 00°50'58" East 1298.31 feet to the TRUE POINT OF BEGINNING;

THENCE South 00°49'56" East 2206.58 feet;

THENCE North 89°46'02" West 814.61 feet to the approximate centerline of irrigation Lateral No. 7;

THENCE along the approximate centerline of irrigation Lateral No. 7 the following distances and courses:

North 8°14'01" West 453.09 feet;

North 9°13'17" West 120.05 feet;

North 17°38'57" West 139.60 feet;

North 5°29'25" East 166.34 feet;

THENCE departing said irrigation Lateral No. 7 North 29°27'23" West 66.59 feet;

THENCE North 9°32'04" East 166.79 feet;

THENCE North 13°27'12" East 436.01 feet;

THENCE North 19°36'21" East 294.68 feet;

THENCE North 00°25'03" West 415.81 feet;

THENCE South 89°48'17" East 700.92 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH:

A non-exclusive 40-foot-wide access and utility easement on, over and across a 40-foot-wide strip of land that is located adjacent to and on the West side of the following described line:

COMMENCING at a point on the North boundary of the NE¼ of said Section 2 that is located

South 89°58'04" East 659.87 feet from the North one quarter corner of said Section 2 and being the

TRUE POINT OF BEGINNING;

THENCE South 00°00'00" East for a distance of 1295.48 feet to the POINT OF TERMINUS.

TOGETHER WITH:

A 25-foot-wide access and utility easement for the purpose of ingress, egress and utilities; said easement being across a 25.0-foot-wide strip of land that is centered on the following described line:

COMMENCING at the North one-quarter corner of said Section 2 from which the Northeast corner of said Section 2 bears North 89°58'04" East 2639.35 feet;

THENCE North 89°58'04" East along the North boundary of the NE¼ of said Section 2 for a distance of 637.31 feet;

THENCE South 00°01'56" East for a distance of 1295.39 feet to the Northwest corner of parcel as described in the Deed to Cnossen Brothers Company, Inc., recorded January 27, 2000, as Instrument No. 2000-001347;

THENCE South 89°48'15" East along the North boundary of the before-described parcel for a distance of 12.50 feet to the TRUE POINT OF BEGINNING;

THENCE South 00°25'03" East for a distance of 417.88 feet;

THENCE South 19°36'21" West for a distance of 296.22 feet;

THENCE South 13°27'12" West for a distance of 434.91 feet;

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THENCE South 07°50'19" West for a distance of 165.90 feet;
THENCE South 32°46'49" East for a distance of 48.50 feet;
THENCE South 66°04'29" East for a distance of 73.31 feet;
THENCE South 27°48'17" East for a distance of 91.22 feet;
THENCE South 19°22'00" East for a distance of 100.71 feet;
THENCE South 11°37'54" East for a distance of 91.04 feet;
THENCE South 02°57'20" West for a distance of 101.19 feet;
THENCE South 23°16'18" West for a distance of 115.96 feet;
THENCE South 02°50'09" East for a distance of 262.99 feet;
THENCE South 20°14'35" East for a distance of 82.47 feet;
THENCE South 58°47'04" East for a distance of 39.10 feet;
THENCE South 89°19'00" East for a distance of 728.96 feet to a point on the East boundary of the
before-described parcel and being the TERMINUS POINT OF SAID EASEMENT.

The sideline boundaries of the described easement shall be lengthened and/or shortened as necessary to intersect the boundaries of the before-described parcel.

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