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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form. Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case IDWR will produce new water right number(s) for the split(s).

Water Right No(s)	Adjudication Claim No(s)	Split(s)	Water Right No(s)	Adjudication Claim No(s)	Split(s)
36-11643 RD					
36-02118 RD					
36-15186 RD					
36-11642 RD					
36-11644 RD					

2. The following **REQUIRED** information must be submitted with this form:

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are on file with the county Planning and Zoning or Recorder's Office).
- OR**
- D. If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency or equivalent **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3.	Name and Address of Former Owner/Claimant(s)	Velva & WH Moller 824 6th St., Rupert, ID 83350
4.	New Owner/Claimant(s)	BMS Farms - Norland LLC Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
	New Mailing Address	501 N. Meridian
	City, State and ZIP Code	Rupert, ID 83350
	New Telephone Number	(208) 532-4337

5. Date you acquired the property

9 April 2007

6. If the change in ownership affects the entire water right for each water right or adjudication claim number listed in line 1, then skip this line and go to line 7. If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (you may copy this page, if necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right will not be split, skip this area and proceed to line 7)		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		
Water Right and/or Adjudication Claim Number		
Irrigation		
Stock		
Domestic		
Other		
Totals		

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

7. Signature(s) of New Owner(s) or Claimant(s) BMS Farms - Norland LLC
 (title if applicable)
by N. Bruce Beggall - Manager
 (title if applicable)

IT IS IMPORTANT TO FILE THIS COMPLETED FORM AT THE APPROPRIATE IDWR OFFICE, WITH PAYMENT OF THE FILING FEE AND THE OWNERSHIP DOCUMENT(S), AS REFERRED TO IN LINE 2.

For IDWR Office Use Only:

Received by _____ Date _____
 Receipted by [Signature] Date 12/28/07
 Processed by _____ AJ Date _____

Receipt Amt. 10500
 Receipt No. 5029894
 WR _____ Date _____

T1069✓
2425

1
60.7

2
32.8

19 20
30 29

3
85.1

T1072✓
2178

1
25.8

6
2.3

2
19.6

3
8.1

7
125.2

T1073

Bruce,
I updated the purchase of Bills farm
If you have any questions about
the acres, please stop by the
office Joanne

20 21
29 28

1998

SEE I-6

SCANNED

DEC 14 1998

MERIDIAN RO/

MERIDIAN ROAD

1200N

20	21
29	28

SEE H6

9
154.6

T1074 ✓
1646

T1070
2600

2
23.4

9
11.3

10
23.8

T2 ✓

SCAN

DEL 74

22.9

DEED OF PERSONAL REPRESENTATIVE

490190

THIS DEED made the 9th day of April, 2007, by Norman L. Bagnall, Personal Representative of the Estate of Velya D. Moller, deceased, herein called the First Party, Grantor, and ~~B.M.S. Farms~~ - Norland L.L.C., c/o Norman L. Bagnall, herein called the Second Party, Grantee, whose present address is 571 North Meridian, Rupert, Idaho 83350.

W I T N E S S E T H:

That the First Party, by virtue of the power and authority to him given and vested and by reason thereof and for value received, has granted, conveyed and confirmed, and by these presents does grant, remise, convey and confirm, unto the Second Party, Grantee, and its successors, assigns, and heirs forever, all of the following described real property located in Minidoka County, Idaho, to wit:

PARCEL NO. 1: Lots 7 and 8 in Block 38 of
the Original Townsite of
Rupert, Idaho.

PARCEL NO. 2:

TOWNSHIP 9 SOUTH, RANGE 24 EAST, BOISE
MERIDIAN, MINIDOKA COUNTY, IDAHO

SECTION 5: Pt E1/2NE1/4 - to-wit:

Beginning at the Southeast corner of the E1/2NE1/4 of Section 5, Township 9 South, Range 24; EBM; thence North 602 feet along the East line of the said NE1/4; thence West 790 feet; thence South 602 feet to the South line of said NE1/4; thence East 790 feet along said South line to the POINT OF BEGINNING. Containing 10.93 acres, more or less.

EXCEPTING THEREFROM an Easement, more particularly described as follows:

Beginning at the Southeast corner of the E1/2NE1/4 of Section 5, Township 9 South, Range 24 EBM; thence North along the East line of said Northeast Quarter (NE1/4) a distance of 50 feet, more or less; thence West 790 feet, more or less; thence South 50 feet, more or less, to the South line of the said NE1/4; thence East 790 feet, more or

less, to the POINT OF BEGINNING,

Containing .91 acres, more or less, Minidoka County, Idaho. That said easement shall be forever held and retained by Grantors and their successors and shall run with the land. The foregoing exception to be used for right-of-way for roads or streets.

PARCEL 3: LEGAL DESCRIPTION:

Part of the NW1/4NW1/4 OF SECTION 16 OF TOWNSHIP 8 SOUTH, RANGE 24 EAST, BOISE MERIDIAN, MINIDOKA COUNTY, STATE OF IDAHO.

Beginning at the NW corner of Section 16 of T. 8S, R24 E, B. M. said corner marked by a P. K. Nail which shall be the POINT OF BEGINNING.

Thence N 89°43'00" E along section line for 1023.21 feet to a 1/2" rebar;
Thence S 0°23'53" W for 586.57 feet to a 1/2" rebar;
Thence S 87°18'03" W for 868.81 feet to a 1/2" rebar;
Thence S 0°51'17" W for 373.87 feet to a 1/2" rebar;
Thence N 89°06'15" W for 144.32 feet to a P.K. Nail on section line.
Thence N 0°04'50" W. along section line for 993.98 feet to POINT OF BEGINNING.

EXCEPTING THEREFROM:

Part of the NW1/4NW1/4 of Section 16 of Township 8 South, Range 24 East, Boise Meridian, Minidoka County, State of Idaho.

Beginning at the Northwest section corner of Section 16 of T. 8 S., R 24E., B. M. said corner marked by a 5/8 rebar with a 3" aluminum cap on top which shall be the POINT OF BEGINNING:

Thence North 89 degrees 44 minutes 15 seconds East (N89°43'00"E rec.) along the north section line for a distance of 1023.21 feet to a 1/2" rebar;
Thence South 00 degrees 25 minutes 08 seconds West (S 00°23'53"W rec.) for a distance of 586.57 feet;

Thence South 87 degrees 19 minutes 18 seconds West (S 87°18'03"W rec.) for a distance of 868.81 feet to a 1/2" rebar;
Thence North 88 degrees 48 minutes 57 seconds West for a distance of 123.93 feet to a 1/2" rebar;
Thence North 88 degrees 48 minutes 57 seconds West for a distance of 26.50 feet to the west section line;
Thence North 00 degrees 03 minutes 36 seconds West (N 00°04"W rec.) along said section line for a distance of 619.36 feet to the POINT OF BEGINNING.

PARCEL NO. 4:

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE
MERIDIAN MINIDOKA COUNTY, IDAHO

SECTION 28:

All that portion of the Northwest Quarter (NW) lying south and west of the Union Pacific railroad right-of-way, SAVE and EXCEPTING THEREFROM:

That part of the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section Twenty-eight (28), Township Seven (7) South, Range Twenty-four (24) East, Boise Meridian, described as follows;

Beginning at the Northwest corner of said NW1/4NW1/4 of Section 28, Township 7 South, Range 24 E., BM; thence East 130 feet; thence South 130 feet; thence West 130 feet; thence North 130 feet to the POINT OF BEGINNING.

ALSO:

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE
MERIDIAN MINIDOKA COUNTY, IDAHO

SECTION 29:

North half of the Northwest Quarter, (N1/2NW1/4) and the Northeast Quarter; SAVE and EXCEPT the following described Parcels, to-wit;

That part of the NE1/4NE1/4, more particularly described as follows;

Beginning at the Northeast corner of said Section 29, which point shall be known as the TRUE POINT OF BEGINNING;

Thence West along the North section line for 330 feet;

Thence South for 130 feet;

Thence East 330 feet to a point on the section line of said Section 29,

Thence North along said East section line for 130 feet to the TRUE POINT OF BEGINNING.

ALSO:

TOWNSHIP 7 SOUTH RANGE 24 EAST, BOISE MERIDIAN MINIDOKA COUNTY, IDAHO

SECTION 29:

That part of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) described as follows:

Beginning 130 feet South and 30 feet West of the Northeast Corner of said NE1/4NE1/4, Sec. 29, T7S, R24E, BM;

Thence West 150 feet; thence South 140 feet; thence East 150 feet, thence North 140 feet to the POINT OF BEGINNING.

ALSO: SAVE and EXCEPT THEREFROM

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN MINIDOKA COUNTY, IDAHO

SECTION 29:

That part of the NE1/4NE1/4, more particularly described as follows:

Beginning at the Northeast corner of said Section 29; thence West along the North section line of said Section 29 for 330 feet to a point, which shall be known as the TRUE POINT OF BEGINNING.

Thence South for 130 feet; thence West for 130 feet; thence North for 130 feet to a point on the North Section line of said Section 29:

Thence East along said North section line for 130 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE
MERIDIAN MINIDOKA COUNTY, IDAHO

SECTION 29:

That part of the NE1/4NE1/4, described more particularly as follows:

Beginning at the Northeast corner of said NE1/4NE1/4; thence South along East Section line of said Section 29 for 130 feet; thence West for 180 feet to a point, which point shall be known as the TRUE POINT OF BEGINNING.

Thence West for 150 feet; thence South for 75 feet; thence East for 150 feet; thence North for 75 feet to the TRUE POINT OF BEGINNING.

INCLUDING a 30 foot right-of-way for ingress and egress between the Northwest corner of said tract and the North boundary line of said NE1/4NE1/4.

SUBJECT TO an easement for a ditch right-of-way along the North boundary of said tract.

TOGETHER WITH all water and water rights, ditches or ditch rights used thereon or appurtenant there to.

Easement for a ditch right-of-way, dated November 12, 1959, recorded November 30, 1959 in Book of Deeds, Page 483, Minidoka County records.

PARCEL NO. 5:

LEGAL DESCRIPTION
RUSSELL WILSON SUB-DIVISION

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE
MERIDIAN MINIDOKA COUNTY, IDAHO

SECTION 21:

Lots Numbered Five (5) through Thirty-four (34) of the Russell Wilson Sub-division as shown on the official plat of said Sub-division now on file in the office of the County Recorder, Minidoka County, Idaho.

PARCEL NO. 6:

LEGAL DESCRIPTION:

All of the SW1/4 and the SW1/4SE1/4 lying South of the Union Pacific Railroad right-of-way in Section 20, Township 7 South, Range 24 East, Boise Meridian, and SAVE AND EXCEPTING THEREFROM the following parcel:

Part of the SE1/4SW1/4 and part of the SW1/4SE1/4 of Section 20 of Township 7 South, Range 24 East of Boise Meridian, Minidoka County, State of Idaho.

Beginning at the SE corner of Section 20 of T. 7 S., R. 24 E., B.M. said corner marked by a 5/8" rebar; thence S 89°49'06" W along section line for 1296.00 feet to a 1/2" rebar, which shall be the POINT OF BEGINNING; thence S.89°49'06" W along section line for 23.18 feet to a 1/2" rebar at the SE corner of the SW1/4SE1/4; thence S89°49'06" W along section line for 346.42 feet to a 1/2" rebar; thence N 0°03'14" W for 851.86 feet to a 1/2" rebar on the south right-of-way of State Highway 24; thence S 73°16'35" E along said right-of-way for 370.91 feet to a 1/2" rebar on the east line of the SW1/4SE1/4; thence S 73°16'35" W along said right-of-way for 25.88 feet to a 1/2" rebar; thence S 0°01'48" E (South rec.) for 736.48' (752' rec.) to the POINT OF BEGINNING.

PARCEL NO. 7 - (TAX 1):

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE
MERIDIAN MINIDOKA COUNTY, IDAHO

SECTION 20:

Part of the Southwest Quarter of the Southeast Quarter: to-wit:

From a Point of beginning located 1320 feet West along the section line from the Southeast corner of Section 20, Township 7 South, Range 24 East of the Boise Meridian; thence West 820 feet along said section line; thence North 620 feet; thence East 334.8 feet; thence South 72°36' East 508.5 feet on a line parallel to the center line of the State Highway; thence South 467.9 feet more or less to the point of intersection with the section line and POINT OF BEGINNING.

Said parcel of land lies within the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 20, Township 7 South, Range 24 EEBM, within the County of Minidoka, State of Idaho.

EXCEPTING THEREFROM:

Part of the SE1/SE1/4 and part of the SW1/SE1/4 of Section 20 of Township 7 South, Range 24 East of the Boise Meridian, Minidoka County, State of Idaho.

Beginning at the SE corner of Section 20 of T. 7 S., R. 24 E., B.M. said corner marked by a 5/8" rebar; thence S89°49'06" W along section line for 1296.00 feet to a 1/2" rebar which shall be the Point of Beginning; thence S 89°49'06" along section line for 23.18 feet to a 1/2" rebar at the SE corner of the SW1/4SE1/4; thence S 89°49'06" W along Section line for 346.42 feet to a 1/2" rebar; thence N 0°03'14" W for 851.86 feet to a 1/2" rebar on the south right-of-way of State Highway 24 thence S 73°16'35" E along said right-of-way for 370.91 feet to a 1/2" rebar on the east line of the SW1/4SE1/4; thence S 73°16'35" E along said right-of-way for 25.88 feet to a 1/2" rebar; thence S 0°01'48" E (South rec.) for 736.48' (752' rec.) to the POINT OF BEGINNING.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and the reversion, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title and interest, property, possession, claim and demand whatsoever, which the said Velva D. Moller, deceased, had in her lifetime, and at the time of her decease, and which the First Party has, by virtue of his appointment as Personal Representative of the Estate of Velva D. Moller, deceased, in and to the above-described premises, with appurtenances.

TO HAVE AND TO HOLD all and singular the above-granted premises, together with appurtenances, and every part thereof, unto the Second party, its successors heirs and assigns forever.

IN WITNESS WHEREOF, the First Party has hereunto set my hand the day and year first above written.

Estate of Velva D. Moller

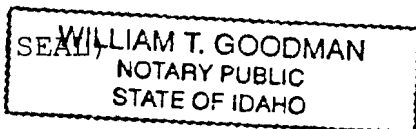
BY: Norman L. Bagnall

Norman L. Bagnall
Personal Representative

STATE OF IDAHO)
) ss.
County of Minidoka.)

On this 9th day of April, 2007, before me the undersigned notary public in and for said state, personally appeared Norman L. Bagnall, known to me to be the person whose name is subscribed to the within instrument as personal representative of the estate of Velva D. Moller, and acknowledged to me that he executed the same as such personal representative.

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



William T. Goodman
Notary Public
Residing at Rupert Id
My Commission expires 12-24-10

Instrument # 490190

MINIDOKA COUNTY, RUPERT, IDAHO
2007-04-10 09:41:21 No. of Pages: 8

Recorded for: BILL GOODMAN
DUANE SMITH Fee: 24.00

Ex-Officio Recorder Deputy Lil

490191

WARRANTY DEED

FOR VALUE RECEIVED, N. Bruce Bagnall, Trustee of the Testamentary Trust under the Will of Wilbert H. Moller, Deceased, the Grantor, does hereby grant, bargain, sell and convey unto B.M.S. Farms - Norland L.L.C., whose present address is c/o Norman L. Bagnall, 571 North Meridian, Rupert, Idaho 83350 the Grantees, the following described premises, located in Minidoka County, Idaho, to wit:

PARCEL NO. 1:

TOWNSHIP 9 SOUTH, RANGE 24 EAST, BOISE
MERIDIAN, MINIDOKA COUNTY, IDAHO

SECTION 5: Pt E1/2NE1/4 - to-wit:

Beginning at the Southeast corner of the E1/2NE1/4 of Section 5, Township 9 South, Range 24; EBM; thence North 602 feet along the East line of the said NE1/4; thence West 790 feet; thence South 602 feet to the South line of said NE1/4; thence East 790 feet along said South line to the POINT OF BEGINNING. Containing 10.93 acres, more or less.

EXCEPTING THEREFROM an Easement, more particularly described as follows:

Beginning at the Southeast corner of the E1/2NE1/4 of Section 5, Township 9 South, Range 24 EBM; thence North along the East line of said Northeast Quarter (NE1/4) a distance of 50 feet, more or less; thence West 790 feet, more or less; thence South 50 feet, more or less, to the South line of the said NE1/4; thence East 790 feet, more or less, to the POINT OF BEGINNING,

Containing .91 acres, more or less, Minidoka County, Idaho. That said easement shall be forever held and retained by Grantors and their successors and shall run with the land. The foregoing exception to be used for right-of-way for roads or streets.

PARCEL 2: LEGAL DESCRIPTION:

Part of the NW1/4NW1/4 OF SECTION 16 OF
TOWNSHIP 8 SOUTH, RANGE 24 EAST, BOISE
MERIDIAN, MINIDOKA COUNTY, STATE OF IDAHO.

Beginning at the NW corner of Section 16 of T. 8S, R24 E, B. M. said corner marked by a P. K. Nail which shall be the POINT OF BEGINNING.

Thence N 89°43'00" E along section line for 1023.21 feet to a 1/2" rebar;
Thence S 0°23'53" W for 586.57 feet to a 1/2" rebar;
Thence S 87°18'03" W for 868.81 feet to a 1/2" rebar;
Thence S 0°51'17" W for 373.87 feet to a 1/2" rebar;
Thence N 89°06'15" W for 144.32 feet to a P.K. Nail on section line.
Thence N 0°04'50" W. along section line for 993.98 feet to POINT OF BEGINNING.

EXCEPTING THEREFROM:

Part of the NW1/4NW1/4 of Section 16 of Township 8 South, Range 24 East, Boise Meridian, Minidoka County, State of Idaho.

Beginning at the Northwest section corner of Section 16 of T. 8 S., R 24E., B. M. said corner marked by a 5/8 rebar with a 3" aluminum cap on top which shall be the POINT OF BEGINNING:

Thence North 89 degrees 44 minutes 15 seconds East (N89°43'00"E rec.) along the north section line for a distance of 1023.21 feet to a 1/2" rebar;
Thence South 00 degrees 25 minutes 08 seconds West (S 00°23'53"W rec.) for a distance of 586.57 feet;
Thence South 87 degrees 19 minutes 18 seconds West (S 87°18'03"W rec.) for a distance of 868.81 feet to a 1/2" rebar;
Thence North 88 degrees 48 minutes 57 seconds West for a distance of 123.93 feet to a 1/2" rebar;
Thence North 88 degrees 48 minutes 57 seconds West for a distance of 26.50 feet to the west section line;
Thence North 00 degrees 03 minutes 36 seconds West (N 00°04"W rec.) along said section line for a distance of 619.36 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE
MERIDIAN MINIDOKA COUNTY, IDAHO

SECTION 28:

All that portion of the Northwest Quarter (NW) lying south and west of the Union Pacific railroad right-of-way, SAVE and EXCEPTING THEREFROM:

That part of the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section Twenty-eight (28), Township Seven (7) South, Range Twenty-four (24) East, Boise Meridian, described as follows;

Beginning at the Northeast corner of said NW1/4NW1/4 of Section 28, Township 7 South, Range 24 E., BM; thence East 130 feet; thence South 130 feet; thence West 130 feet; thence North 130 feet to the POINT OF BEGINNING.

ALSO:

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE
MERIDIAN MINIDOKA COUNTY, IDAHO

SECTION 29:

North half of the Northwest Quarter, (N1/2NW1/4) and the Northeast Quarter; SAVE and EXCEPT the following described Parcels, to-wit;

That part of the NE1/4NE1/4, more particularly described as follows;

Beginning at the Northeast corner of said Section 29, which point shall be known as the TRUE POINT OF BEGINNING;

Thence West along the North section line for 330 feet;
Thence South for 130 feet;
Thence East 330 feet to a point on the section line of said Section 29,
Thence North along said East section line for 130 feet to the TRUE POINT OF BEGINNING.

ALSO:

TOWNSHIP 7 SOUTH RANGE 24 EAST, BOISE MERIDIAN
MINIDOKA COUNTY, IDAHO

SECTION 29:

That part of the Northeast Quarter of the
Northeast Quarter (NE1/4NE1/4) described as
follows:

Beginning 130 feet South and 30 feet West of
the Northeast Corner of said NE1/4NE1/4, Sec.
29, T7S, R24E, BM;

Thence West 150 feet; thence South 140 feet;
thence East 150 feet, thence North 140 feet to
the POINT OF BEGINNING.

ALSO: SAVE and EXCEPT THEREFROM

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN
MINIDOKA COUNTY, IDAHO

SECTION 29:

That part of the NE1/4NE1/4, more particularly
described as follows:

Beginning at the Northeast corner of said
Section 29; thence West along the North section
line of said Section 29 for 330 feet to a
point, which shall be known as the TRUE POINT
OF BEGINNING.

Thence South for 130 feet; thence West for 130
feet; thence North for 130 feet to a point on
the North Section line of said Section 29:
Thence East along said North section line for
130 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN
MINIDOKA COUNTY, IDAHO

SECTION 29:

That part of the NE1/4NE1/4, described more
particularly as follows:

Beginning at the Northeast corner of said NE1/4NE1/4; thence South along East Section line of said Section 29 for 130 feet; thence West for 180 feet to a point, which point shall be known as the TRUE POINT OF BEGINNING.

Thence West for 150 feet; thence South for 75 feet; thence East for 150 feet; thence North for 75 feet to the TRUE POINT OF BEGINNING.

INCLUDING a 30 foot right-of-way for ingress and egress between the Northwest corner of said tract and the North boundary line of said NE1/4NE1/4.

SUBJECT TO an easement for a ditch right-of-way along the North boundary of said tract.

TOGETHER WITH all water and water rights, ditches or ditch rights used thereon or appurtenant there to.

Easement for a ditch right-of-way, dated November 12, 1959, recorded November 30, 1959 in Book of Deeds, Page 483, Minidoka County records.

PARCEL NO. 4:

LEGAL DESCRIPTION
RUSSELL WILSON SUB-DIVISION

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN
MINIDOKA COUNTY, IDAHO

SECTION 21:

Lots Numbered Five (5) through Thirty-four (34) of the Russell Wilson Sub-division as shown on the official plat of said Sub-division now on file in the office of the County Recorder, Minidoka County, Idaho.

PARCEL NO. 5:

LEGAL DESCRIPTION:

All of the SW1/4 and the SW1/4SE1/4 lying South of the Union Pacific Railroad right-of-way in Section 20, Township 7 South, Range 24 East,

Boise Meridian, and SAVE AND EXCEPTING THEREFROM the following parcel:

Part of the SE1/4SW1/4 and part of the SW1/4SE1/4 of Section 20 of Township 7 South, Range 24 East of Boise Meridian, Minidoka County, State of Idaho.

Beginning at the SE corner of Section 20 of T. 7 S., R. 24 E., B.M. said corner marked by a 5/8" rebar; thence S 89°49'06" W along section line for 1296.00 feet to a 1/2" rebar, which shall be the POINT OF BEGINNING; thence S.89°49'06" W along section line for 23.18 feet to a 1/2" rebar at the SE corner of the SW1/4SE1/4; thence S89°49'06" W along section line for 346.42 feet to a 1/2" rebar; thence N 0°03'14" W for 851.86 feet to a 1/2" rebar on the south right-of-way of State Highway 24; thence S 73°16'35" E along said right-of-way for 370.91 feet to a 1/2" rebar on the east line of the SW1/4SE1/4; thence S 73°16'35" W along said right-of-way for 25.88 feet to a 1/2" rebar; thence S 0°01'48" E (South rec.) for 736.48' (752' rec.) to the POINT OF BEGINNING.

 PARCEL NO. 6 - (TAX 1):

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN
MINIDOKA COUNTY, IDAHO

SECTION 20:

Part of the Southwest Quarter of the Southeast Quarter: to-wit:

From a Point of beginning located 1320 feet West along the section line from the Southeast corner of Section 20, Township 7 South, Range 24 East of the Boise Meridian; thence West 820 feet along said section line; thence North 620 feet; thence East 334.8 feet; thence South 72°36' East 508.5 feet on a line parallel to the center line of the State Highway; thence South 467.9 feet more or less to the point of intersection with the section line and POINT OF BEGINNING.

Said parcel of land lies within the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 20, Township 7 South, Range 24 EEBM,

within the County of Minidoka, State of Idaho.

EXCEPTING THEREFROM:

Part of the SE1/SE1/4 and part of the SW1/SE1/4 of Section 20 of Township 7 South, Range 24 East of the Boise Meridian, Minidoka County, State of Idaho.

Beginning at the SE corner of Section 20 of T. 7 S., R. 24 E., B.M. said corner marked by a 5/8" rebar; thence S89°49'06" W along section line for 1296.00 feet to a 1/2" rebar which shall be the Point of Beginning; thence S 89°49'06" along section line for 23.18 feet to a 1/2" rebar at the SE corner of the SW1/4SE1/4; thence S 89°49'06" W along Section line for 346.42 feet to a 1/2" rebar; thence N 0°03'14" W for 851.86 feet to a 1/2" rebar on the south right-of-way of State Highway 24 thence S 73°16'35" E along said right-of-way for 370.91 feet to a 1/2" rebar on the east line of the SW1/4SE1/4; thence S 73°16'35" E along said right-of-way for 25.88 feet to a 1/2" rebar; thence S 0°01'48" E (South rec.) for 736.48' (752' rec.) to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that Grantor is the owner in fee of said premises, that said premises are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

DATED this 9 day of April, 2007.

N. Bruce Bagnall

N. Bruce Bagnall
Trustee of the Testamentary
Trust under the Will of
Wilbert H. Moller, Deceased

STATE OF IDAHO)
) ss.
County of Minidoka)

On this 9th day of April, 2007, before me the undersigned notary public in and for said state, personally appeared N. Bruce Bagnall known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he as Trustee of the Testamentary Trust under the Will of Wilbert H. Moller, deceased, executed the same.

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

(SEAL)

WILLIAM T. GOODMAN
NOTARY PUBLIC
STATE OF IDAHO

William T. Goodman
Notary Public
Residing at Rupert, Id
My Commission expires 12-24-10

Instrument # 490191

MINIDOKA COUNTY, RUPERT, IDAHO
2007-04-10 09:43:15 No. of Pages: 8

Recorded for : BILL GOODMAN

DUANE SMITH

Fee: 24.00

Ex-Officio Recorder Deputy

W

CORRECTED
WARRANTY DEED

FOR VALUE RECEIVED, N. Bruce Bagnall, Trustee of the Testamentary Trust under the Will of Wilbert H. Moller, Deceased, the Grantor, does hereby grant, bargain, sell and convey unto B.M.S. Farms-Norland L.L.C., whose present address is c/o N. Bruce Bagnall, 501 North Meridian, Rupert, Idaho 83350 the Grantee, the following described premises, located in Minidoka County, Idaho, to wit:

The Warranty Deed is given to correct the legal description set forth in that Warranty Deed between the above named parties dated April 9, 2007 and recorded on April 10, 2007, as Instrument No. 490191 at the office of the County Recorder of Minidoka County, Idaho, only for Parcel No. 6 - (Tax 1), which legal description should read as follows, to-wit:

PARCEL NO. 6 - (TAX 1):

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN
MINIDOKA COUNTY, IDAHO

SECTION 20:

Part of the Southwest Quarter of the Southeast Quarter: to-wit:

From a Point of beginning located 1320 feet West along the section line from the Southeast corner of Section 20, Township 7 South, Range 24 East of the Boise Meridian; thence West 820 feet along said section line; thence North 620 feet; thence East 334.8 feet; thence South 72°36' East 508.5 feet on a line parallel to the center line of the State Highway; thence South 467.9 feet more or less to the point of intersection with the section line and POINT OF BEGINNING.

Said parcel of land lies within the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 20, Township 7 South, Range 24 EBM, within the County of Minidoka, State of Idaho.

EXCEPTING THEREFROM:

Part of the SE1/4SE1/4 and part of the SW1/4SE1/4 of Section 20 of Township 7 South, Range 24 East of the Boise Meridian, Minidoka County, State of Idaho.

la

Beginning at the SE corner of Section 20 of T. 7 S., R. 24 E., B.M. said corner marked by a 5/8" rebar; thence S89°49'06" W along section line for 1296.00 feet to a 1/2" rebar which shall be the Point of Beginning; thence S 89°49'06" W along section line for 23.18 feet to a 1/2" rebar at the SE corner of the SW1/4SE1/4; thence S 89°49'06" W along Section line for 356.42 feet to a 1/2" rebar; thence N 0°03'14" W for 851.86 feet to a 1/2" rebar on the south right-of-way of State Highway 24 thence S 73°16'35" E along said right-of-way for 370.91 feet to a 1/2" rebar on the east line of the SW1/4SE1/4; thence S 73°16'35" E along said right-of-way for 25.88 feet to a 1/2" rebar; thence S 0°01'48" E (South rec.) for 736.48' (752' rec.) to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that Grantor is the owner in fee of said premises, that said premises are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

DATED this 18 day of April, 2007.

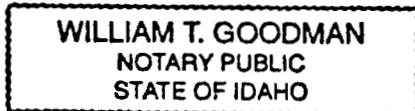
N. Bruce Bagnall
N. Bruce Bagnall
Trustee of the Testamentary
Trust under the Will of
Wilbert H. Moller, Deceased

STATE OF IDAHO)
) ss.
County of Minidoka)

On this 18th day of April, 2007, before me the undersigned notary public in and for said state, personally appeared N. Bruce Bagnall known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he as Trustee of the Testamentary Trust under the Will of Wilbert H. Moller, deceased, executed the same.

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

(SEAL)



William T. Goodman
Notary Public
Residing at Payson, ID
My Commission expires 12-24-10

CORRECTED
DEED OF PERSONAL REPRESENTATIVE

THIS CORRECTED DEED made the 18th day of April, 2007, by Norman L. Bagnall, Personal Representative of the Estate of Velya D. Moller, deceased, herein called the First Party, Grantor, and B.M.S. Farms-Norland, L.L.C., c/o N. Bruce Bagnall, herein called the Second Party, Grantee, whose present address is 501 N. Meridian, Rupert, ID 83350.

W I T N E S S E T H:

That the First Party, by virtue of the power and authority to him given and vested and by reason thereof and for value received, has granted, conveyed and confirmed, and by these presents does grant, remise, convey and confirm, unto the Second Party, Grantee, and its heirs forever, all of the following described real property located in Minidoka County, Idaho, to wit:

This Deed of Personal Representative is given to correct the legal description set forth in that Deed of Personal Representative dated April 9, 2007 and recorded April 10, 2007 as Instrument No. 490190 at the office of the County Recorder of Minidoka County, Idaho only for Parcels No. 6 (Tax 1) and Parcel No. 7 which legal descriptions should read as follows, to-wit:

PARCEL NO. 6 (TAX 1):

LEGAL DESCRIPTION:

All of the SW1/4 and the SW1/4SE1/4 lying South of the Union Pacific Railroad right-of-way in Section 20, Township 7 South, Range 24 East, Boise Meridian, and SAVE AND EXCEPTING THEREFROM the following parcel:

Part of the SE1/4SE1/4 and part of the SW1/4SE1/4 of Section 20 of Township 7 South, Range 24 East of Boise Meridian, Minidoka County, State of Idaho.

Beginning at the SE corner of Section 20 of T. 7 S., R. 24 E., B.M. said corner marked by a 5/8" rebar; thence S 89°49'06" W along section line for 1296.00 feet to a 1/2" rebar, which shall be the POINT OF BEGINNING; thence S 89°49'06" W along section line for 23.18 feet to a 1/2" rebar at the SE corner of the SW1/4SE1/4; thence S89°49'06" W along section line for 356.42 feet to a 1/2" rebar; thence N 0°03'14" W

for 851.86 feet to a 1/2" rebar on the south right-of-way of State Highway 24; thence S 73°16'35" E along said right-of-way for 370.91 feet to a 1/2" rebar on the east line of the SW1/4SE1/4; thence S 73°16'35" E along said right-of-way for 25.88 feet to a 1/2" rebar; thence S 0°01'48" E (South rec.) for 736.48' (752' rec.) to the POINT OF BEGINNING.

PARCEL NO. 7:

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN MINIDOKA COUNTY, IDAHO

SECTION 20:

Part of the Southwest Quarter of the Southeast Quarter: to-wit:

From a Point of beginning located 1320 feet West along the section line from the Southeast corner of Section 20, Township 7 South, Range 24 East of the Boise Meridian; thence West 820 feet along said section line; thence North 620 feet; thence East 334.8 feet; thence South 72°36' East 508.5 feet on a line parallel to the center line of the State Highway; thence South 467.9 feet more or less to the point of intersection with the section line and POINT OF BEGINNING.

Said parcel of land lies within the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 20, Township 7 South, Range 24 EEBM, within the County of Minidoka, State of Idaho.

EXCEPTING THEREFROM:

Part of the SE1/4SE1/4 and part of the SW1/4SE1/4 of Section 20 of Township 7 South, Range 24 East of the Boise Meridian, Minidoka County, State of Idaho.

Beginning at the SE corner of Section 20 of T. 7 S., R. 24 E., B.M. said corner marked by a 5/8" rebar; thence S89°49'06" W along section line for 1296.00 feet to a 1/2" rebar which shall be the Point of Beginning; thence S 89°49'06" W along section line for 23.18 feet to a 1/2" rebar at the SE corner

of the SW1/4SE1/4; thence S 89°49'06" W along Section line for 356.42 feet to a 1/2" rebar; thence N 0°03'14" W for 851.86 feet to a 1/2" rebar on the south right-of-way of State Highway 24 thence S 73°16'35" E along said right-of-way for 370.91 feet to a 1/2" rebar on the east line of the SW1/4SE1/4; thence S 73°16'35" E along said right-of-way for 25.88 feet to a 1/2" rebar; thence S 0°01'48" E (South rec.) for 736.48' (752' rec.) to the POINT OF BEGINNING.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and the reversion, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title and interest, property, possession, claim and demand whatsoever, which the said Velma D. Moller, deceased, had in her lifetime, and at the time of her decease, and which the First Party has, by virtue of his appointment as Personal Representative of the Estate of Velva D. Moller, deceased, in and to the above-described premises, with appurtenances.

TO HAVE AND TO HOLD all and singular the above-granted premises, together with appurtenances, and every part thereof, unto the Second party, its successors and assigns forever.

IN WITNESS WHEREOF, the First Party has hereunto set my hand the day and year first above written.

ESTATE OF VELVA D. MOLLER

By: Norman L. Bagnall
Norman L. Bagnall
Personal Representative

Instrument # 490369

MINIDOKA COUNTY, RUPERT, IDAHO
2007-04-19 09:28:50 No. of Pages: 4
Recorded for : BILL GOODMAN
DUANE SMITH Fee: 12.00
Ex-Officio Recorder Deputy sa

STATE OF IDAHO

)

) ss.

County of Minidoka.)

On this 18th day of April, 2007, before me the undersigned notary public in and for said state, personally appeared Norman L. Bagnall, known to me to be the person whose name is subscribed to the within instrument as personal representative of the estate of Velva D. Moller, and acknowledged to me that he executed the same as such personal representative.

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

(SEAL)

WILLIAM T. GOODMAN
NOTARY PUBLIC
STATE OF IDAHO

William T. Goodman
Notary Public
Residing at Meridian, ID
My Commission expires 12-24-10