

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

RECEIVED

APR 21 2005

WATER RESOURCES
WESTERN REGION

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 division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
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63-15637 - P.D .

63-9875 - WA

63-15634 AJ

RECEIVED

APR 26 2005

DEPARTMENT OF WATER RESOURCES

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 usually attached to your deed or on file with the county).

OR

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 **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) Clayter F. Forsgren and/or Diane B Forsgren
449 East 350 South, Rexburg, ID 83440
4. New Owner/Claimant(s) LNB Farms of Idaho, LLC
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
- New Mailing Address 3007 Can Ada Road,
- City, State and ZIP Code Melba, ID 83641
- New Telephone Number (208) 495-2668
5. Date you acquired the property January 14, 2005

SUPPORT DATA

IN FILE # 63-9875

6. **If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 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 (one water right per box, you may copy this page as 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(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

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

7. Signature of New Owner(s) or Claimant(s)
(include title if applicable)

Cheryl L. Baugher March 1, 2005
Manager

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.

For Office Use Only

Received by <u>DB</u>	Date <u>4-21-05</u>	Fees <u>\$25 - each x 2</u>
Receipted by <u>DB</u>	Date <u>4-21-05</u>	Receipt No. <u>W032835</u>
Processed by _____	AJ Date _____	WR _____ Date _____



RECORDED
JUL 14 PM 4:09
CANYON COUNTY RECORDER
M. McNamee
FILED
JUL 14 9:00

200502411

Order No.: C045486A

WARRANTY DEED

COPY

FOR VALUE RECEIVED, CHARLOTTE L. DAY, an unmarried woman
The Grantor, does hereby grant, bargain sell and convey unto L AND B FARMS OF
IDAHO LLC, an Idaho limited liability company whose current address is 3007 Can-Ada
Road, Melba, Idaho 83641, the Grantees, the following described premises, in Canyon
County, Idaho, TO WIT:

Parcel 1

The South half of Section 12, Township 1 North, Range 2 West, Boise Meridian, in
Canyon County, Idaho.

Excepting Therefrom:

The Northerly 25 feet thereof as conveyed to the Nampa Highway District, by Warranty
Deed Recorded July 13, 1966, Instrument No. 583951.

Parcel 2

A non-exclusive easement for private road and pipeline. Over, under, along and across
that portion of the Northeast Quarter of Section 12, Township 1 North, Range 2 West,
Boise Meridian, in Canyon County, Idaho. As granted in Grant of Roadway Easement
Recorded June 21, 1974 as Instrument No. 731844.

Parcel 3

The North half of Section 13, Township 1 North, Range 2 West, Boise Meridian, in
Canyon County, Idaho.

Excepting Therefrom:

That portion more particularly described as follows:

A portion of the Northwest Quarter of Section 13, Township 1 North, Range 2 West,
Boise Meridian, Canyon County, Idaho, as shown on the Record of Survey filed as

Instrument No. 9801167, in the Offices of the Canyon County Recorder, more particularly described as follows:

COMMENCING at a brass cap marking the West Quarter corner of said Section 13, thence along the South boundary of said Northwest Quarter of Section 13 South 89°27'47" East 40.00 feet to an iron pin on the East right-of-way line of Southside Boulevard, said iron pin being the POINT OF BEGINNING; thence along said East right-of-way line North 00°37'51" East 570.05 feet to an iron pin; thence leaving said East right-of-way line and along a curve to the right having a radius of 30.00 feet, a central angle of 89°54'22", a length of 47.07 feet and a long chord that bears North 45°35'02" East 42.39 feet to an iron pin; thence South 89°27'47" East 280.55 feet to an iron pin; thence along a curve to the right having a radius of 220.00 feet, a central angle of 5°05'06", a length of 19.52 feet and a long chord that bears South 86°55'14" East 19.52 feet to an iron pin; thence South 00°37'51" West 599.13 feet to an iron pin; thence North 89°27'47" West 330.00 feet along the South line of said Northwest Quarter to the POINT OF BEGINNING.

And further excepting therefrom that portion more particularly described as follows:

A portion of the Northwest Quarter of Section 13, Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho, as shown on the Record of Survey filed as Instrument No. 9801167, in the Offices of the Canyon County Recorder, more particularly described as follows:

COMMENCING at a brass cap marking the West Quarter corner of said Section 13, thence along the South boundary of said Northwest Quarter of Section 13 South 89°27'47" East 40.00 feet to an iron pin on the East right-of-way line of Southside Boulevard; thence along said East right-of-way line North 00°37'51" East 690.05 feet to an iron pin being the POINT OF BEGINNING; thence continuing North 0°37'51" East 569.95 feet to an iron pin; thence leaving said East right-of-way South 89°27'47" East 330.00 feet to an iron pin; thence South 0°37'51" West 600.69 feet to an iron pin; thence along a curve to the left having a radius of 280.00 feet; a central angle of 4°00'48", a length of 19.61 feet and a long chord that bears North 87°27'23" West 19.61 feet to an iron pin; thence North 89°27'47" West 280.35 feet to an iron pin; thence along a curve to the right having a radius of 30.00 feet, a central angle of 90°05'38", a length of 47.17 feet and a long chord that bears North 44°24'58" West 42.46 feet to the POINT OF BEGINNING.

Parcel 4

The Northeast Quarter of the Southwest Quarter and the North half of the Southeast Quarter of Section 13, Township 1 North, Range 2 West of the Boise Meridian in Canyon County, Idaho.

That portion of Government Lot 4, Section 18, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 4; thence
North 330 feet; thence
West 660 feet; thence
South 330 feet; thence
East 660 feet, to the PLACE OF BEGINNING.

PARCEL B

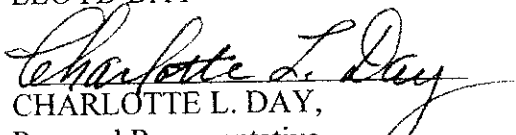
That portion of Government Lot 2, Section 7, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

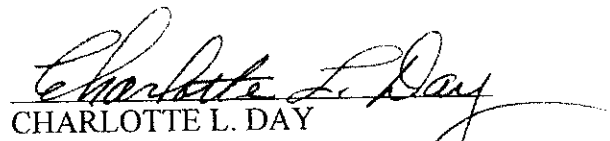
COMMENCING at the Southwest corner of said Government Lot 2; thence
North 400.00 feet; thence
East 79.00 feet, to the North-South line that runs midway between the major pump (on this property) and the sheet metal cellar (on adjoining property to the East); thence
South 400.00 feet; thence
West 79.00 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that she 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(s); 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 easements (if any) for the current year, which are not due and payable, and that Grantors will warrant and defend the same from all lawful claims whatsoever.

Dated: 01/14/05

CHARLOTTE L. DAY, personal
representative of the estate of ROBERT
LLOYD DAY


CHARLOTTE L. DAY,
Personal Representative


CHARLOTTE L. DAY



S2207233825

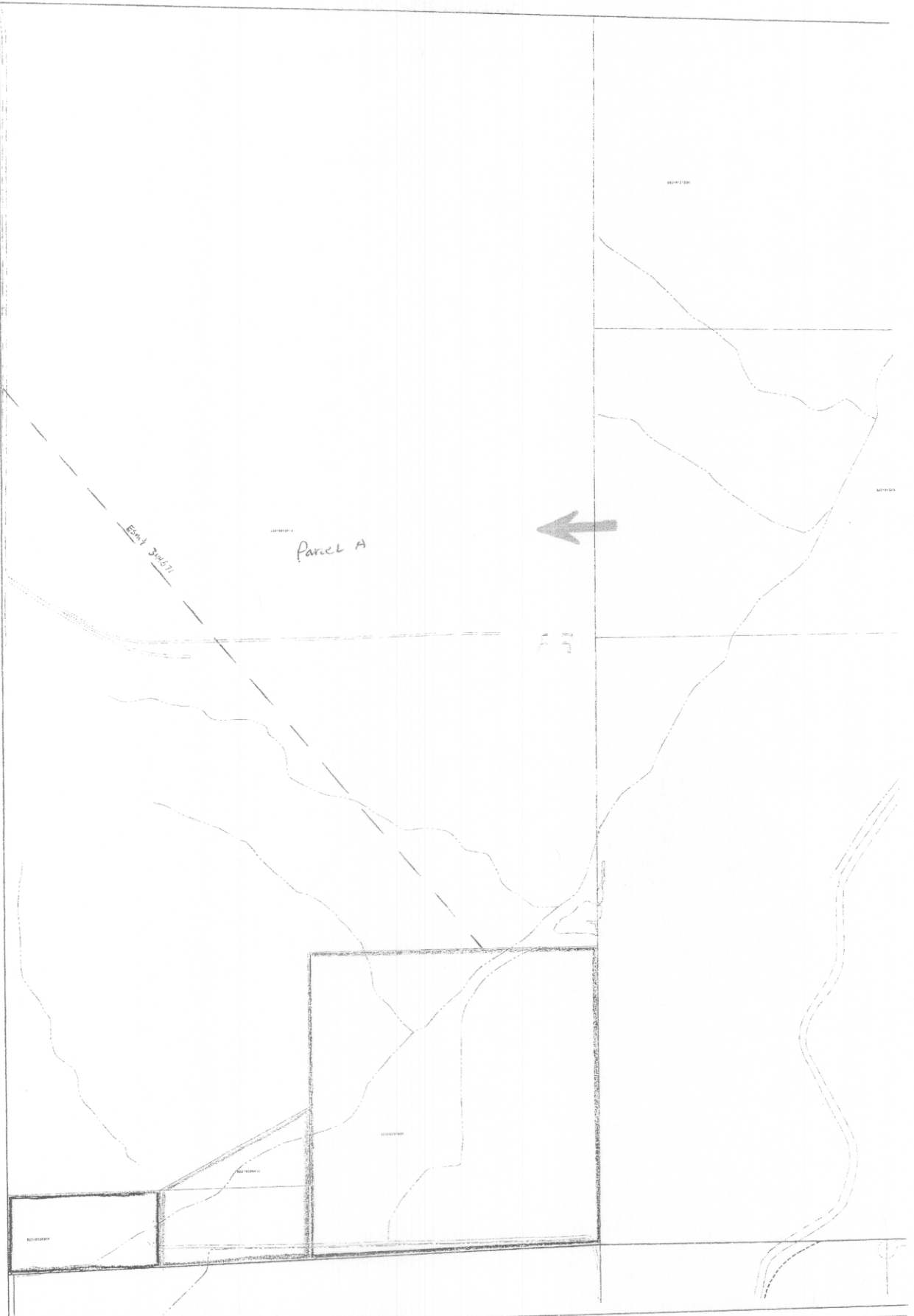
Parcel B

S2207233700

S2207326410

THIS MAP IS FURNISHED AS AN ACCOMMODATION
STRICTLY FOR THE PURPOSES OF GENERALLY
LOCATING THE LAND. IT DOES NOT REPRESENT A
SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS
AS TO THE SIZE, AREA OR ANY OTHER
FACTS RELATED TO THE LAND SHOWN HEREON.

THIS MAP IS FURNISHED AS AN ACCOMMODATION
STRICTLY FOR THE PURPOSES OF GENERALLY
LOCATING THE LAND. IT DOES NOT REPRESENT A
SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS
AS TO THE SIZE, AREA OR ANY OTHER
FACTS RELATED TO THE LAND SHOWN HEREON.





Owner's Policy of Title Insurance

Fidelity National Title Insurance Company

A Stock Company

Policy Number 1312- 439462

OWNER'S POLICY OF TITLE INSURANCE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

- 1. Title to the estate or interest described in Schedule A being vested other than as stated therein;*
- 2. Any defect in or lien or encumbrance on the title;*
- 3. Unmarketability of the title;*
- 4. Lack of a right of access to and from the land.*

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

Fidelity National Title Insurance Company



By:

James M. [Signature]

President

Attest:

John C. [Signature]

Secretary

Countersigned:

Joseph [Signature]
Authorized Signature
(Please print name below)

TITLEONE CORPORATION

Authorized Agent for:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

File Number: A0428017

Policy Number: 1312-439462

Amount of Insurance: \$ 625,650.00

Premium: \$ 1,938.50

Date of Policy: January 14, 2005 at 04:48 PM

1. Name of Insured:

L and B Farms of Idaho LLC

2. The estate or interest in the land which is covered by this policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in:

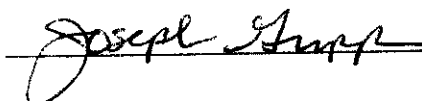
L and B Farms of Idaho LLC, an Idaho limited liability company

4. The land referred to in this policy is described as follows:

SEE SCHEDULE C ATTACHED HERETO

TITLEONE CORPORATION

By: _____



JOSEPH GROPP, Authorized Officer

TITLEONE CORPORATION

Authorized agent for:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B

File Number: A0428017

Policy Number: 1312-439462

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
7. Taxes, including any assessments collected therewith, for the year 2005 which are a lien not yet due and payable.
8. Special assessments, if any, for unincorporated Ada County (208-287-6800). Paid Current.
9. The land described herein is located within the boundaries of Boise Kuna Irrigation District (208-922-5608) and is subject to any assessments levied thereby. Paid Current.
10. Right of way for Can-Ada Road.
11. Right-of-way for South Power Lateral and the rights of access thereto for maintenance of said lateral. (Parcel A)
12. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: April 14, 1953
Instrument No.: 344571
(Parcel A)

TITLEONE CORPORATION

Authorized agent for:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Policy Number: 1312-439462

SCHEDULE B

(Continued)

13. Exceptions and reservations contained in a Deed from the State of Idaho to John P. Kobe.
Recorded: June 11, 1954
Instrument No.: 585933
Wherein mineral rights are reserved to the state (47-701 Idaho Code).
(Parcel B)
14. Exceptions and reservations contained in a Deed from the State of Idaho to Clayter Forsgren and Diane Forsgren.
Recorded: October 8, 1965
Instrument No.: 623114
Wherein mineral rights are reserved to the state (47-701 Idaho Code).
(Parcel A)
15. Terms, provisions, covenants, conditions, and, restrictions, contained in a Warranty Deed.
Recorded: June 21, 1974
Instrument No.: 891927
(Parcel B)
16. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Clayter F. Forsgren and Diane B. Forsgren
Purpose: Public Utilities
Recorded: June 21, 1974
Instrument No.: 891928
17. Terms, provisions, conditions, and, restrictions contained in Memorandum of Agricultural Lease Agreement by and between Charlotte L. Day and Grasslands, L.L.C., and Idaho limited liability company.
Dated: June 3, 2002
Recorded: June 10, 2002
Instrument No: 102065361
18. Rights of tenants in possession, as tenants only, under prior unrecorded leases.

TITLEONE CORPORATION

Authorized agent for:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE C PROPERTY DESCRIPTION

File Number: A0428017

The land referred to in this Policy is described as follows:

PARCEL A

The East Half of the Northwest Quarter; the Northeast Quarter of the Southwest Quarter; Government Lots 1, 2, 3 and 4, all in Section 18, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho.

EXCEPT the following three parcels:

EXCEPTED PARCEL 1

The South Half of the Southwest Quarter of Government Lot 4, Section 18, Township 1 North, Range 2 West, Boise Meridian, Ada County, Idaho.

EXCEPTED PARCEL 2

That portion of Government Lot 4, Section 18, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at a point 660 feet North of the Southeast corner of said Government Lot 4, thence
South 330 feet; thence
West 660 feet; thence
Northeasterly, approximately 740 feet, to the POINT OF BEGINNING.

EXCEPTED PARCEL 3

That portion of Government Lot 4, Section 18, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 4; thence
North 330 feet; thence
West 660 feet; thence
South 330 feet; thence
East 660 feet, to the PLACE OF BEGINNING.

PARCEL B

That portion of Government Lot 2, Section 7, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the Southwest corner of said Government Lot 2; thence
North 400.00 feet; thence
East 79.00 feet, to the North-South line that runs midway between the major pump (on this property) and the

TITLEONE CORPORATION

Authorized agent for:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE C

(Continued)

sheet metal cellar (on adjoining property to the East); thence
South 400.00 feet; thence
West 79.00 feet to the POINT OF BEGINNING.

TITLEONE CORPORATION

Authorized agent for:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE C

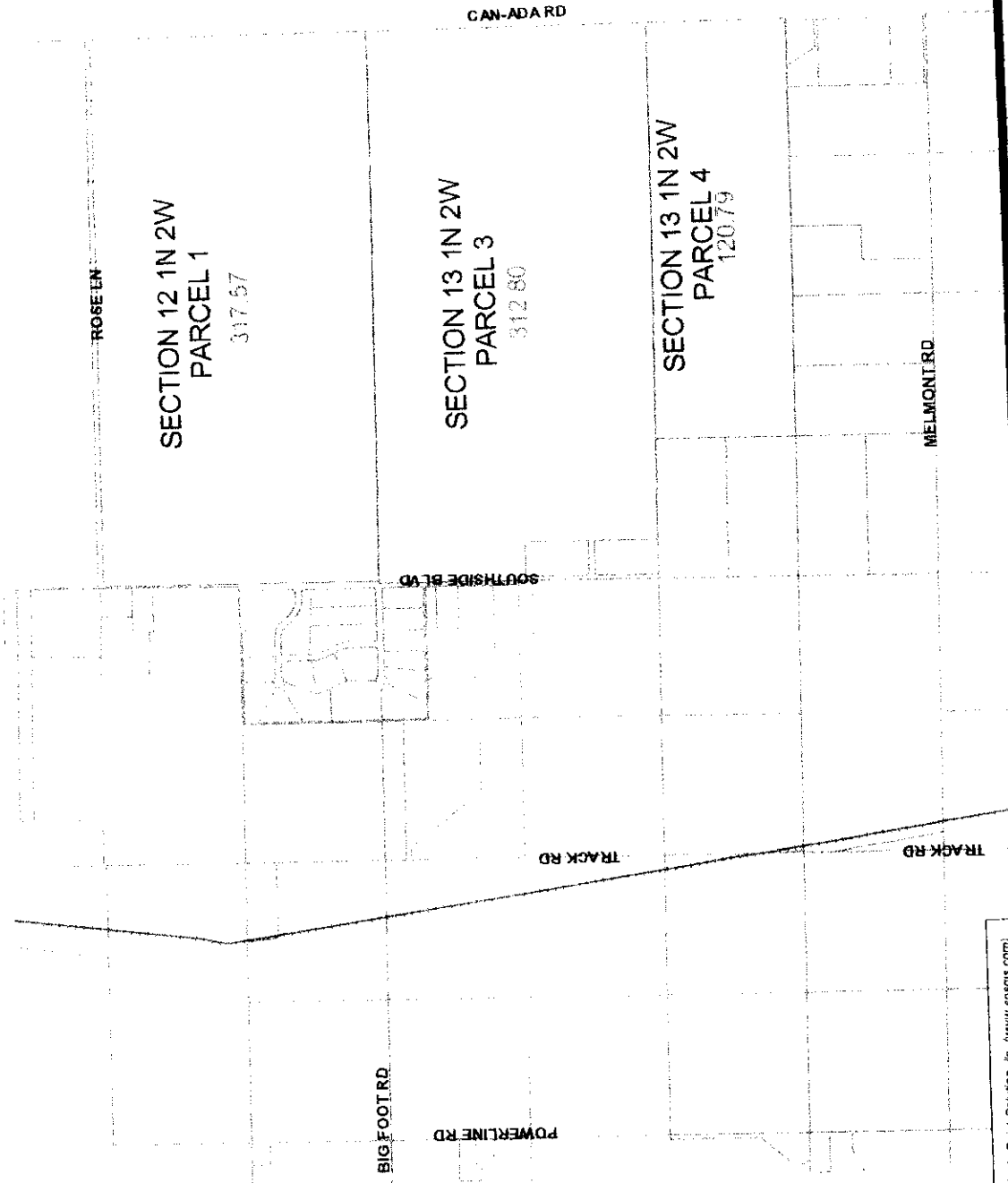
(Continued)

County, Idaho, as shown on the Record of Survey filed as Instrument No. 9801167, in the Offices of the Canyon County Recorder, more particularly described as follows:

COMMENCING at a brass cap marking the West Quarter corner of said Section 13, thence along the South boundary of said Northwest Quarter of Section 13
South 89°27'47" East 40.00 feet to an iron pin on the East right-of-way line of Southside Boulevard; thence along said East right-of-way line
North 00°37'51" East 690.05 feet to an iron pin being the POINT OF BEGINNING; thence continuing
North 0°37'51" East 569.95 feet to an iron pin; thence leaving said East right-of-way
South 89°27'47" East 330.00 feet to an iron pin; thence
South 0°37'51" West 600.69 feet to an iron pin; thence along a curve to the left having a radius of 280.00 feet; a central angle of 4°00'48", a length of 19.61 feet and a long chord that bears North 87°27'23" West 19.61 feet to an iron pin; thence
North 89°27'47" West 280.35 feet to an iron pin; thence along a curve to the right having a radius of 30.00 feet, a central angle of 90°05'38", a length of 47.17 feet and a long chord that bears North 44°24'58" West 42.46 feet to the POINT OF BEGINNING.

Parcel 4

The Northeast Quarter of the Southwest Quarter and the North half of the Southeast Quarter of Section 13, Township 1 North, Range 2 West of the Boise Meridian in Canyon County, Idaho.



Map By: Single Point Solution, Inc. (www.spagis.com)



1101 West River St., Suite 201 Boise, Idaho 83702

This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It is not guaranteed and intended for staff use only. This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Regional Geographic Services, Inc. Are not liable for errors or omissions resulting from the use of this product for any purposes.

Map Created: April-29-2004

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Idaho Secretary of State Viewing Business Entity

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[[Get a certificate of existence for LNB FARMS OF IDAHO LLC](#)]

LNB FARMS OF IDAHO LLC

3007 CAN-ADA RD
MELBA, ID 83641

Type of Business: LIMITED LIABILITY COMPANY

Status: EXISTING 15 Sep 2004

State of Origin: IDAHO

Date of 15 Sep 2004

Origination/Authorization:

Current Registered Agent: LAYNE R BANGERTER
3007 CAN-ADA RD
MELBA, ID 83641

File Number: W33251

Date of Last Annual Report:

Amendments:

Amendment filed 15 Sep 2004 ARTICLES OF
ORGANIZATION

[View Document](#)
[Online](#)
[Download \(TIFF
format\)](#)

Amendment filed 13 Jan 2005 NAME CHANGED TO LNB FARMS
OF IDAHO LLC

[View Document](#)
[Online](#)
[Download \(TIFF
format\)](#)

[Idaho Secretary of State's Main Page](#)

[State of Idaho Home Page](#)

Comments, questions or suggestions can be emailed to: sosinfo@idsos.state.id.us

254



ARTICLES OF AMENDMENT TO ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY

(Instructions on back of application)

FILED EFFECTIVE

JAN 13 PM 1:55

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is: L AND B FARMS OF
IDAHO LLL

2. The date the articles of organization were filed was: _____

COMPLETE ONLY THE APPLICABLE ITEMS

3. The name of the limited liability company is amended to read: LNB FARMS
OF IDAHO LLL

4. The latest date certain upon which the limited liability company will dissolve is amended to read: _____

5. The management of the limited liability company shall henceforth be vested in
☐ Manager(s) ☐ Members.

6. The information on managers/members shall be amended as follows:

Name:	Address:	Add:	Delete:	Other:
WAMAN RANGELER	10024 S 10424 S 2700W	SUTER 200	☒	
	S. Jordan UT 84095		☐	
			☐	
			☐	
			☐	

7. Signature of at least one manager, if any, or at least one member.

Signature Wayne L. Rangel Owner/Manager
Typed Name _____ Capacity _____

Signature _____
Typed Name _____ Capacity _____

Secretary of State use only

IDAHO SECRETARY OF STATE
01/13/2005 05:00
CK: 4978 CT: 165198 RM: 787142
1 0 38.00 = 38.00 ORGAN AMEN # 2

W 33251

g:\corpform\idm
formulations: Secretary's license
Revised 1/2/01

FILED EFFECTIVE

251



ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY

(Instructions on back of application)

04 SEP 15 PM 4:48

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

L and B Farms of Idaho LLC

2. The street address of the initial registered office is:

3007 Can-Ada Road, Melba, Idaho 83641

and the name of the initial registered agent at the above address is:

Layne R. Bangerter

3. The mailing address for future correspondence is:

3007 Can-Ada Road, Melba, Idaho 83641

4. Management of the limited liability company will be vested in:

Manager(s) ☐ or Member(s) ☒ (please check the appropriate box)

5. If management is to be vested in one or more manager(s), list the name(s) and address(es) of at least one initial manager. If management is to be vested in the member(s), list the name(s) and address(es) of at least one initial member.

Name

Address

Layne R. Bangerter3007 Can-Ada Rd. Melba, Idaho 83641John B. Peterson1711 N. Cherrapple Dr. Orem, Utah 84097

6. Signature of at least one person responsible for forming the limited liability company:

Signature: *Layne R. Bangerter*Typed Name: Layne R. BangerterCapacity: Member Owner

Signature: _____

Typed Name: John B. PetersonCapacity: Member Owner

Secretary of State use only

IDAHO SECRETARY OF STATE
09/15/2004 05:00
CK: 9154494763NKM CT: 172099 IN: 766229
1 P 100.00 = 100.00 ORGAN LLC # 2

W 33251

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that she 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 Grantees; 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 easements (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.

Dated:

Charlotte L. Day
CHARLOTTE L. DAY

State of Idaho)

) ss:

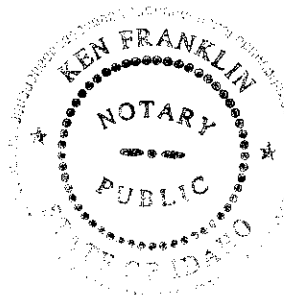
County of Ada)

On this 4th day of January, 2005, before me, the undersigned a Notary Public in and for said state personally appeared Charlotte L. Day, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF I have set my hand and official seal on the date shown above.

Ken Franklin
Notary Public

Commission Expires: 10/5/10





ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 01/14/05 04:48 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Title One

AMOUNT 9.00 3



Order No.: A0428017

WARRANTY DEED

FOR VALUE RECEIVED,

CHARLOTTE L. DAY, personal representative of the estate of ROBERT LLOYD DAY and CHARLOTTE L. DAY, an unmarried woman The Grantors, do hereby grant, bargain sell and convey unto L AND B FARMS OF IDAHO LLC, an Idaho limited liability company whose current address is 3007 Can-Ada Road, Melba, Idaho 83641 the Grantees, the following described premises, in Ada County, Idaho, TO WIT:

PARCEL A

The East Half of the Northwest Quarter ; the Northeast Quarter of the Southwest Quarter ; Government Lots 1, 2, ③ and 4, all in Section 18, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho.

EXCEPT the following three parcels:

EXCEPTED PARCEL 1

The South Half of the Southwest Quarter of Government Lot 4, Section 18, Township 1 North, Range 2 West, Boise Meridian, Ada County, Idaho.

EXCEPTED PARCEL 2

That portion of Government Lot 4, Section 18, Township 1 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at a point 660 feet North of the Southeast corner of said Government Lot 4, thence
South 330 feet; thence
West 660 feet; thence
Northeasterly, approximately 740 feet, to the POINT OF BEGINNING.

EXCEPTED PARCEL 3

