DocuSign Envelope ID: 6D0CDB44-02D7-4758-BB6C-2D54BDA64A9D
Form 42-248/42-1409(6) Rev. 7/21

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
JAN 30 2023
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. If the water right is leased to the Water Supply Bank, check "*Yes*". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
35-7203 OK	Yes ☐	Yes ☐	35-14790 OK	Yes ☐	Yes ☐
35-13854 OK	Yes ☐	Yes ☐	35-14791 OK	Yes ☐	Yes ☐
35-13857 OK	Yes ☐	Yes ☐	35-14792 OK	Yes ☐	Yes ☐
35-14788 OK	Yes ☐	Yes ☐	35-14793 OK	Yes ☐	Yes ☐
35-14789 OK	Yes ☐	Yes ☐	35-14796 OK	Yes ☐	Yes ☐

2. Previous Owner's Name: Cannon Shelley Property LP
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Idaho Falls Farms LLC
   New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or**

   1318 Dale Street — Mailing address
   Raleigh — City; NC — State; 27605 — Zip
   (509) 430-6592 — Telephone
   tmckay@intlfarming.com — Email

RECEIVED
FEB 02 2023
Department of Water Resources
Eastern Region

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: December 30, 2022.

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
   - If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

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):
   - $25 per *undivided* water right.
   - $100 per *split* water right.
   - No fee is required for pending adjudication claims.

   SUPPORT DATA
   IN FILE # 35-7203

   ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
   ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: DocuSigned by: Wendi Knapke FA53E9C424B9415... — Signature of new owner/claimant
   Chief Financial Officer — Title, if applicable
   1/18/2023 — Date
   Wendi Knapke — Print name

   Signature: _____ — Signature of new owner/claimant
   _____ — Title, if applicable
   _____ — Date
   _____ — Print name

For IDWR Office Use Only:

Receipted by A. SKINNER Date 1/30/2023 Receipt No. 5039642 Receipt Amt. $250.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by JB Processed by JB Date 2/6/2023

SCANNED
FEB 06 2023

1291 US HIGHWAY 258
KINSTON, NC 28504
252.523.0800
252.525.6104
www.internationalfarming.com

Subject: Change of Water Rights Ownership
From: Idaho Falls Farms LLC (International Farming Corporation)
Date: January 18, 2023

IDWR - Southern Region
650 Addison Ave W, Ste 500
Twin Falls, ID 83301-5858

Re: Ownership Change – Cannon Shelley Property LP to Idaho Falls Farms LLC

Accompanying this memo, please find the following documents:

- IDWR Notice of Change in Water Right Ownership Form
- Documentation of ownership (by way of recorded deed)
- POD map
- Property map (showing outlines of parcels and pivots)
- Filing fee

If you have any questions, or if you require additional information, please contact Matthew Pope at (870) 897-4993.

Best,

Matthew Pope
Director | Investments
International Farming Corporation

M: 870.897.4993
E: mpope@intlfarming.com | W: internationalfarming.com

SCANNED
FEB 06 2023

Instrument # 173924[redacted]
Bonneville County, Idaho Falls, Idaho
01/03/2023 08:13:34 AM No. of Pages: 5
Recorded for: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS NORTH CAROLINA
Penny Manning Fee: $15.00
Ex-Officio Recorder Deputy Kmaughan
Index to: DEED

AFTER RECORDING RETURN TO:

First American Title Insurance Company
201 South College Street, Suite 1440
Charlotte, North Carolina 28244
Attn: Alicia K. Otten

GRANT DEED

Cannon Shelley Property Limited Partnership, an Idaho limited partnership ("**Grantor**"), for and in consideration of One Dollar and other good and valuable consideration, CONVEYS AND GRANTS, in fee simple, to **Idaho Falls Farms LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 1318 Dale Street, Raleigh, North Carolina 27605, that certain real estate located in the Bonneville County, Idaho, and being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all easements, rights, privileges, tenements, hereditaments and appurtenances related to, benefiting and/or used in connection with the real estate, and all improvements located on the real estate (collectively, the "**Land**"), subject to the matters set forth on **Exhibit B** attached hereto (the "**Permitted Exceptions**").

To have and to hold the Land unto Grantee, its successors and assigns, forever in fee simple.

Grantor, for Grantor and Grantor's successors, covenants to and with Grantee, and Grantee's successors and assigns, that prior to the time of this conveyance, Grantor has not conveyed the Land, or any right, title, or interest therein, to any person other than Grantee, and further covenants that the Land is free from all encumbrances done, made or suffered by Grantor, or any person claiming under Grantor.

[Signature Page Follows]

SCANNED
FEB 06 2023

Dated effective as of the 30th day of December, 2022.

GRANTOR:

Cannon Shelley Property Limited Partnership,
an Idaho limited partnership

By: Seth Cannon
Name: Seth Cannon
Title: General Partner

STATE OF Idaho
COUNTY OF Bonneville

I, Marci Serr, Notary Public, do hereby certify that Seth Cannon, as General Partner of **Cannon Shelley Property Limited Partnership,** an Idaho limited partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes stated therein and in the capacity indicated.

WITNESS my hand and official seal, this the 28th day of December 2022.

MARCI R. SERR
NOTARY
PUBLIC
Comm. No. 16089
STATE OF IDAHO

(Notary Stamp/Seal)

Marci Serr
Official Signature of Notary

Marci Serr
Notary's printed or typed name

My commission expires: 5-21-2026

SCANNED
FEB 06 2023

Exhibit A

(Legal Description of the Land)

The Land referred to herein below is situated in the County of Bonneville, State of Idaho, and is described as follows:

TRACT 6:
TOWNSHIP 3 NORTH, RANGE 35, EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO.

SECTION 14: WEST HALF
SECTION 15: SOUTH HALF
SECTION 22: ALL
SECTION 23: WEST HALF

LESS AND EXCEPTING FROM TRACT 6:
PART OF SECTION 15 AND THE NORTH HALF OF THE NORTHWEST QUARTER (N 1/2 NW 1/4) SECTION 22, TOWNSHIP 3 NORTH, RANGE 35 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY IDAHO, DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1913 BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 15; AND RUNNING THENCE NORTH 89°57'53" EAST 2633.02 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89°57'53" EAST 2633.02 FEET TO A FOUND 1913 BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00°13'57" WEST 2637.63 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 00°15'39" WEST 796.87 FEET ALONG THE SECTION LINE TO AN EXISTING EAST-WEST FENCE LINE EXTENDED; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 87°13'02" WEST 797.27 FEET; THENCE (2) NORTH 71°25'40" WEST 403.77 FEET; THENCE (3) NORTH 86°19'30" WEST 1110.80 FEET; THENCE (4) SOUTH 27°04'26" WEST 1075.92 FEET; THENCE (5) SOUTH 08°26'48" WEST 438.68 FEET; THENCE (6) SOUTH 01°16'03" EAST 224.65 FEET; THENCE (7) SOUTH 14°23'55" EAST 418.71 FEET; THENCE (8) SOUTH 03°48'58" WEST 925.94 FEET; THENCE (9) NORTH 84°15'50" WEST 735.31 FEET; THENCE (10) NORTH 82°41'38" WEST 518.74 FEET; THENCE (11) SOUTH 82°26'03" WEST 1245.02 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE NORTH 00°06'17" EAST 967.54 FEET ALONG THE SECTION LINE TO A FOUND 1913 BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°16'45" EAST 2636.12 FEET TO A FOUND 1913 GRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°10'47" EAST 2636.97 FEET TO THE POINT OF BEGINNING

TRACT 7:
TOWNSHIP 3 NORTH, RANGE 35, EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO:
SECTION 26: ALL
SECTION 27: NORTH HALF; SOUTHWEST QUARTER
SECTION 35: NORTH HALF, LESS AND EXCEPTING THEREFROM THE FOLLOWING:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, AND RUNNING THENCE NORTH 650 FEET; THENCE WEST 300 FEET; THENCE SOUTH 650 FEET TO THE HALF (1/2) SECTION LINE; THENCE EAST 300 FEET TO THE POINT OF BEGINNING.

For informational purposes, tax parcel numbers: RP03N35E269001, RP03N35E350601, RP03N35E142401, RP03N35E232401, RP03N35E234801, RP03N35E260002, RP03N35E267201, RP03N35E350002, RP03N35E227201, RP03N35E270002, RP03N35E274801, RP03N35E220002, RP03N35E222402, and RP03N35E157537

[End of Exhibit A]

SCANNED
FEB 06 2023

Exhibit B

(Permitted Exceptions)

As to Tract 6:

1. Reservations in United States Patent recorded December 5, 1918, in Book 13 of Deeds, Page 402.
2. Reservations in United States Patent recorded June 4, 1919, in Book 13 of Deeds, Page 515.
3. Reservations in United States Patent recorded June 4, 1919, in Book 13 of Deeds, Page 516.
4. Reservations in United States Patent recorded December 24, 1921, in Book 18 of Deeds, Page 517.
5. Reservations in United States Patent recorded February 21, 1953, in Book 85 of Deeds, Page 587.
6. Easement granted to Utah Power and Light Company, recorded October 25, 1976, as Instrument No. 505610, as approximately shown on the survey performed by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077.
7. Easement granted to Utah Power and Light Company, recorded October 17, 1977, as Instrument No. 527166, as approximately shown on the survey performed by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077.

As to Tract 7:

8. Reservations in United States Patent recorded May 5, 1917, in Book 9 of Deeds, Page 632.
9. Reservations in United States Patent recorded September 9, 1918, in Book 13 of Deeds, Page 363.
10. Reservations in United States Patent recorded December 18, 1918, in Book 13 of Deeds, Page 408.
11. Reservations in United States Patent recorded April 18, 1946, in Book 52 of Deeds, Page 253.
12. Reservations in United States Patent recorded May 18, 1962, in Book 141 of Deeds, Page 153.
13. Easement granted to Utah Power and Light Company, recorded May 15, 1961, in Book 21 of Leases and Contracts, Page 101, as approximately shown on the survey performed by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077.
14. Easement granted to Utah Power and Light Company, recorded May 15, 1961, in Book 21 of Leases and Contracts, Page 102, as approximately shown on the survey performed by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077.

SCANNED

FEB 06 2023

15. Easement granted to Utah Power and Light Company, recorded May 20, 1976, as Instrument No. 496758, as approximately shown on the survey performed by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077.

16. Easement granted to Utah Power and Light Company, recorded June 7, 1978, as Instrument No. 542734, as approximately shown on the survey performed by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077.

As to Tracts 6 and 7:

17. An inspection of said land discloses the existence of unnamed creek, ditch, or canal, and any rights, easements, interests or claims which may exist by reason thereof, as approximately shown on the survey performed by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077.

18. Any right, title, or interest in any minerals, mineral rights, or related matters, including, but not limited to oil, gas, coal, and other hydrocarbons, sand, gravel, or other common variety materials, shown by the public record.

19. Rights of the public in and to those portions of the subject property within the bounds of county roads or highways, as approximately shown on the survey performed by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077.

20. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS Land Title survey made by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077:
(A) fence appears to extend beyond the boundary line by as much as 3.9';
(b) overhead electric lines without the benefit of a recorded easement; and
(c) electric cabinets situated on the land without the benefit of a recorded easement

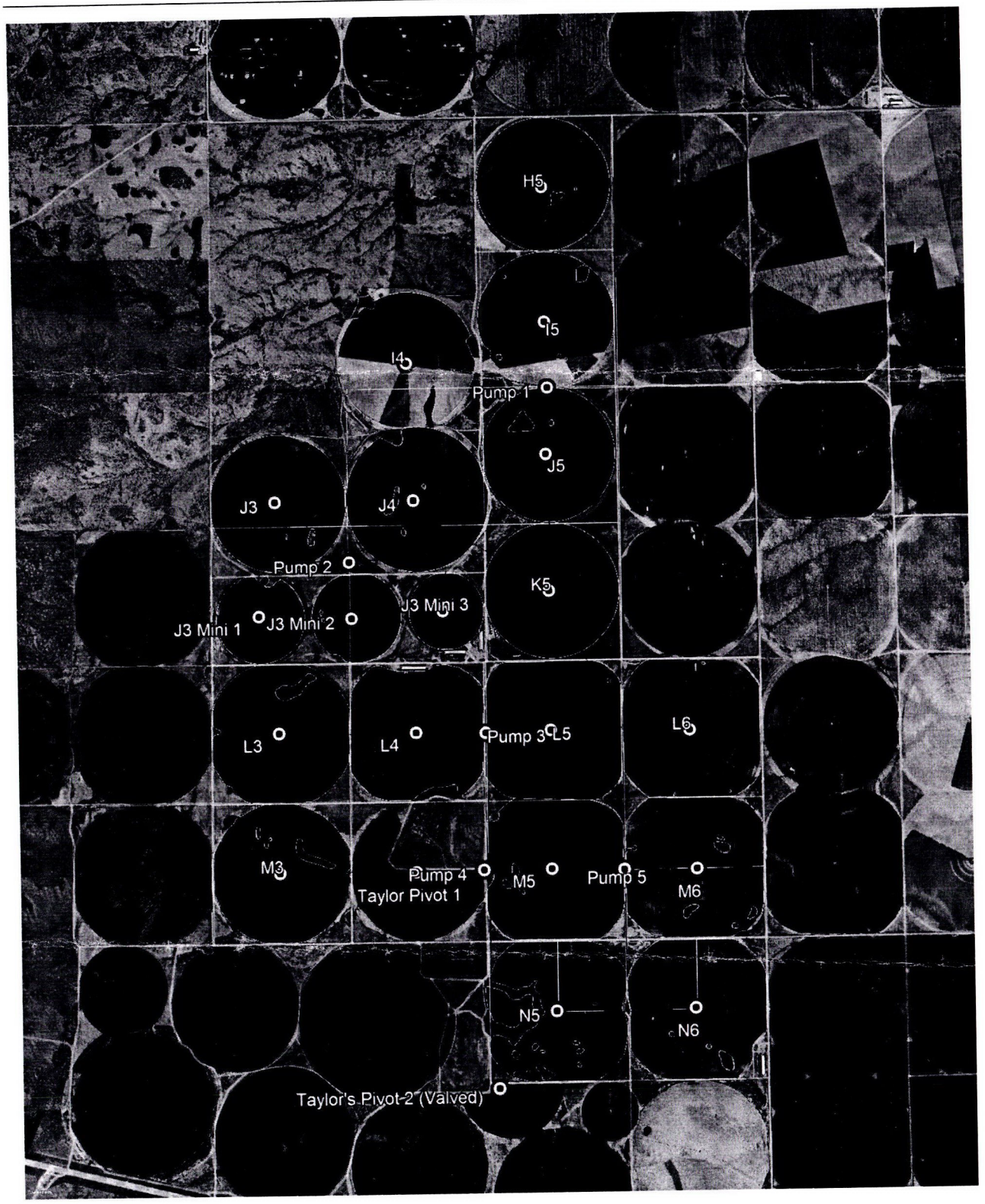
21. Unpatented mining claims and reservations or exceptions in patents or in Acts authorizing the issuance thereof.

22. Taxes for the year 2023, and all subsequent years, a lien not yet due and payable.

[End of Exhibit B]

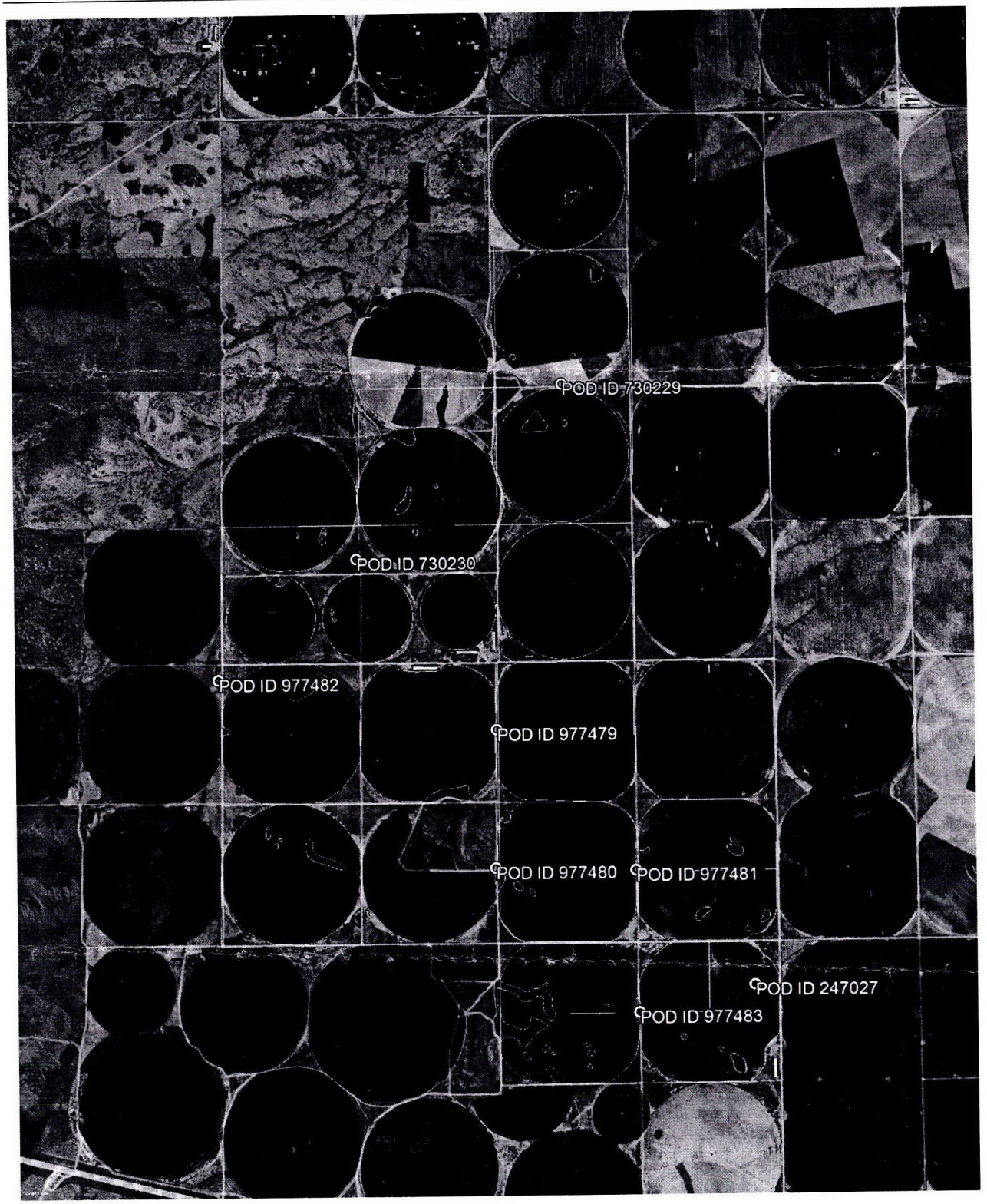
SCANNED
FEB 06 2023

Irrigation Map and Property Outline



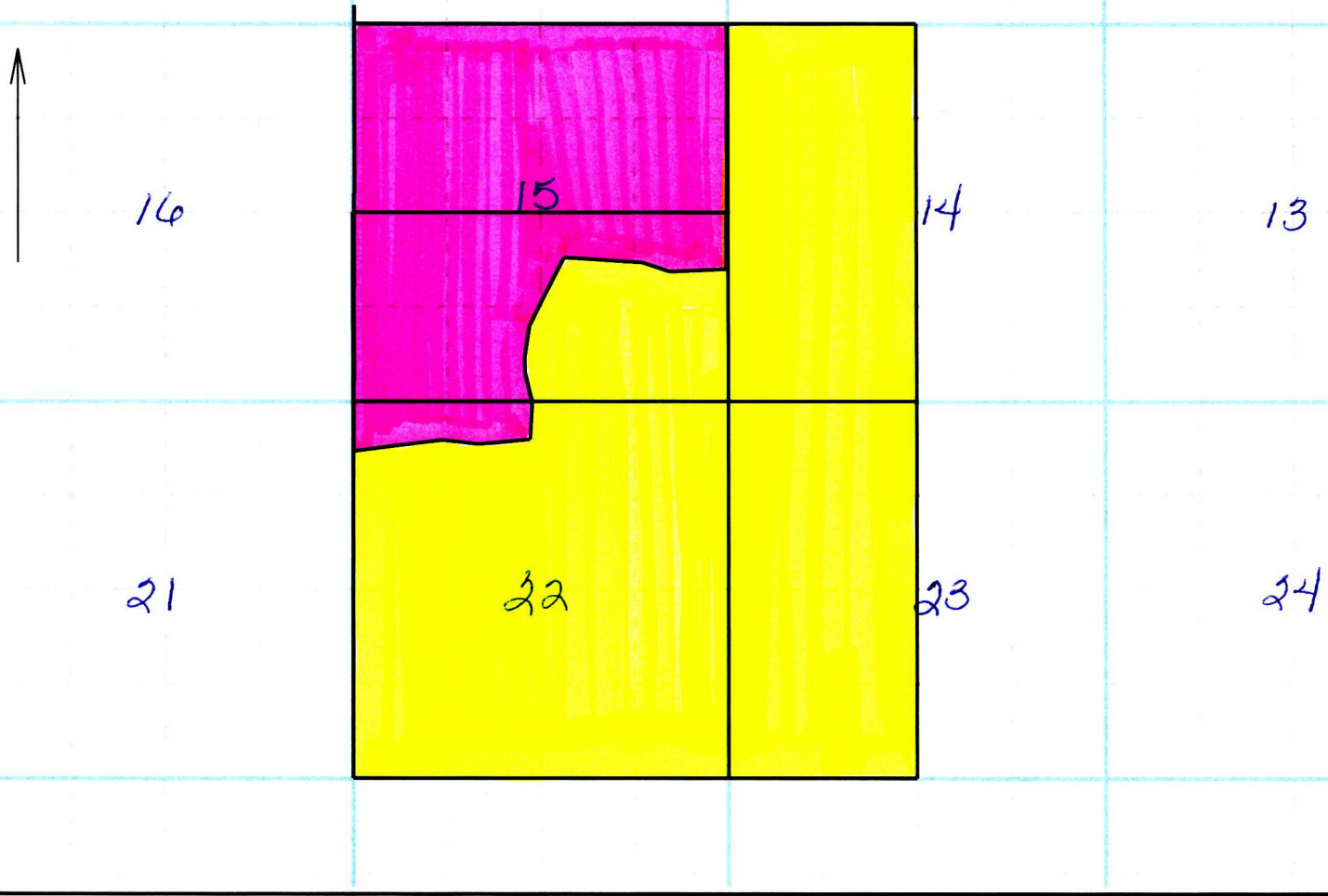
SCANNED
FEB 06 2023

POD Map



SCANNED
FEB 06 2023

Ownership Change - Idaho Falls Farms



2/6/2023

Scale: 1 inch= 2500 feet | File: Idaho Falls Farms LLC 2023.ndp

Tract 1: 566.4514 Acres, Closure: s05.5758w 260.73 ft. (1/86), Perimeter=22429 ft.
Tract 2: 320.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=15840 ft.
Tract 3: 320.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=15840 ft.
Tract 4: 640.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=21120 ft.
Tract 5: 320.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=15840 ft.

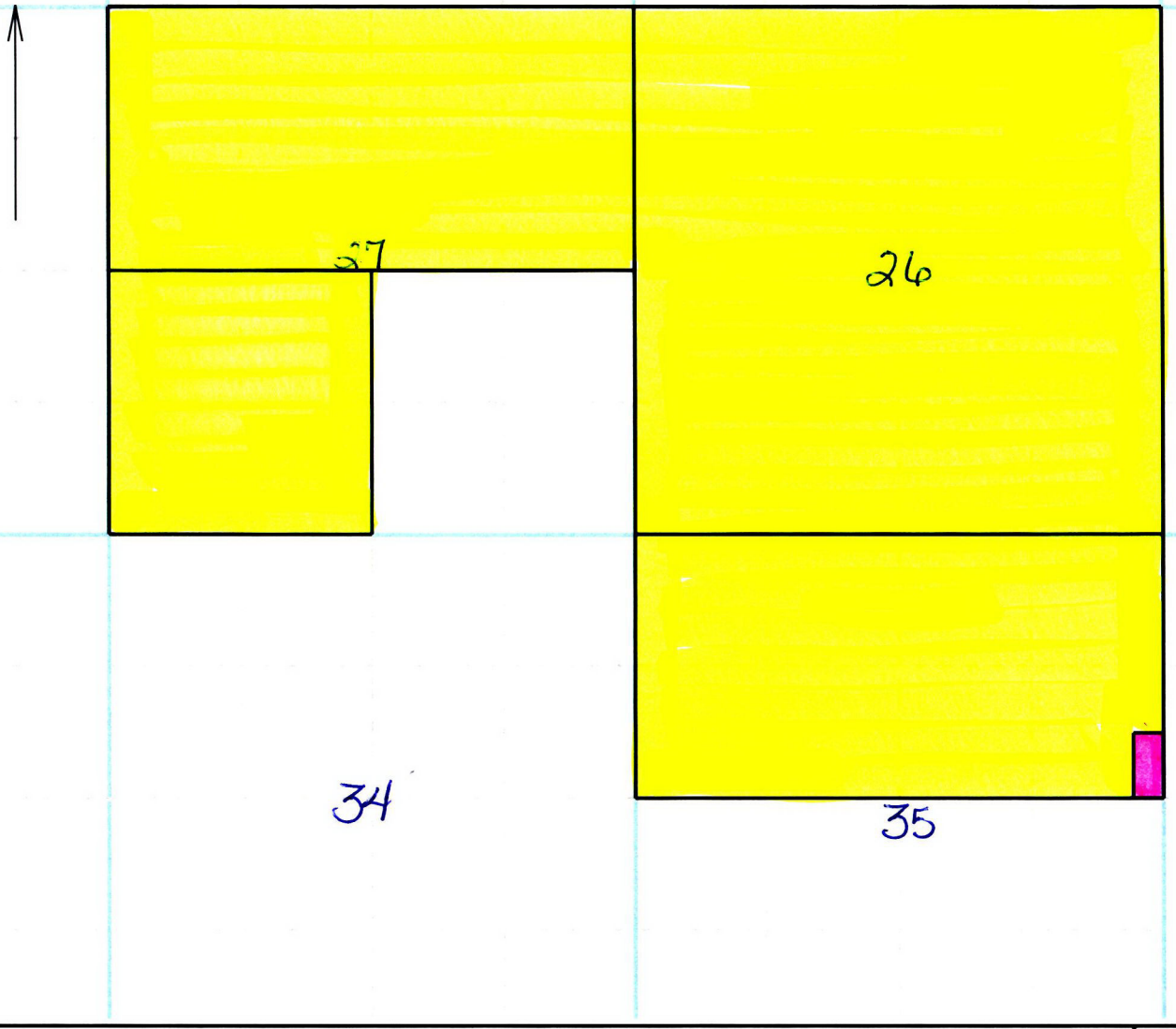
Idaho Falls Farms

Exception

01 /nw,15,3n,35e
02 n89.5753e 2633.02
03 n89.5753e 2633.02
04 s00.1357w 2637.63
05 s00.1539w 796.87
06 s87.1302w 797.27
07 n71.2540w 403.77
08 n86.1930w 1110.80
09 s27.0426w 1075.92
10 s08.2648w 438.68
11 s01.1603e 224.65
12 s14.2355e 418.71
13 s03.4858w 518.74
14 s84.1550w 735.31
15 n82.4138w 518.74
16 s82.2603w 1245.02
17 n00.0617e 967.54
18 n00.1645e 2636.12
19 n00.1047e 2636.97
20 @0
21 /ne,w,14,3n,35e
22 s0w 5280.00
23 s90w 2640.00
24 n0e 5280.00
25 n90e 2640.00
26 @0
27 /ne,s,15,3n,35e
28 s0w 2640.00
29 s90w 5280.00
30 n0e 2640.00
31 n90e 5280.00
32 @0
33 /ne,22,3n,35e
34 s0w 5280.00
35 s90w 5280.00
36 n0e 5280.00
37 n90e 5280.00
38 @0
39 /ne,w,23,3n,35e
40 s0w 5280.00
41 s90w 2640.00
42 n0e 5280.00
43 n90e 2640.00

SCANNED
FEB 06 2023

Ownership Change ~ Idaho Falls Farms



2/6/2023

Scale: 1 inch= 1800 feet | File: Idaho Falls Farm LLC 2023 2.ndp

Tract 1: 4.4766 Acres (195000 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1900 ft.
Tract 2: 640.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=21120 ft.
Tract 3: 320.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=15840 ft.
Tract 4: 160.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=10560 ft.
Tract 5: 320.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=15840 ft.

Idaho Falls Farms
Exception

01 /se,ne,35,3n,35e
02 n00e 650
03 n90w 300
04 s00e 650
05 n90e 300
06 @0
07 /ne,26,3n,35e
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26 s0w 2640.00
27 s90w 5280.00
28 n0e 2640.00
29 n90e 5280.00

SCANNED
FEB 06 2023

Form 42-248/42-1409(6) Rev. 1/15

RECEIVED

OCT 19 2022

Department of Water Resources
Eastern Region

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
35-7203 OK	Yes ☐	Yes ☐	35-13854 OK	Yes ☐	Yes ☐
35-13857 OK	Yes ☐	Yes ☐	35-13824 OK	Yes ☒	Yes ☐
35-13826 OK	Yes ☒	Yes ☐	35-13828 OK	Yes ☒	Yes ☐
35-13830 OK	Yes ☒	Yes ☐	35-13832 OK	Yes ☒	Yes ☐
35-13834 OK	Yes ☒	Yes ☐	35-13836 OK	Yes ☒	Yes ☐

2. Previous Owner's Name: Howard Taylor & Sons, Inc.
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Cannon Shelley Properties Limited Partnership- an Idaho Limited Partnership
   New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

   1470 N 750 E | Shelley | ID | 83274
   Mailing address | City | State | ZIP

   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: 6-17-2021.

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

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):
   - $25 per *undivided* water right.
   - $100 per *split* water right.
   - No fee is required for pending adjudication claims.

   SUPPORT DATA
   IN FILE # 35-7203

   ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
   ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

n Here
8. Signature: Scott Cannon | | 10-17-22
   Signature of new owner/claimant | Title, if applicable | Date

   Signature: | | |
   Signature of new owner/claimant | Title, if applicable | Date

For IDWR Office Use Only:

Receipted by M. Pettis Date 10-19-22 Receipt No. E048634 Receipt Amt. 775.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by JB Processed by JB Date 10/28/2022

Instrument # 1734470
Bonneville County, Idaho Falls, Idaho
10/12/2022 12:01:53 PM No. of Pages: 2
Recorded for: BOB TURNER
Penny, Manning Fee: $15.00
Ex-Officio Recorder Deputy
Index to: DEED QUIT-CLAIM

dw

QUITCLAIM DEED

FOR VALUE RECEIVED,

Gold Emblem Farms, an Idaho general partnership, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and forever quitclaim unto **Howard Taylor and Sons, Inc**, and Idaho corporation, Grantee, whose mailing address is PO Box 51780, Idaho Falls, 83405 and to Grantee's heirs and assigns forever the following described real property located in Bonneville County, Idaho.

See Exhibit "A" attached hereto

Together with all appurtenances, tenements, hereditaments, reversion, reminders, easement, rights-of-way and water rights however evidenced in anywise appertaining to the property herein described.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 07 day of October 2022.

Gold Emblem Farms

BY: _____ _____

Kris Taylor Title

STATE OF IDAHO

County of Bonneville

On this 10th Day of October, 2022, before me the undersigned a notary public for Idaho, personably appeared Kris Taylor known or identified to me to the person whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same.

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

FREDERICK J. HAHN, III NOTARY PUBLIC

_____

Notary Public for Idaho

Residing at : Idaho Falls, ID.

My Commission Expires 1/4/23

Exhibit "A"

LEGAL DESCRIPTION: Real property In the County of Bonneville, State of Idaho, described as follows:

BONNMLLE COUNTY:

TRACT 6:
TOWNSHIP 3 NORTH, RANGE 35, EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO.
SECTION 14: WEST HALF
SECTION 15: SOUTH HALF
SECTION 22: ALL
SECTION 23: WEST HALF

LESS AND EXCEPTING FROM TRACT 6:

PART OF SECTION 15 AND THE NORTH HALF OF THE NORTHWEST QUARTER (N 1/2 NW 1/4) SECTION 22, TOWNSHIP 3 NORTH, RANGE 35 EAST OF THE BOISE MERIDIAN, BONNEVIUE COUNTY IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1913 BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 15; AND RUNNING THENCE NORTH 89°57'53" EAST 2633.02 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89°57'53" EAST 2633.02 FEET TO A FOUND 1913 BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00°13'57" WEST 2637.63 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 00°15'39" WEST 796.87 FEET ALONG THE SECTION LINE TO AN EXISTING EAST-WEST FENCE LINE EXTENDED; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 87°13'02" WEST 797.27 FEET; THENCE (2) NORTH 71 °25'40" WEST 403,77 FEET; THENCE (3) NORTH 86°19'30" WEST 1110.80 FEET; THENCE (4) SOUTH 27°04'26" WEST 1075,92 FEET; THENCE (5) SOUTH 08°26'48" WEST 438.68 FEET; THENCE (6) SOUTH 01 °16'03" EASF 224.65 FEET.
THENCE (7) SOUTH 14°23'55" EAST 418.71 FEET; THENCE (8) SOUTH 03°48'58" WEST 925,94 FEET; THENCE (9) NORTH 84°15'50" WEST 735.31 FEET; THENCE (10) NORTH 82°41'38" WEST 518.74 FEET; THENCE (11) SOUTH 82°26'03" WEST 1245.02 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE NORTH 00°06'17" EAST 967,54 FEET ALONG THE SECTION LINE TO A FOUND 1913 BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°16'45" EAST 2636.12 FEET TO A FOUND 1913 GRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°10'47" EAST 2636.97 FEET TO THE POINT OF BEGINNING
TRACT 7:
TOWNSHIP 3 NORTH, RANGE 35, EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO:
SECTION 26: ALL
SECTION 27: NORTH HALF; SOUTHWEST QUARTER
SECTION 35: NORTH HALF, LESS AND EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND RUNNING THENCE NORTH 650 FEET; THENCE WEST 300 FEET; THENCE SOUTH 650 FEET TO THE HALF (½) SECTION LINE; THENCE EAST 300 FEET TO THE POINT OF BEGINNING.

Instrument # 1689691
Bonneville County, Idaho Falls, Idaho
06/17/2021 11:32:32 AM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - IDAHO FALLS
Penny Manning Fee: $15.00
Ex-Officio Recorder Deputy Dwoolf
Index to: DEED, WARRANTY

AFTER RECORDING MAIL TO:

Cannon Shelley Property Limited Partnership
1470 N. 750 E.
Shelley, ID 83274

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 976665-IF **(mm)**

Date: **June 15, 2021**

For Value Received, **Howard Taylor & Sons, Inc., an Idaho corporation** , hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Cannon Shelley Property Limited Partnership, an Idaho limited partnership,** hereinafter referred to as Grantee, whose current address is **1470 N 750 E, Shelley, ID 83274,** the following described premises, situated in **Bonneville** County, **Idaho,** to wit:

LEGAL DESCRIPTION: Real property in the County of Bonneville, State of Idaho, described as follows:

BONNEVILLE COUNTY:

TRACT 6:
TOWNSHIP 3 NORTH, RANGE 35, EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO.

SECTION 14: WEST HALF
SECTION 15: SOUTH HALF
SECTION 22: ALL
SECTION 23: WEST HALF

LESS AND EXCEPTING FROM TRACT 6:
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First American Title Co.
670 S. Woodruff
Idaho Falls, ID 83401

AFTER RECORDING MAIL TO:

Cannon Shelley Property Limited Partnership
1470 N. 750 E.
Shelley, ID 83274

Recorded Electronically
ID 1658969
County Bonneville
Date 06/17/2021 Time 11:32 AM
Simplifile.com 800.460.5657

WARRANTY DEED

File No.: 976665-IF **(mm)** Date: **June 15, 2021**

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First American Title Co.
670 S. Woodruff
Idaho Falls, ID 83401

THENCE (7) SOUTH 14°23'55" EAST 418.71 FEET; THENCE (8) SOUTH 03°48'58" WEST 925.94 FEET; THENCE (9) NORTH 84°15'50" WEST 735.31 FEET; THENCE (10) NORTH 82°41'38" WEST 518.74 FEET; THENCE (11) SOUTH 82°26'03" WEST 1245.02 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE NORTH 00°06'17" EAST 967.54 FEET ALONG THE SECTION LINE TO A FOUND 1913 BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°16'45" EAST 2636.12 FEET TO A FOUND 1913 GRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°10'47" EAST 2636.97 FEET TO THE POINT OF BEGINNING

TRACT 7:
TOWNSHIP 3 NORTH, RANGE 35, EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO:
SECTION 26: ALL
SECTION 27: NORTH HALF; SOUTHWEST QUARTER
SECTION 35: NORTH HALF, LESS AND EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, AND RUNNING THENCE NORTH 650 FEET; THENCE WEST 300 FEET; THENCE SOUTH 650 FEET TO THE HALF (½) SECTION LINE; THENCE EAST 300 FEET TO THE POINT OF BEGINNING.

APN: **RP03N35E142401**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Howard Taylor & Sons, Inc., an Idaho corporation

By: Carl B Taylor
Name: Carl B Taylor
Title: Director/Shareholder

STATE OF Idaho)
SS.
COUNTY OF Bonneville)

On this **Fifteenth day of June, 2021**, before me, a Notary Public in and for said State, personally appeared **Carl B Taylor**, known or identified to me to be the **Director/Shareholder** of the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

MELISSA MILLER
COMMISSION NO. 61631
NOTARY PUBLIC
STATE OF IDAHO

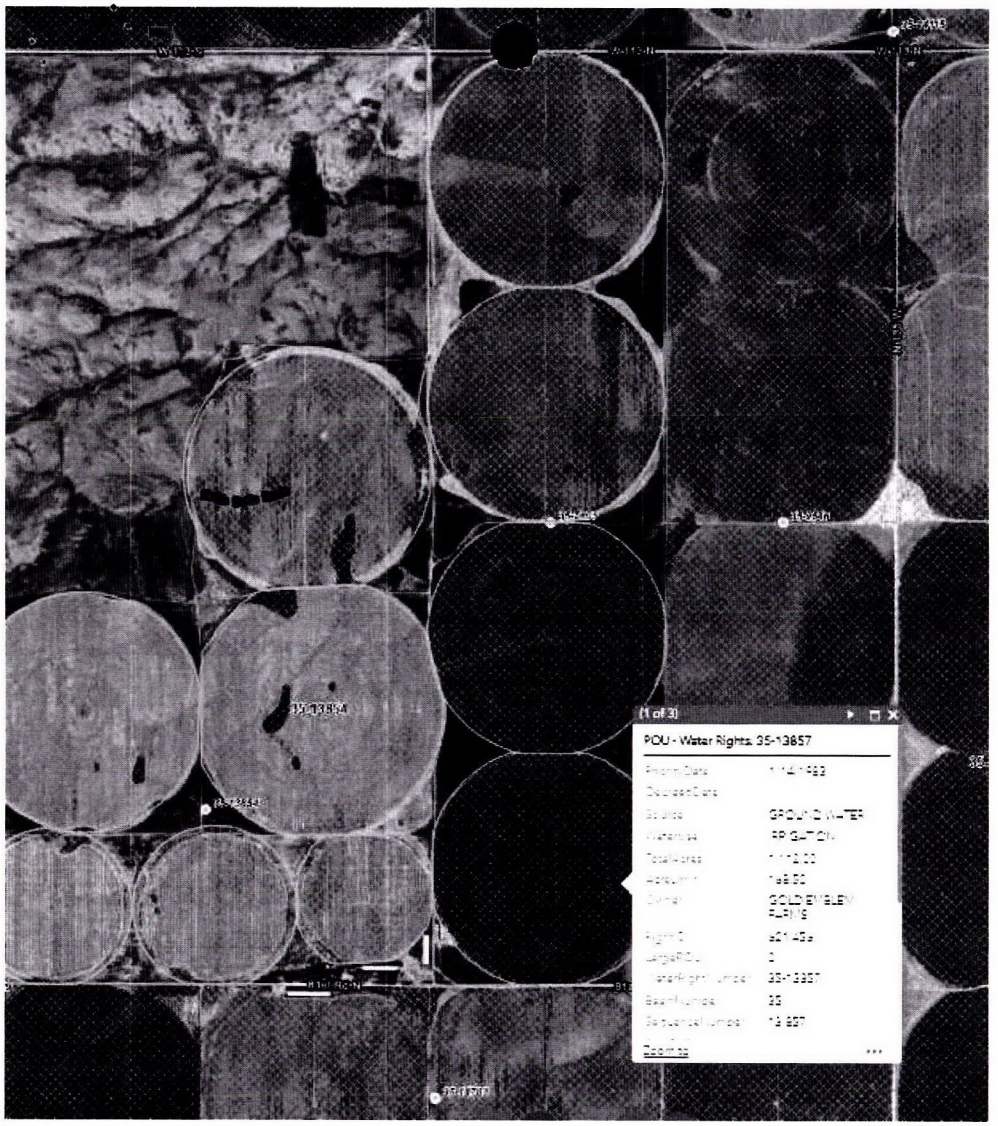
Notary Public for the State of Idaho
Residing at: Idaho Falls, ID
My Commission Expires: 5.20.2025

EXHIBIT B-1

WATER RIGHTS (SPLIT PORTIONS)

SJC PROPERTIES LLC SPLIT PORTION												Percentage (1410/2108)	0.66888046
Water Right No.	Name on Water Right	Basis	Priority Date	Source	Beneficial Use	Individual Diversion Rate Limitation (cfs)	Combined Diversion Rate Limitation (cfs)	Combined Volume Limitation (AFA)	Individual Acre Limitation	Combined Acre Limitation	Point of Diversion	Notes	
35-13824 (portion)	Howard Taylor & Sons, Inc.	Decreed	02/09/1961	Ground water	Irrigation	2.64	23.68	5640	272	1410	SWNWNW, Sec. 26, 03N, 35E SWNWSW, Sec. 26, 03N, 35E SWNWSE, Sec. 26, 03N, 35E NENENE, Sec. 28, 03N, 35E SENENW, Sec. 35, 03N, 35E		
35-13826 (portion)		Decreed	03/25/1964	Ground water	Irrigation	3.70			260				
35-13828 (portion)		Decreed	07/01/1975	Ground water	Irrigation	5.28			373				
35-13830 (portion)		Decreed	08/15/1975	Ground water	Irrigation	3.70			292				
35-13832 (portion)		Decreed	08/15/1975	Ground water	Irrigation	3.80			190				
35-13834 (portion)		Decreed	08/27/1976	Ground water	Irrigation	3.77			254				
35-13836 (portion)		Decreed	08/15/1977	Ground water	Irrigation	0.79			70				
								Number of Authorized Irrigated Acres	1410.00				

HOWARD TAYLOR AND SONS, INC. RETAINED SPLIT PORTION												Percentage (698/2108)	0.33111954
Water Right No.	Name on Water Right	Basis	Priority Date	Source	Beneficial Use	Individual Diversion Rate Limitation (cfs)	Combined Diversion Rate Limitation (cfs)	Combined Volume Limitation (AFA)	Individual Acre Limitation	Combined Acre Limitation	Point of Diversion	Notes	
35-13824 (portion)	Howard Taylor & Sons, Inc.	Decreed	02/09/1961	Ground water	Irrigation	1.31	11.72	2792	134	698	SWNWNW, Sec. 26, 03N, 35E SWNWSW, Sec. 26, 03N, 35E SWNWSE, Sec. 26, 03N, 35E NENENE, Sec. 28, 03N, 35E SENENW, Sec. 35, 03N, 35E		
35-13826 (portion)		Decreed	03/25/1964	Ground water	Irrigation	1.83			128				
35-13828 (portion)		Decreed	07/01/1975	Ground water	Irrigation	2.62			185				
35-13830 (portion)		Decreed	08/15/1975	Ground water	Irrigation	1.83			144				
35-13832 (portion)		Decreed	08/15/1975	Ground water	Irrigation	1.88			94				
35-13834 (portion)		Decreed	08/27/1976	Ground water	Irrigation	1.86			125				
35-13836 (portion)		Decreed	08/15/1977	Ground water	Irrigation	2.52			35				
								Number of Authorized Irrigated Acres	698.00				


(1 of 3)
POU - Water Rights: 35-13857
GROUNDWATER
IRRIGATION
GOLDENVALEY
PLAYA
35-13857
Zoom to

IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718
Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

October 28, 2022

CANNON SHELLEY PROPERTY LP
1470 N 750 E
SHELLEY ID 83274-5011

Re: Change in Water Right Ownership: 35-13824 (Split into 35-13824 and 35-14788), 35-13826 (Split into 35-13826 and 35-14789), 35-13828 (Split into 35-13828 and 35-14790), 35-13830 (Split into 35-13830 and 35-14791), 35-13832 (Split into 35-13832 and 35-14792), 35-13834 (Split into 35-13834 and 35-14793), 35-13836 (Split into 35-13836 and 35-14796), 35-10330 (No Split)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: HOWARD TAYLOR & SONS INC
RABO AGRIFINANCE LLC
WATER DISTRICT 120
BONNEVILLE JEFFERSON GROUND WATER DISTRICT
HOLDEN KIDWELL HAHN AND CRAPO

SCANNED
NOV 03 2022

IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718
Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

October 28, 2022

CANNON SHELLEY PROPERTY LP
1470 N 750 E
SHELLEY ID 83274-5011

Re: Change in Ownership for Water Right No(s): 35-7203, 35-13854, 35-13857

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

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If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: ORANO USA LLC
WATER DISTRICT 120
BONNEVILLE JEFFERSON GROUND WATER DISTRICT

Form 42-248/42-1409(6) Rev. 6/22

RECEIVED

OCT 2 1 2022

Department of Water Resources
Eastern Region

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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. If the water right is leased to the Water Supply Bank, check "*Yes*". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
35-7203 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-13854 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
35-13857 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Gold Emblem Farms
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Cannon Shelley Property Limited Partnership
   New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or**

   1470 N. 750 E. (Mailing address) | Shelley (City) | ID (State) | 83274 (Zip)

   Telephone | cannondairy@yahoo.com (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: June 15, 2021.

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
   - If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

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):
     - $25 per *undivided* water right.
     - $100 per *split* water right.
     - No fee is required for pending adjudication claims.

     SUPPORT DATA IN FILE # 35-7203
   - ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
   - ☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Robert L. Harris | Attorney | October 19, 2022
   Signature of new owner/claimant | Title, if applicable | Date

   Print name

   Signature: _____ | _____ | _____
   Signature of new owner/claimant | Title, if applicable | Date

   Print name

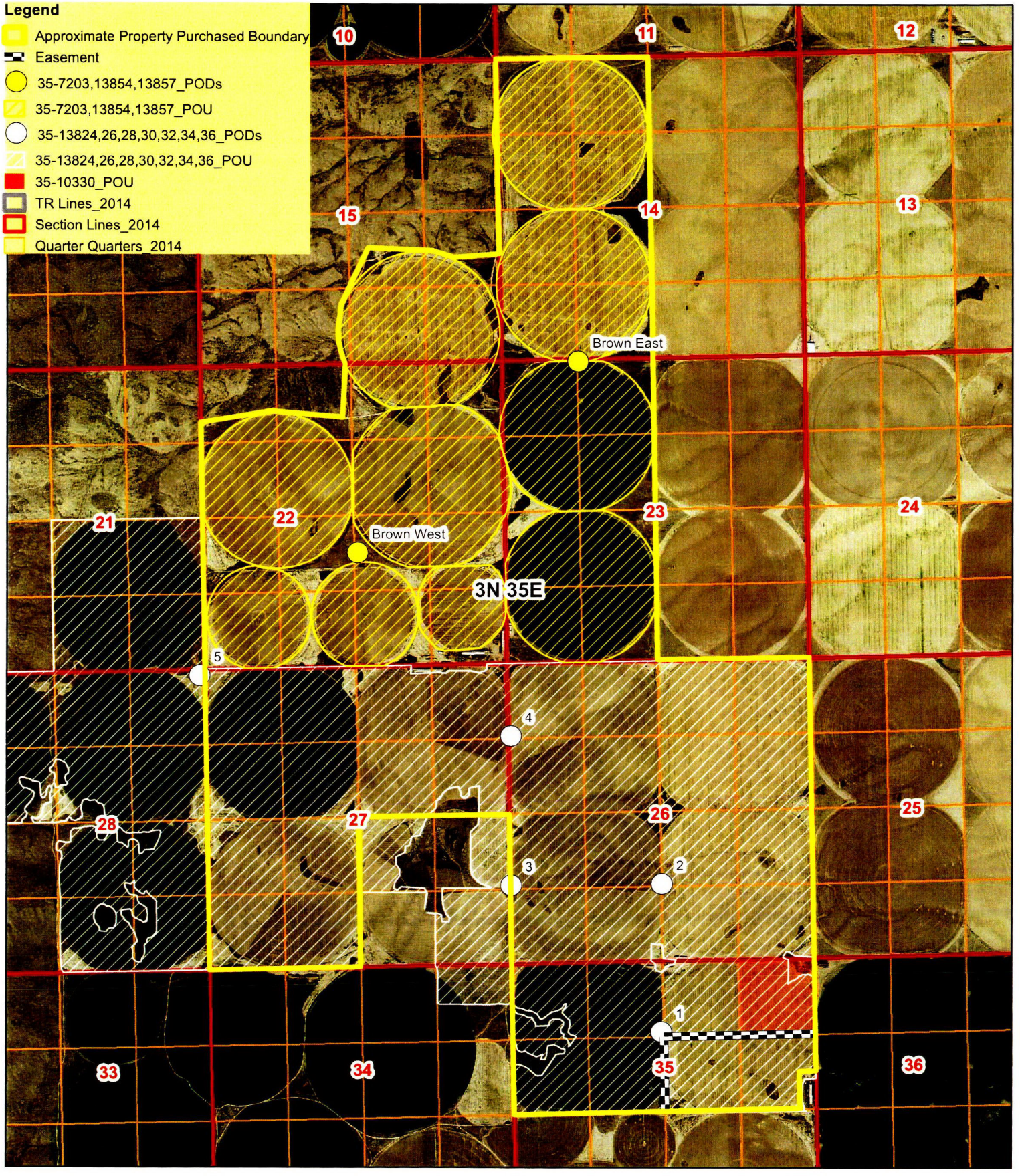
For IDWR Office Use Only:

Receipted by M. Pettis Date 10-21-22 Receipt No. E048647 Receipt Amt. 75.00

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by JB Processed by JB Date 10/28/2022

WATER RIGHT OWNERSHIP MAP



Prepared by:
Robert L. Harris
2019 NAIP Aerial

Prepared by:
Rob Harris

GOLD EMBLEM FARMS WATER RIGHTS

Water Right No.	Name on Water Right	Basis	Priority Date	Source	Beneficial Use	Individual Diversion Rate Limitation (cfs)	Combined Diversion Rate Limitation (cfs)	Combined Volume Limitation (AFA)	Individual Acre Limitation	Combined Acre Limitation	Point of Diversion
35-7203	Gold Emblem Farms	Decreed	01/13/1972	Ground water	Irrigation	8.00	14.36	4448	None	1112	SWNWSE, Sec. 22, 03N, 35E NWNENW, Sec. 23, 03N, 35E
35-13854		Decreed	02/14/1961	Ground water	Irrigation	5.16			431.5		
35-13857		Decreed	01/14/1983	Ground water	Irrigation	1.86			168.5		
Number of Authorized Irrigated Acres									**1112.00**		

SCANNED

Instrument # 1689691
Bonneville County, Idaho Falls, Idaho
06/17/2021 11:32:32 AM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - IDAHO FALLS
Penny Manning Fee: $15.00
Ex-Officio Recorder Deputy Dwoolf
Index to: DEED, WARRANTY

AFTER RECORDING MAIL TO:

Cannon Shelley Property Limited Partnership
1470 N. 750 E.
Shelley, ID 83274

WARRANTY DEED

File No.: 976665-IF **(mm)** Date: **June 15, 2021**

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SECTION 14: WEST HALF
SECTION 15: SOUTH HALF
SECTION 22: ALL
SECTION 23: WEST HALF

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First American Title Co.
670 S. Woodruff
Idaho Falls, ID 83401

Unofficial Document

THENCE (7) SOUTH 14°23'55" EAST 418.71 FEET; THENCE (8) SOUTH 03°48'58" WEST 925.94 FEET; THENCE (9) NORTH 84°15'50" WEST 735.31 FEET; THENCE (10) NORTH 82°41'38" WEST 518.74 FEET; THENCE (11) SOUTH 82°26'03" WEST 1245.02 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE NORTH 00°06'17" EAST 967.54 FEET ALONG THE SECTION LINE TO A FOUND 1913 BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°16'45" EAST 2636.12 FEET TO A FOUND 1913 GRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°10'47" EAST 2636.97 FEET TO THE POINT OF BEGINNING

TRACT 7:
TOWNSHIP 3 NORTH, RANGE 35, EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO:
SECTION 26: ALL
SECTION 27: NORTH HALF; SOUTHWEST QUARTER
SECTION 35: NORTH HALF, LESS AND EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, AND RUNNING THENCE NORTH 650 FEET; THENCE WEST 300 FEET; THENCE SOUTH 650 FEET TO THE HALF (½) SECTION LINE; THENCE EAST 300 FEET TO THE POINT OF BEGINNING.

APN: **RP03N35E142401**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Unofficial Document

APN: **RP03N35E142401**

Warranty Deed
- continued

File No.: **976665-IF (mm)**
Date: **06/15/2021**

Howard Taylor & Sons, Inc., an Idaho corporation

By: Carl B Taylor
Name: Carl B Taylor
Title: Director/Shareholder

STATE OF Idaho)
SS.
COUNTY OF Bonneville)

On this **Fifteenth day of June, 2021**, before me, a Notary Public in and for said State, personally appeared **Carl B Taylor**, known or identified to me to be the **Director/Shareholder** of the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

MELISSA MILLER
COMMISSION NO. 61631
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for the State of Idaho
Residing at: Idaho Falls, ID
My Commission Expires: 5.20.2025

Unofficial Document

Mail Property Tax Notice To:
Howard Taylor & Sons
PO Box 51780
Idaho Falls, ID 83405

Instrument # 1615168
Bonneville County, Idaho Falls, Idaho
07/31/2019 01:59:48 PM No. of Pages: 3
Recorded for: TAYLOR AND SONS FARMS
Penny Manning Fee: $15.00
Ex-Officio Recorder Deputy Dwoolf
Index to: DEED, WARRANTY

WARRANTY DEED

Gold Emblem Farms, an Idaho General Partnership, and Carl B Taylor and L Kent Taylor, partners, collectively Grantors, hereby convey, grant and warrant to Howard Taylor & Sons, Inc., a corporation of the state of Idaho, Grantee, whose mailing address is PO Box 51780, 7891 S Yellowstone Hwy, Idaho Falls, ID 83405, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described property located in Bonneville County, Idaho:

See Exhibit "A" attached hereto

TOGETHER with all ditch and water rights appurtenant to said land, however evidenced.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainder and remainders, and rents, issues and profits thereof.

SUBJECT TO all public easements, rights of way, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 31 day of July, 2019.

GRANTORs, GOLD EMBLEM FARMS

Carl B Taylor
By: Carl B Taylor
Its: Partner

L Kent Taylor
By: L Kent Taylor
Its: Partner

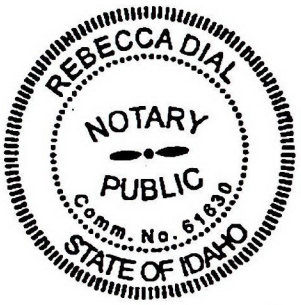
STATE OF IDAHO)
)ss.
County of Bonneville)

On this 31 day of July, 2019, before me the undersigned, a Notary Public for Idaho, personally appeared Carl B Taylor, who, by me being duly sworn, did say that he is the Partner of the Gold Emblem Farms, and that the foregoing document was signed on behalf of Gold Emblem Farms, by authority, and Carl B Taylor acknowledged to me that he, as such partner, executed the same.

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

Unofficial Document

NOV 02 2022

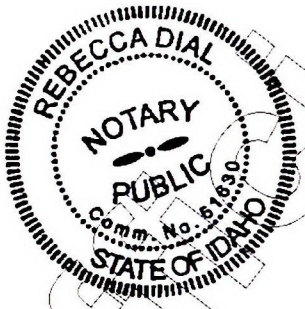


Notary Public for Idaho
Residing at: Idaho Falls, ID
My Commission Expires: 5·20·25

STATE OF IDAHO)
)ss.
County of Bonneville)

On this 31 day of July, 2019, before me the undersigned, a Notary Public for Idaho, personally appeared L Kent Taylor, who, by me being duly sworn, did say that he is the Partner of the Gold Emblem Farms, and that the foregoing document was signed on behalf of Gold Emblem Farms, by authority, and L Kent Taylor acknowledged to me that he, as such partner, executed the same.

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



Notary Public for Idaho
Residing at: Idaho Falls, ID
My Commission Expires: 5·20·25

Unofficial Document

NOV 02 2022

"EXHIBIT A"
(BROWN FARM)

- TOWNSHIP 3 NORTH, RANGE 35, EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO.

SECTION 14: WEST HALF
SECTION 15: ALL
SECTION 22: ALL
SECTION 23: WEST HALF

Unofficial Document

IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718
Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

October 28, 2022

CANNON SHELLEY PROPERTY LP
1470 N 750 E
SHELLEY ID 83274-5011

Re: Change in Ownership for Water Right No(s): 35-7203, 35-13854, 35-13857

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: ORANO USA LLC
WATER DISTRICT 120
BONNEVILLE JEFFERSON GROUND WATER DISTRICT

Holden Kidwell
Hahn & Crapo P.L.L.C.
LAW OFFICES

Established in 1896

1000 Riverwalk Drive, Suite 200
PO Box 50130
Idaho Falls, Idaho 83405
Tel: (208) 523-0620
Fax: (208) 523-9518
www.holdenlegal.com
rharris@holdenlegal.com

October 19, 2022

RECEIVED
OCT 21 2022
Department of Water Resources
Eastern Region

Joni Barg
Idaho Department of Water Resources
900 N. Skyline Dr., Ste. A
Idaho Falls, ID 83402

RE: Notice in Change in Water Right Ownership for WR Nos. 35-7203, 35-13854, and 35-13857.

Dear Joni:

Enclosed for processing is a *Notice of Change in Water Right Ownership* for the above-referenced water rights. The property where these water rights are appurtenant was purchased by Cannon Shelley Property Limited Partnership from Howard Taylor & Sons, Inc., as evidenced by the enclosed *Warranty Deed* recorded as Instrument No. 1689691. The water rights are currently in the name of Gold Emblem Farms on IDWR's records, so we have included a *Warranty Deed* recorded as Instrument No. 1615168 where Gold Emblem Farms conveyed its interest in the property and water rights to Howard Taylor & Sons, Inc.

I have also included a summary of the water rights and a map that depicts the place of use of the water rights in yellow single hatching. The purchase of the property with these water rights was part of a larger purchase that included other land and other water rights, which will be addressed in a separate Notice of Change in Water Right Ownership submitted contemporaneous with this *Notice of Change in Water Right Ownership*. Also enclosed is the required $75.00 filing fee. Please let me know if you have any questions or concerns.

Best regards,

Robert L. Harris
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.

Enclosures

g:\wpdata\rlh\17617-002 cannon shelley property lp\2022.10.19 ltr to barg.docx

IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718
Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little **Director Gary Spackman**

February 06, 2023

IDAHO FALLS FARMS LLC
1318 DALE ST
RALEIGH NC 27605-1350

Re: Change in Ownership for Water Right No(s): 35-7203, 35-13854, 35-13857, 35-14788, 35-14789, 35-14790, 35-14791, 35-14792, 35-14793, 35-14796

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: RABO AGRIFINANCE LLC

SCANNED
FEB 06 2023