

APR 19 2024

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPT. 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?
2-10594 ✓	Yes ☐	Yes ☐	2-10591 ✓	Yes ☐	Yes ☐
2-10034 ✓	Yes ☐	Yes ☐	2-10592 ✓	Yes ☐	Yes ☐
2-10588 ✓	Yes ☐	Yes ☐	2-10590 ✓	Yes ☐	Yes ☐
2-10589 ✓	Yes ☐	Yes ☐	2-2186 ✓	Yes ☐	Yes ☐
2-10035	Yes ☐	Yes ☐	2-10593 ✓	Yes ☐	Yes ☐

2. Previous Owner's Name: Farm Development Corporation, Inc., Man Farms, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): US Row Farmland, LLC, a Delaware Limited Liability Company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- Mailing address 2004 FOX DRIVE STE C City CHAMPAGNE State IL Zip 61820
901 512 2607 Email michael.stockburger@nuveennc.com
Telephone
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: 4/5/2024
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
o 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):
o \$25 per *undivided* water right.
o \$100 per *split* water right.
o No fee is required for pending adjudication claims.
☐ 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: [Signature] US Row Farmland 4/5/2024
Signature of new owner/claimant Title, if applicable Date
Michael Stockburger
Print name

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

Received by KM Date 4.19.24 For IDWR Office Use Only: Receipt No. C118174 Receipt Amt. 350.00
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 _____ Processed by DM Date 4-29-24

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 19 2024

DEPT. OF WATER RESOURCES

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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?
2-2371 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
2-10032 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
2-10587 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
2-10477 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Farm Development Corporation, Inc., Man Farms, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): US Row Farmland, LLC, a Delaware Limited Liability Company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 2004 FOX DRIVE STEC CHAMBERLAIN IC 61820
Mailing address City State Zip
- 901 512 2607 michael.steckburger@nwccnnc.com
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: 4/5/2024
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o 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):
- SUPPORT DATA
IN FILE # 2-2186
- o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
- ☐ 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: [Signature] US ROW FARMLAND 4/5/2024
 Signature of new owner/claimant Title, if applicable Date
- MICHAEL STECKBURGER
 Print name

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

 Print name

Received by KM Date 4.19.24 For IDWR Office Use Only: Receipt No. C118174 Receipt Amt. \$ 350 -

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 _____ Processed by SM Date 4-29-24

When recorded return to:

US Row Farmland LLC
c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
Memphis, TN 38119

Attn: Michael Stockburger
Mail Tax Statements to:

US Row Farmland LLC
c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
Memphis, TN 38119

WARRANTY DEED

FOR VALUE RECEIVED, ACC FARMS LLC, an Idaho limited liability company, ("**Grantor**") hereby grants, bargains, sells and conveys unto US ROW FARMLAND, LLC, a Delaware Limited Liability Company ("**Grantee**"), the real property located in Elmore County, Idaho and legally described on Exhibit A attached hereto (the "**Property**").

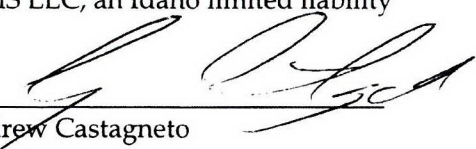
Grantor conveys the Property, with all water rights and other appurtenances thereto, including, without limitation, buried irrigation mainlines on the Property, to Grantee and to its successors and assigns to have and to hold forever. Grantor does hereby covenant to and with Grantee that Grantor owns the Property in fee simple, and that the Property is free from all encumbrances, except for the Permitted Exceptions set out on Exhibit B attached hereto.

Grantor warrants and represents to Grantee that Grantor holds a tenancy-in-common interest to a common irrigation system used to irrigate the Property and surrounding properties collectively known as the Sailor Creek Project, and Grantor hereby grants, bargains, sells and conveys all its tenancy-in-common interests to said irrigation system to Grantee.

DATED as of April 5, 2024.

Grantor

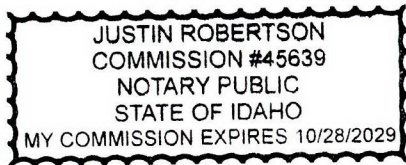
ACC FARMS LLC, an Idaho limited liability company

By: 
Name: Andrew Castagneto
Title: Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 5th day of April, 2024, before me, a Notary Public in and for the State of Idaho, personally appeared Andrew Castagneto, known or identified to me to be the Manager of ACC Farms LLC, the Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that such company 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: Mendham, NJ
My commission expires: 10/28/29

EXHIBIT A

LEGAL DESCRIPTION

Real property in Elmore County, Idaho, and legally described as follows:

Section 3: U.S. Government Lot 4, SW1/4NW1/4

EXHIBIT B

PERMITTED EXCEPTIONS

- (a) Patent Reservations as follows..."Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be provided by the local customs, laws and decisions of courts and also subject to the right of a proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by laws"
(b) Reservations or exceptions in state grants, or in acts authorizing the issuance thereof."
- Subject to those rights for an Irrigation pipeline granted to the Sailor Creek Water Company, its successors or assigns, by Right-of-Way No. I-014449, pursuant to the Act of March 3, 1891; 26 Stat. 1101 (43 U.S.C. 946-951), as disclosed in Patent recorded November 4, 1987 as Instrument No. 244358, records of Elmore County, Idaho. Subject to those rights for an existing highway exercised under RS 2477 and noted under serial number I-20029, as disclosed in Patent recorded November 4, 1987 as Instrument No. 244358, records of Elmore County, Idaho.
- Subject to those rights for a powerline granted to the Idaho Power Company, its successors or assigns, by Right-of-Way No. I-015862, pursuant to the Act of March 4, 1911; 36 Stat. 1253 (43 U.S.C. 961), as disclosed in Patent recorded November 4, 1987 as Instrument No. 244359, records of Elmore County, Idaho.
- Subject to those rights for a telephone line granted to Mountain States Telephone and Telegraph Company, its successors or assigns, by Right-of-Way No. I-20976, pursuant to the Act of October 21, 1976; 90 Stat. 2776 (43 U.S.C. 1761-1771), as disclosed in Patent recorded November 4, 1987 as Instrument No. 244359, records of Elmore County, Idaho.
- Subject to those rights for a powerline granted to the Idaho Power Company, its successors or assigns, by Right-of-Way No. I-016345, pursuant to the Act of March 4, 1911; 36 Stat. 1253 (43 U.S.C. 961), as disclosed in Patent recorded August 4, 1987 as Instrument No. 242671, records of Elmore County, Idaho. (as to the W1/2 of Section 10, T6S, R9E, B.M. Elmore County, Idaho.)
- Subject to those rights for a powerline granted to Idaho Power Company, its successors or assigns, by Right-of-Way No. I-017437 and No. I-014449 and No. I-20029, pursuant to the Act of March 4, 1911; 36 Stat. 1253 (43 U.S.C. 961), as disclosed in Patent recorded August 4, 1987 as Instrument No. 242671, records of Elmore County, Idaho. (as to the W1/2 of Section 10, T6S, R9E, B.M., Elmore County, Idaho.)
- Subject to those rights for an irrigation pipeline granted to the Sailor Creek Water Company, its successors or assigns, by Right-of-Way No. I-014449 and No. I-20029, pursuant to the Act of March 3, 1891; 26 Stat. 1101 (43 U.S.C. 946-951), as disclosed in Patent recorded August 4, 1987 as Instrument No. 242670, records of Elmore County, Idaho. (as to the W1/2 of Section 10, T6S, R9E, B.M., Elmore County, Idaho.) (paid current)
- Subject to those rights for an irrigation pipeline granted to Sailor Creek Water Company, its successors or assigns, by Right-of-Way No. I-014449, I-17562, and I-20029, pursuant

to the Act of March 3, 1891; 26 Stat. 1101 (43 U.S.C. 946-951), as disclosed in Patent recorded January 26, 1988 as Instrument No. 245696, records of Elmore County, Idaho.

- The property described herein lies within the boundaries of the Sailor Creek Water Company and is subject to any burdens incident to the operation of said Water Company, as provided by law. We make no search as to the currency of any assessments levied. (paid current)
- Reservations, Exceptions and Easements as follows, as disclosed in Patent Recorded August 26, 1987 as Instrument No. 243090, records of Elmore County, Idaho.
- Subject to those rights for an irrigation pipeline granted to the Grindstone Butte Mutual Canal Company, its successors or assigns, by Right-of-Way No. I-7365, pursuant to the Act of March 3, 1891; 26 Stat. 1101 (43U.S.C. 946-951), disclosed in Patent recorded October 16, 1987, as Instrument No. 244040, records of Elmore County, Idaho.
- Subject to those rights for a road granted to Benjamin Christensen, his successors or assigns, by Right-of-Way No. I-17562, pursuant to the Act of October 21, 1976; 90 Stat. 2776 (43 U.S.C. 1761-1771), as disclosed in Patent recorded October 10, 1987, as Instrument No. 244041, records of Elmore County, Idaho.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: June 24, 1988
Instrument No: 248212, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: June 24, 1988
Instrument No: 248213, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: November 17, 1994
Instrument No: 283982, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: November 17, 1994
Instrument No: 283983, of Official Records.
- Well Sharing, Water Supply, and Easement Agreement
Between: Global AG Properties II USA LLC, a Delaware limited liability company and Farm Development Corporation, Inc, an Idaho corporation
Recorded: April 30, 2019
Instrument No: 472578, of Official Records.

When recorded return to:

US Row Farmland LLC
c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
Memphis, TN 38119

Attn: Michael Stockburger
Mail Tax Statements to:

US Row Farmland LLC
c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
Memphis, TN 38119

WARRANTY DEED

FOR VALUE RECEIVED, GRINDSTONE STORAGE LLC, an Idaho limited liability company, ("**Grantor**") hereby grants, bargains, sells and conveys unto US ROW FARMLAND, LLC, a Delaware Limited Liability Company ("**Grantee**"), the real property located in Elmore County, Idaho and legally described on Exhibit A attached hereto (the "**Property**").

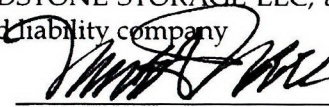
Grantor conveys the Property, with all water rights and other appurtenances thereto, including, without limitation, buried irrigation mainlines on the Property, to Grantee and to its successors and assigns to have and to hold forever. Grantor does hereby covenant to and with Grantee that Grantor owns the Property in fee simple, and that the Property is free from all encumbrances, except for the Permitted Exceptions set out on Exhibit B attached hereto.

Grantor warrants and represents to Grantee that Grantor holds a tenancy-in-common interest to a common irrigation system used to irrigate the Property and surrounding properties collectively known as the Sailor Creek Project, and Grantor hereby grants, bargains, sells and conveys all its tenancy-in-common interests to said irrigation system to Grantee.

DATED as of April 5, 2024.

Grantor

GRINDSTONE STORAGE LLC, an Idaho
limited liability company

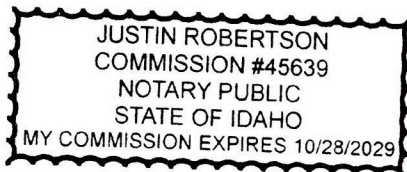
By: 
Name: Mark Noble
Title: Manager

By: 
Name: Lynn E. Johnson
Title: Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 5th day of April, 2024, before me, a Notary Public in and for the State of Idaho, personally appeared Mark Noble, known or identified to me to be the Manager of Grindstone Storage LLC, the Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that such company executed the same.

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

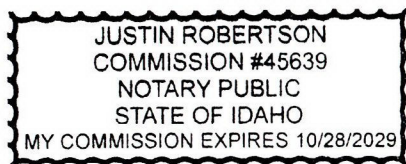


Justin Robertson
Notary Public for Idaho
Residing at: Mendham, NJ
My commission expires: 10/28/29

STATE OF IDAHO)
) ss.
County of Ada)

On this 5th day of April, 2024, before me, a Notary Public in and for the State of Idaho, personally appeared Lynn E. Johnson, known or identified to me to be the Manager of Grindstone Storage LLC, the Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that such company executed the same.

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



Justin Robertson
Notary Public for Idaho
Residing at: Mendham, NJ
My commission expires: 10/28/29

EXHIBIT A

LEGAL DESCRIPTION

Real property in Elmore County, Idaho, and legally described as follows:

Being a portion of the SE1/4SW1/4 of Section 2, Township 6 South, Range 9 East, Boise Meridian, Elmore County, Idaho, more particularly described as follows:

Beginning at the South Quarter corner of said Section 2, said corner lies North 89°44'21" East 2633.86 feet from the Southwest corner of said Section 2 and being the REAL POINT OF BEGINNING;
Thence, along the South Boundary of said SE1/4SW1/4 of Section 2, South 89°44'21" West 638.43 feet to a point on the centerline of Sailor Creek Road (County Road);
Thence, along said centerline, North 00°10'30" East 262.29 feet;
Thence, continuing along said centerline, North 01°01'21" West 375.63 feet;
Thence, continuing along said centerline, along the arc of a tangent 3891.50 foot radius curve to the left, through a central angle of 02°21'17", an arc distance of 159.93 feet and a chord distance of 159.92 feet that bears North 02°11'59" West;
Thence, continuing along said centerline, North 03°22'38" West 49.34 feet;
Thence, continuing along said centerline, along the arc of a tangent 1152.75 foot radius curve to the left, through a central angle of 11°53'10", an arc distance of 239.14 feet and a chord distance of 238.71 feet that bears North 09°19'12" West;
Thence, continuing along said centerline, North 15°15'47" West 65.42 feet;
Thence, continuing along said centerline, along the arc of a tangent 818.62 foot radius curve to the left, through a central angle of 12°45'35", an arc distance of 182.31 feet and a chord distance of 181.93 feet that bears North 21°38'35" West to a point on the North Boundary of said SE1/4SW1/4 of Section 2;
Thence, along said North Boundary, North 89°51'19" East 775.59 feet to the Northeast corner thereof;
Thence, along the East Boundary of said SE1/4SW1/4 of Section 2, South 00°02'00" East 1313.74 feet to said REAL POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

- (a) Patent Reservations as follows..."Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be provided by the local customs, laws and decisions of courts and also subject to the right of a proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by laws"
(b) Reservations or exceptions in state grants, or in acts authorizing the issuance thereof."
- Subject to those rights for an Irrigation pipeline granted to the Sailor Creek Water Company, its successors or assigns, by Right-of-Way No. I-014449, pursuant to the Act of March 3, 1891; 26 Stat. 1101 (43 U.S.C. 946-951), as disclosed in Patent recorded November 4, 1987 as Instrument No. 244358, records of Elmore County, Idaho. Subject to those rights for an existing highway exercised under RS 2477 and noted under serial number I-20029, as disclosed in Patent recorded November 4, 1987 as Instrument No. 244358, records of Elmore County, Idaho.
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- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: June 24, 1988
Instrument No: 248212, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
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When recorded return to:

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c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
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Attn: Michael Stockburger
Mail Tax Statements to:

US Row Farmland LLC
c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
Memphis, TN 38119

WARRANTY DEED

FOR VALUE RECEIVED, PJC FARMS LLC, an Idaho limited liability company, ("**Grantor**") hereby grants, bargains, sells and conveys unto US ROW FARMLAND, LLC, a Delaware Limited Liability Company ("**Grantee**"), the real property located in Elmore County, Idaho and legally described on Exhibit A attached hereto (the "**Property**").

Grantor conveys the Property, with all water rights and other appurtenances thereto, including, without limitation, buried irrigation mainlines on the Property, to Grantee and to its successors and assigns to have and to hold forever. Grantor does hereby covenant to and with Grantee that Grantor owns the Property in fee simple, and that the Property is free from all encumbrances, except for the Permitted Exceptions set out on Exhibit B attached hereto.

Grantor warrants and represents to Grantee that Grantor holds a tenancy-in-common interest to a common irrigation system used to irrigate the Property and surrounding properties collectively known as the Sailor Creek Project, and Grantor hereby grants, bargains, sells and conveys all its tenancy-in-common interests to said irrigation system to Grantee.

DATED as of April 5, 2024.

Grantor

PJC FARMS LLC, an Idaho limited liability company

By: Peter Castagneto

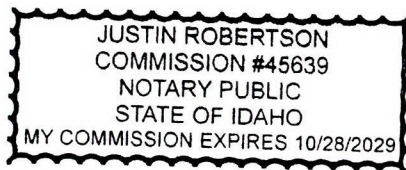
Name: Peter Castagneto

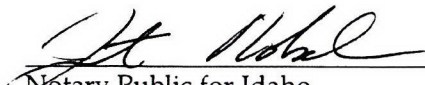
Title: Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 5th day of April, 2024, before me, a Notary Public in and for the State of Idaho, personally appeared Peter Castagneto, known or identified to me to be the Manager of PJC Farms LLC, the Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that such company 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: Mandrian, clp
My commission expires: 10/28/29

EXHIBIT A

LEGAL DESCRIPTION

Real property in Elmore County, Idaho, and legally described as follows:

Township 6 South, Range 9 East, Boise Meridian, Elmore County, Idaho.

Section 3: U.S. Government Lot 2, SW1/4NE1/4, SE1/4

Section 10: NE1/4

EXHIBIT B

PERMITTED EXCEPTIONS

- (a) Patent Reservations as follows..."Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be provided by the local customs, laws and decisions of courts and also subject to the right of a proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by laws"
(b) Reservations or exceptions in state grants, or in acts authorizing the issuance thereof."
- Subject to those rights for an Irrigation pipeline granted to the Sailor Creek Water Company, its successors or assigns, by Right-of-Way No. I-014449, pursuant to the Act of March 3, 1891; 26 Stat. 1101 (43 U.S.C. 946-951), as disclosed in Patent recorded November 4, 1987 as Instrument No. 244358, records of Elmore County, Idaho. Subject to those rights for an existing highway exercised under RS 2477 and noted under serial number I-20029, as disclosed in Patent recorded November 4, 1987 as Instrument No. 244358, records of Elmore County, Idaho.
- Subject to those rights for a powerline granted to the Idaho Power Company, its successors or assigns, by Right-of-Way No. I-015862, pursuant to the Act of March 4, 1911; 36 Stat. 1253 (43 U.S.C. 961), as disclosed in Patent recorded November 4, 1987 as Instrument No. 244359, records of Elmore County, Idaho.
- Subject to those rights for a telephone line granted to Mountain States Telephone and Telegraph Company, its successors or assigns, by Right-of-Way No. I-20976, pursuant to the Act of October 21, 1976; 90 Stat. 2776 (43 U.S.C. 1761-1771), as disclosed in Patent recorded November 4, 1987 as Instrument No. 244359, records of Elmore County, Idaho.
- Subject to those rights for a powerline granted to the Idaho Power Company, its successors or assigns, by Right-of-Way No. I-016345, pursuant to the Act of March 4, 1911; 36 Stat. 1253 (43 U.S.C. 961), as disclosed in Patent recorded August 4, 1987 as Instrument No. 242671, records of Elmore County, Idaho. (as to the W1/2 of Section 10, T6S, R9E, B.M. Elmore County, Idaho.)
- Subject to those rights for a powerline granted to Idaho Power Company, its successors or assigns, by Right-of-Way No. I-017437 and No. I-014449 and No. I-20029, pursuant to the Act of March 4, 1911; 36 Stat. 1253 (43 U.S.C. 961), as disclosed in Patent recorded August 4, 1987 as Instrument No. 242671, records of Elmore County, Idaho. (as to the W1/2 of Section 10, T6S, R9E, B.M., Elmore County, Idaho.)
- Subject to those rights for an irrigation pipeline granted to the Sailor Creek Water Company, its successors or assigns, by Right-of-Way No. I-014449 and No. I-20029, pursuant to the Act of March 3, 1891; 26 Stat. 1101 (43 U.S.C. 946-951), as disclosed in Patent recorded August 4, 1987 as Instrument No. 242670, records of Elmore County, Idaho. (as to the W1/2 of Section 10, T6S, R9E, B.M., Elmore County, Idaho.) (paid current)
- Subject to those rights for an irrigation pipeline granted to Sailor Creek Water Company, its successors or assigns, by Right-of-Way No. I-014449, I-17562, and I-20029, pursuant

to the Act of March 3, 1891; 26 Stat. 1101 (43 U.S.C. 946-951), as disclosed in Patent recorded January 26, 1988 as Instrument No. 245696, records of Elmore County, Idaho.

- The property described herein lies within the boundaries of the Sailor Creek Water Company and is subject to any burdens incident to the operation of said Water Company, as provided by law. We make no search as to the currency of any assessments levied. (paid current)
- Reservations, Exceptions and Easements as follows, as disclosed in Patent Recorded August 26, 1987 as Instrument No. 243090, records of Elmore County, Idaho.
- Subject to those rights for an irrigation pipeline granted to the Grindstone Butte Mutual Canal Company, its successors or assigns, by Right-of-Way No. I-7365, pursuant to the Act of March 3, 1891; 26 Stat. 1101 (43U.S.C. 946-951), disclosed in Patent recorded October 16, 1987, as Instrument No. 244040, records of Elmore County, Idaho.
- Subject to those rights for a road granted to Benjamin Christensen, his successors or assigns, by Right-of-Way No. I-17562, pursuant to the Act of October 21, 1976; 90 Stat. 2776 (43 U.S.C. 1761-1771), as disclosed in Patent recorded October 10, 1987, as Instrument No. 244041, records of Elmore County, Idaho.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: June 24, 1988
Instrument No: 248212, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: June 24, 1988
Instrument No: 248213, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: November 17, 1994
Instrument No: 283982, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: November 17, 1994
Instrument No: 283983, of Official Records.
- Well Sharing, Water Supply, and Easement Agreement
Between: Global AG Properties II USA LLC, a Delaware limited liability company and Farm Development Corporation, Inc, an Idaho corporation
Recorded: April 30, 2019
Instrument No: 472578, of Official Records.

When recorded return to:

US Row Farmland LLC
c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
Memphis, TN 38119

Attn: Michael Stockburger
Mail Tax Statements to:

US Row Farmland LLC
c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
Memphis, TN 38119

WARRANTY DEED

FOR VALUE RECEIVED, DEJ FARMS LLC, an Idaho limited liability company, ("**Grantor**") hereby grants, bargains, sells and conveys unto US ROW FARMLAND, LLC, a Delaware Limited Liability Company ("**Grantee**"), the real property located in Elmore County, Idaho and legally described on Exhibit A attached hereto (the "**Property**").

Grantor conveys the Property, with all water rights and other appurtenances thereto, including, without limitation, buried irrigation mainlines on the Property, to Grantee and to its successors and assigns to have and to hold forever. Grantor does hereby covenant to and with Grantee that Grantor owns the Property in fee simple, and that the Property is free from all encumbrances, except for the Permitted Exceptions set out on Exhibit B attached hereto.

Grantor warrants and represents to Grantee that Grantor holds a tenancy-in-common interest to a common irrigation system used to irrigate the Property and surrounding properties collectively known as the Sailor Creek Project, and Grantor hereby grants, bargains, sells and conveys all its tenancy-in-common interests to said irrigation system to Grantee.

DATED as of April 5, 2024.

Grantor

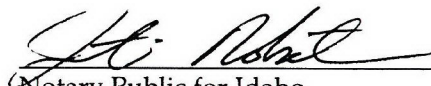
DEJ FARMS LLC, an Idaho limited liability company

By: Dustin E Johnson
Name: Dustin Johnson
Title: Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 5th day of April, 2024, before me, a Notary Public in and for the State of Idaho, personally appeared Dustin Johnson, known or identified to me to be the Manager of DEJ Farms LLC, the Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that such company 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: Mendham, NJ
My commission expires: 10/28/29

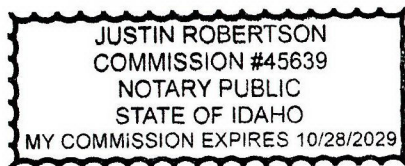


EXHIBIT A

LEGAL DESCRIPTION

Real property in Elmore County, Idaho, and legally described as follows:

Township 6 South, Range 9 East, Boise Meridian, Elmore County, Idaho.

Section 3: U.S. Government Lot 3, SE1/4NW1/4, SW1/4

Section 10: NW1/4

EXHIBIT B

PERMITTED EXCEPTIONS

- (a) Patent Reservations as follows..."Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be provided by the local customs, laws and decisions of courts and also subject to the right of a proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by laws"
(b) Reservations or exceptions in state grants, or in acts authorizing the issuance thereof."
- Subject to those rights for an Irrigation pipeline granted to the Sailor Creek Water Company, its successors or assigns, by Right-of-Way No. I-014449, pursuant to the Act of March 3, 1891; 26 Stat. 1101 (43 U.S.C. 946-951), as disclosed in Patent recorded November 4, 1987 as Instrument No. 244358, records of Elmore County, Idaho. Subject to those rights for an existing highway exercised under RS 2477 and noted under serial number I-20029, as disclosed in Patent recorded November 4, 1987 as Instrument No. 244358, records of Elmore County, Idaho.
- Subject to those rights for a powerline granted to the Idaho Power Company, its successors or assigns, by Right-of-Way No. I-015862, pursuant to the Act of March 4, 1911; 36 Stat. 1253 (43 U.S.C. 961), as disclosed in Patent recorded November 4, 1987 as Instrument No. 244359, records of Elmore County, Idaho.
- Subject to those rights for a telephone line granted to Mountain States Telephone and Telegraph Company, its successors or assigns, by Right-of-Way No. I-20976, pursuant to the Act of October 21, 1976; 90 Stat. 2776 (43 U.S.C. 1761-1771), as disclosed in Patent recorded November 4, 1987 as Instrument No. 244359, records of Elmore County, Idaho.
- Subject to those rights for a powerline granted to the Idaho Power Company, its successors or assigns, by Right-of-Way No. I-016345, pursuant to the Act of March 4, 1911; 36 Stat. 1253 (43 U.S.C. 961), as disclosed in Patent recorded August 4, 1987 as Instrument No. 242671, records of Elmore County, Idaho. (as to the W1/2 of Section 10, T6S, R9E, B.M. Elmore County, Idaho.)
- Subject to those rights for a powerline granted to Idaho Power Company, its successors or assigns, by Right-of-Way No. I-017437 and No. I-014449 and No. I-20029, pursuant to the Act of March 4, 1911; 36 Stat. 1253 (43 U.S.C. 961), as disclosed in Patent recorded August 4, 1987 as Instrument No. 242671, records of Elmore County, Idaho. (as to the W1/2 of Section 10, T6S, R9E, B.M., Elmore County, Idaho.)
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- Subject to those rights for an irrigation pipeline granted to Sailor Creek Water Company, its successors or assigns, by Right-of-Way No. I-014449, I-17562, and I-20029, pursuant

to the Act of March 3, 1891; 26 Stat. 1101 (43 U.S.C. 946-951), as disclosed in Patent recorded January 26, 1988 as Instrument No. 245696, records of Elmore County, Idaho.

- The property described herein lies within the boundaries of the Sailor Creek Water Company and is subject to any burdens incident to the operation of said Water Company, as provided by law. We make no search as to the currency of any assessments levied. (paid current)
- Reservations, Exceptions and Easements as follows, as disclosed in Patent Recorded August 26, 1987 as Instrument No. 243090, records of Elmore County, Idaho.
- Subject to those rights for an irrigation pipeline granted to the Grindstone Butte Mutual Canal Company, its successors or assigns, by Right-of-Way No. I-7365, pursuant to the Act of March 3, 1891; 26 Stat. 1101 (43U.S.C. 946-951), disclosed in Patent recorded October 16, 1987, as Instrument No. 244040, records of Elmore County, Idaho.
- Subject to those rights for a road granted to Benjamin Christensen, his successors or assigns, by Right-of-Way No. I-17562, pursuant to the Act of October 21, 1976; 90 Stat. 2776 (43 U.S.C. 1761-1771), as disclosed in Patent recorded October 10, 1987, as Instrument No. 244041, records of Elmore County, Idaho.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: June 24, 1988
Instrument No: 248212, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: June 24, 1988
Instrument No: 248213, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: November 17, 1994
Instrument No: 283982, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: November 17, 1994
Instrument No: 283983, of Official Records.
- Well Sharing, Water Supply, and Easement Agreement
Between: Global AG Properties II USA LLC, a Delaware limited liability company and Farm Development Corporation, Inc, an Idaho corporation
Recorded: April 30, 2019
Instrument No: 472578, of Official Records.

When recorded return to:

US Row Farmland LLC
c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
Memphis, TN 38119

Attn: Michael Stockburger
Mail Tax Statements to:

US Row Farmland LLC
c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
Memphis, TN 38119

WARRANTY DEED

FOR VALUE RECEIVED, LEJ FARMS, LLC, an Idaho limited liability company, ("**Grantor**") hereby grants, bargains, sells and conveys unto US ROW FARMLAND, LLC, a Delaware Limited Liability Company ("**Grantee**"), the real property located in Elmore County, Idaho and legally described on Exhibit A attached hereto (the "**Property**").

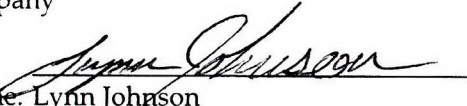
Grantor conveys the Property, with all water rights and other appurtenances thereto, including, without limitation, buried irrigation mainlines on the Property, to Grantee and to its successors and assigns to have and to hold forever. Grantor does hereby covenant to and with Grantee that Grantor owns the Property in fee simple, and that the Property is free from all encumbrances, except for the Permitted Exceptions set out on Exhibit B attached hereto.

Grantor warrants and represents to Grantee that Grantor holds a tenancy-in-common interest to a common irrigation system used to irrigate the Property and surrounding properties collectively known as the Sailor Creek Project, and Grantor hereby grants, bargains, sells and conveys all its tenancy-in-common interests to said irrigation system to Grantee.

DATED as of April 5, 2024.

Grantor

LEJ FARMS, LLC, an Idaho limited liability company

By: 
Name: Lynn Johnson
Title: Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 5th day of April, 2024, before me, a Notary Public in and for the State of Idaho, personally appeared Lynn Johnson, known or identified to me to be the Manager of LEJ Farms, LLC, the Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that such company 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: Mendota, CA
My commission expires: 10/28/29

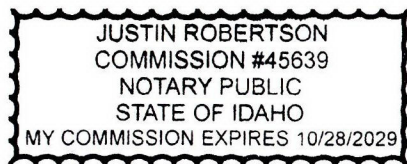


EXHIBIT A

LEGAL DESCRIPTION

Real property in Elmore County, Idaho, and legally described as follows:

Township 6 South, Range 9 East, Boise Meridian, Elmore County, Idaho.

**Section 4: U.S.Government Lots 1, 2, 3 and 4, S1/2N1/2, N1/2SE1/4, SW1/4SE1/4, SE1/4SE1/4 less the Easterly 380 feet and
the Easterly 380 feet of the SE1/4SE1/4, Save and Except road and ditch rights of way**

Section 8: E1/2NE1/4, SW1/4 Save and Except road and ditch rights of way.

Section 9: NE1/4, W1/4NW1/4, Save and Except road and ditch rights of way.

EXHIBIT B

PERMITTED EXCEPTIONS

- (a) Patent Reservations as follows..."Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be provided by the local customs, laws and decisions of courts and also subject to the right of a proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by laws"
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- Subject to those rights for an irrigation pipeline granted to Sailor Creek Water Company, its successors or assigns, by Right-of-Way No. I-014449, I-17562, and I-20029, pursuant

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- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: June 24, 1988
Instrument No: 248212, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: June 24, 1988
Instrument No: 248213, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: November 17, 1994
Instrument No: 283982, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: November 17, 1994
Instrument No: 283983, of Official Records.
- Well Sharing, Water Supply, and Easement Agreement
Between: Global AG Properties II USA LLC, a Delaware limited liability company and Farm Development Corporation, Inc, an Idaho corporation
Recorded: April 30, 2019
Instrument No: 472578, of Official Records.

When recorded return to:

US Row Farmland LLC
c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
Memphis, TN 38119

Attn: Michael Stockburger
Mail Tax Statements to:

US Row Farmland LLC
c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
Memphis, TN 38119

WARRANTY DEED

FOR VALUE RECEIVED, MAN FARMS, LLC, an Idaho limited liability company, ("**Grantor**") hereby grants, bargains, sells and conveys unto US ROW FARMLAND, LLC, a Delaware Limited Liability Company ("**Grantee**"), the real property located in Elmore County, Idaho and legally described on Exhibit A attached hereto (the "**Property**").

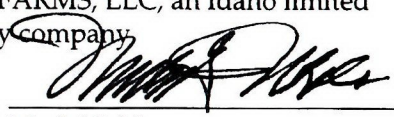
Grantor conveys the Property, with all water rights and other appurtenances thereto, including, without limitation, buried irrigation mainlines on the Property, to Grantee and to its successors and assigns to have and to hold forever. Grantor does hereby covenant to and with Grantee that Grantor owns the Property in fee simple, and that the Property is free from all encumbrances, except for the Permitted Exceptions set out on Exhibit B attached hereto.

Grantor warrants and represents to Grantee that Grantor holds a tenancy-in-common interest to a common irrigation system used to irrigate the Property and surrounding properties collectively known as the Sailor Creek Project, and Grantor hereby grants, bargains, sells and conveys all its tenancy-in-common interests to said irrigation system to Grantee.

DATED as of April 5, 2024.

Grantor

MAN FARMS, LLC, an Idaho limited
liability company

By: 

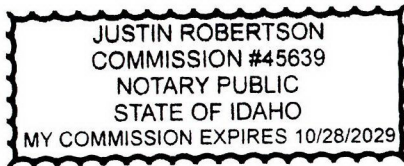
Name: Mark Noble

Title: Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 5th day of April, 2024, before me, a Notary Public in and for the State of Idaho, personally appeared Mark Noble, known or identified to me to be the Manager of MAN Farms, LLC, the Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that such company 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: Mendota, IL
My commission expires: 10/28/29

EXHIBIT A

LEGAL DESCRIPTION

Real property in Elmore County, Idaho, and legally described as follows:

Township 6 South, Range 9 East, Boise Meridian, Elmore County, Idaho.

Section 8: SE1/4

Section 9: S1/2

Section 10: S1/2

Section 11: SW1/4

Section 14: N1/2NW1/4, SW1/4NW1/4, NW1/4SW1/4

Section 15: N1/2, N1/2SW1/4, S1/2SW1/4,

**Save and Except the South 40 feet of SW1/4 deeded to the Glens Ferry Highway District in
Right of Way Deed recorded May 12, 1976, Instrument No. 168237, of Elmore County Records**

Section 16: ALL

EXHIBIT B

PERMITTED EXCEPTIONS

- (a) Patent Reservations as follows..."Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be provided by the local customs, laws and decisions of courts and also subject to the right of a proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by laws"
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- Subject to those rights for an irrigation pipeline granted to the Sailor Creek Water Company, its successors or assigns, by Right-of-Way No. I-014449 and No. I-20029, pursuant to the Act of March 3, 1891; 26 Stat. 1101 (43 U.S.C. 946-951), as disclosed in Patent recorded August 4, 1987 as Instrument No. 242670, records of Elmore County, Idaho. (as to the W1/2 of Section 10, T6S, R9E, B.M., Elmore County, Idaho.) (paid current)
- Subject to those rights for an irrigation pipeline granted to Sailor Creek Water Company, its successors or assigns, by Right-of-Way No. I-014449, I-17562, and I-20029, pursuant

to the Act of March 3, 1891; 26 Stat. 1101 (43 U.S.C. 946-951), as disclosed in Patent recorded January 26, 1988 as Instrument No. 245696, records of Elmore County, Idaho.

- The property described herein lies within the boundaries of the Sailor Creek Water Company and is subject to any burdens incident to the operation of said Water Company, as provided by law. We make no search as to the currency of any assessments levied. (paid current)
- Reservations, Exceptions and Easements as follows, as disclosed in Patent Recorded August 26, 1987 as Instrument No. 243090, records of Elmore County, Idaho.
- Subject to those rights for an irrigation pipeline granted to the Grindstone Butte Mutual Canal Company, its successors or assigns, by Right-of-Way No. I-7365, pursuant to the Act of March 3, 1891; 26 Stat. 1101 (43U.S.C. 946-951), disclosed in Patent recorded October 16, 1987, as Instrument No. 244040, records of Elmore County, Idaho.
- Subject to those rights for a road granted to Benjamin Christensen, his successors or assigns, by Right-of-Way No. I-17562, pursuant to the Act of October 21, 1976; 90 Stat. 2776 (43 U.S.C. 1761-1771), as disclosed in Patent recorded October 10, 1987, as Instrument No. 244041, records of Elmore County, Idaho.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: June 24, 1988
Instrument No: 248212, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: June 24, 1988
Instrument No: 248213, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: November 17, 1994
Instrument No: 283982, of Official Records.
- An easement for public utilities and incidental purposes in favor of IDAHO POWER COMPANY, a corporation
Recorded: November 17, 1994
Instrument No: 283983, of Official Records.
- Well Sharing, Water Supply, and Easement Agreement
Between: Global AG Properties II USA LLC, a Delaware limited liability company and Farm Development Corporation, Inc, an Idaho corporation
Recorded: April 30, 2019
Instrument No: 472578, of Official Records.

When recorded return to:

US Row Farmland LLC
c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
Memphis, TN 38119

Attn: Michael Stockburger
Mail Tax Statements to:

US Row Farmland LLC
c/o Westchester Group Investment Management
6075 Poplar Avenue, Suite 202
Memphis, TN 38119

CORPORATE WARRANTY DEED

*AKA FARM DEVELOPMENT CORPORATION

FOR VALUE RECEIVED, FARM DEVELOPMENT CORPORATION, INC., an Idaho corporation, ("*Grantor*") hereby grants, bargains, sells and conveys unto US ROW FARMLAND, LLC, a Delaware Limited Liability Company ("*Grantee*"), the real property located in Elmore County, Idaho and legally described on Exhibit A attached hereto (the "*Property*").

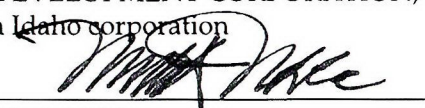
Grantor conveys the Property, with all water rights and other appurtenances thereto, including, without limitation, buried irrigation mainlines on the Property, to Grantee and to its successors and assigns to have and to hold forever. Grantor does hereby covenant to and with Grantee that Grantor owns the Property in fee simple, and that the Property is free from all encumbrances, except for the Permitted Exceptions set out on Exhibit B attached hereto.

Grantor warrants and represents to Grantee that Grantor holds a tenancy-in-common interest to a common irrigation system used to irrigate the Property and surrounding properties collectively known as the Sailor Creek Project, and Grantor hereby grants, bargains, sells and conveys all its tenancy-in-common interests to said irrigation system to Grantee.

DATED as of April 5, 2024.

Grantor

FARM DEVELOPMENT CORPORATION,
INC., an Idaho corporation

By: 

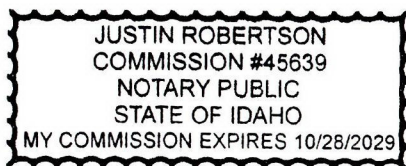
Name: Mark Noble

Title: President

STATE OF IDAHO)
) ss.
County of Ada)

On this 5th day of April, 2024, before me, a Notary Public in and for the State of Idaho, personally appeared Mark Noble, known or identified to me to be the President of Farm Development Corporation, the Idaho corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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



Justin Robertson
Notary Public for Idaho
Residing at: Mendota, IL
My commission expires: 10/28/29

EXHIBIT A

LEGAL DESCRIPTION

Real property in Elmore County, Idaho, and legally described as follows:

Township 6 South, Range 9 East, Boise Meridian, Elmore County, Idaho

Section 3: SE1/4NE1/4

Save and Except road and ditch rights of way

And

Being a portion of the SW 1/4 of Section 2, Township 6 South, Range 9 East, Boise Meridian, Elmore County, Idaho, more particularly described as follows:

Beginning at the Southwest corner of said Section 2 and being the REAL POINT OF BEGINNING;
Thence, along the West Boundary of said SW1/4 of Section 2, North 00°06'41" East 2638.64 feet to the West Quarter corner of said Section 2;
Thence, along the North Boundary of said SW1/4 of Section 2, North 89°59'31" East 1313.42 feet to the Northeast corner of the NW1/4SW1/4 of said Section 2;
Thence, along the East Boundary of said NW1/4SW1/4 of Section 2, South 00°02'14" West 1316.40 feet to the Southeast corner thereof;
Thence, along North Boundary of the SE1/4SE1/4 of said Section 2, North 89°51'19" East 539.79 feet to a point on the centerline of Sailor Creek Road (County Road);
Thence, along said centerline, along the arc of a non-tangent 818.62 foot radius curve to the right, through a central angle of 12°45'35", an arc distance of 182.31 feet and a chord distance of 181.93 feet that bears South 21°38'35" East;
Thence, continuing along said centerline, South 15°15'47" East 65.42 feet;
Thence, continuing along said centerline, along the arc of a tangent 1152.75 foot radius curve to the right, through a central angle of 11°53'10", an arc distance of 239.14 feet and a chord distance of 238.71 feet that bears South 09°19'12" East;
Thence, continuing along said centerline, South 03°22'38" East 49.34 feet;
Thence, continuing along said centerline, along the arc of a tangent 3891.50 foot radius curve to the right, through a central angle of 02°21'17", an arc distance of 159.93 feet and a chord distance of 159.92 feet that bears South 02°11'59" East;
Thence, continuing along said centerline, South 01°01'21" East 375.63 feet;
Thence, continuing along said centerline, South 00°10'30" West 262.29 feet to a point on the South Boundary of said SW 1/4 of Section 2;
Thence, along said South Boundary, South 89°44'21" West 1995.43 feet to a said REAL POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

- (a) Patent Reservations as follows..."Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be provided by the local customs, laws and decisions of courts and also subject to the right of a proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by laws"
(b) Reservations or exceptions in state grants, or in acts authorizing the issuance thereof."
- Subject to those rights for an Irrigation pipeline granted to the Sailor Creek Water Company, its successors or assigns, by Right-of-Way No. I-014449, pursuant to the Act of March 3, 1891; 26 Stat. 1101 (43 U.S.C. 946-951), as disclosed in Patent recorded November 4, 1987 as Instrument No. 244358, records of Elmore County, Idaho. Subject to those rights for an existing highway exercised under RS 2477 and noted under serial number I-20029, as disclosed in Patent recorded November 4, 1987 as Instrument No. 244358, records of Elmore County, Idaho.
- Subject to those rights for a powerline granted to the Idaho Power Company, its successors or assigns, by Right-of-Way No. I-015862, pursuant to the Act of March 4, 1911; 36 Stat. 1253 (43 U.S.C. 961), as disclosed in Patent recorded November 4, 1987 as Instrument No. 244359, records of Elmore County, Idaho.
- Subject to those rights for a telephone line granted to Mountain States Telephone and Telegraph Company, its successors or assigns, by Right-of-Way No. I-20976, pursuant to the Act of October 21, 1976; 90 Stat. 2776 (43 U.S.C. 1761-1771), as disclosed in Patent recorded November 4, 1987 as Instrument No. 244359, records of Elmore County, Idaho.
- Subject to those rights for a powerline granted to the Idaho Power Company, its successors or assigns, by Right-of-Way No. I-016345, pursuant to the Act of March 4, 1911; 36 Stat. 1253 (43 U.S.C. 961), as disclosed in Patent recorded August 4, 1987 as Instrument No. 242671, records of Elmore County, Idaho. (as to the W1/2 of Section 10, T6S, R9E, B.M. Elmore County, Idaho.)
- Subject to those rights for a powerline granted to Idaho Power Company, its successors or assigns, by Right-of-Way No. I-017437 and No. I-014449 and No. I-20029, pursuant to the Act of March 4, 1911; 36 Stat. 1253 (43 U.S.C. 961), as disclosed in Patent recorded August 4, 1987 as Instrument No. 242671, records of Elmore County, Idaho. (as to the W1/2 of Section 10, T6S, R9E, B.M., Elmore County, Idaho.)
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- Well Sharing, Water Supply, and Easement Agreement
Between: Global AG Properties II USA LLC, a Delaware limited liability company and Farm Development Corporation, Inc, an Idaho corporation
Recorded: April 30, 2019
Instrument No: 472578, of Official Records.

Mansfield, Debra

From: Mansfield, Debra
Sent: Friday, May 10, 2024 2:41 PM
To: John Marshall
Subject: Ownership Change confirmation, US Row Farmland LLC
Attachments: US Row Farmland Confirmation 4-30-2024.pdf

Hello,

I wanted to make sure you received this confirmation packet. This packet was mailed to US Row Farmland, but I neglected to send you a copy as well, my apologies.

If you have any questions please feel free to contact me at (208)287-4921.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov



322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

April 30, 2024

US ROW FARMLAND LLC
2004 FOX DR STE C
CHAMPAIGN IL 61820-7357

Re: Change in Ownership for Water Right No(s): **2-2186, 2-2371, 2-10032, 2-10034, 2-10477, 2-10587, 2-10588, 2-10589, 2-10590, 2-10591, 2-10592, 2-10593, 2-10594**

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)287-4921.

Sincerely,

A handwritten signature in blue ink that reads "Debra Mansfield".

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

C: JOHN MARSHALL LAW PLLC



RECEIVED

APR 19 2024

DEPT. OF WATER RESOURCES

Idaho Department of Water Resources
322 E. Front Street
Boise, ID 83705

Date: April 8, 2024

Re: File Number: V2412353
Property Address: Sailor Creek Farm, Elmore County, Idaho, Glenns Ferry, ID 83623

Greetings,

In connection with the above referenced transaction, I have enclosed the following:

- Water Right Transfer Fees
- Completed Notice of Change on Water Right Ownership
- Recorded Deeds

Please contact our office with any questions.

Sincerely,

Justin Robertson
(208) 515-7756 (Phone)
justin.robertson@ventureidaho.com
(208) 567-2432 (Fax)