

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED  
JUL 07 2023  
DEPT OF WATER RESOURCES  
SOUTHERN REGION

**Notice of Security Interest in a Water Right**  
and a request to be notified of a change in ownership or any proposed  
or final action to amend, transfer, or otherwise modify the water right(s)

Attach pages with additional information. Incomplete forms will be returned.

| 1. Water Right/Claim No. | Water Right/Claim No. | Water Right/Claim No. | Water Right/Claim No. |
|--------------------------|-----------------------|-----------------------|-----------------------|
| 47-10912                 |                       |                       |                       |
|                          |                       |                       |                       |
|                          |                       |                       |                       |
|                          |                       |                       |                       |
|                          |                       |                       |                       |

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

A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION**.

B) A **FEE of \$25.00 per** water right or adjudication claim.

3. Name and Mailing Address of Person or Company Holding Security Interest

United States of America, acting through the Farm Service

Agency

310 W. Nez Perce Ave.

Jerome, ID 83338

Phone 208-324-4325

Email briell.bowman@usda.gov

4. Name of Water Right Owner/Claimant(s)

RTM Farms, LLC

5. Expiration Date of Notification Period

06/30/2063

6. Is this a Renewal of Request for Notification?

☐ YES

☒ NO

7. Signature(s) of Security Interest Holder(s)

*Briell Bowman*

Title, if applicable

Farm Loan Officer

**For Office Use Only**

Received by *DM*

Date *7-7-2023*

Receipt No. *5039852*

Fee *#50-*

Processed by AJ

Date

WR *DM*

Date

*7-17-2023*

SCANNED

SEP 25 2023

Rerecord to add reference number

23474579

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT.

TWIN FALLS COUNTY  
RECORDED FOR:  
TITLEONE - TWIN FALLS  
02:48:14 PM 06-30-2023  
2023007963  
NO. PAGES 9 FEE: \$45.00  
KRISTINA GLASCOCK  
COUNTY CLERK  
DEPUTY: SB  
Electronically Recorded by Simplifile

"This mortgage is junior and subordinate to only that mortgage executed by RTM Farms LLC and Travis Cody Mai and Ryan Victor Mai and delivered to AgWest Farm Credit, FLCA, dated June 27, 2023, and recorded as Instrument No. 2023007963

FSA-2029 ID  
(05-04-18)

Position 5

Form Approved - OMB No. 0560-0237

(See Page 7 for Privacy Act and Paperwork Reduction Act Statements)

UNITED STATES DEPARTMENT OF AGRICULTURE  
Farm Service Agency

### MORTGAGE FOR IDAHO

THIS MORTGAGE ("instrument") is made on June 30, 20 23. The mortgagor is RTM Farms LLC, an Idaho Limited Liability Company  
\*\* ("Borrower") whose mailing address is 3734 N 2300 E  
Filer, ID 83328. This instrument is given to the United States of America, acting through the Farm Service Agency, United States Department of Agriculture ("Government") located at 310 W NEZ PERCE AVE, JEROME, ID 83338

This instrument secures the following promissory notes, assumption agreements, and/or shared appreciation agreements (collectively called "note"), which have been executed or assumed by the Borrower unless otherwise noted, are payable to the Government, and authorize acceleration of the entire debt upon any default:

Date of Instrument  
06/30/2023

Principal Amount

Annual Rate  
of Interest  
2.750%

Due Date of Final  
Installment  
06/30/2063

(The interest rate for any limited resource farm ownership or limited resource operating loans secured by this instrument may be increased as provided in Government regulations and the note.)

By execution of this instrument, Borrower acknowledges receipt of all of the proceeds of the loan or loans evidenced by the above note.

This instrument secures to the Government: (1) payment of the note and all extensions, renewals, and modifications thereof; (2) recapture of any amount due under any Shared Appreciation Agreement entered into pursuant to 7 U.S.C. § 2001; (3) payment of all advances and expenditures, with interest, made by the Government; and (4) the obligations and covenants of Borrower set forth in this instrument, the note, and any other loan agreements.

In consideration of any loan made by the Government pursuant to the Consolidated Farm and Rural Development Act, 7 U.S.C. § 1921 et. seq. as evidenced by the note, Borrower irrevocably mortgages, grants and conveys to the Government the following described property situated in the State of Idaho, County or Counties of Twin Falls

See attached Exhibit A for legal description.

together with all rights (including the rights to mining products, gravel, oil, gas, coal or other minerals), interests, easements, fixtures, hereditaments, appurtenances, and improvements now or later attached thereto, the rents, issues and profits thereof, revenues and

Initial RVM date 6-30-23  
JAM 6/30/23  
JMM 6/30/23

FSA-2029 ID (05-04-18) Page 1 of 8

TWIN FALLS COUNTY  
RECORDED FOR:  
TITLEONE - TWIN FALLS  
08:55:07 AM 07-05-2023  
2023008059  
NO. PAGES 9 FEE: \$45.00  
KRISTINA GLASCOCK  
COUNTY CLERK  
DEPUTY: AP  
Electronically Recorded by Simplifile

Rerecord to add reference number

23474579

"This mortgage is junior and subordinate to only that mortgage executed by RTM Farms LLC and Travis Cody Mai and Ryan Victor Mai and delivered to AgWest Farm Credit, FLCA, dated June 27, 2023, and recorded as Instrument No. 2023007962"

FSA-2029 ID  
(05-04-18)

Position 5

Form Approved – OMB No. 0560-0237

(See Page 7 for Privacy Act and Paperwork Reduction Act Statements)

UNITED STATES DEPARTMENT OF AGRICULTURE  
Farm Service Agency

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(The interest rate for any limited resource farm ownership or limited resource operating loans secured by this instrument may be increased as provided in Government regulations and the note.)

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In consideration of any loan made by the Government pursuant to the Consolidated Farm and Rural Development Act, 7 U.S.C. § 1921 et. seq. as evidenced by the note, Borrower irrevocably mortgages, grants and conveys to the Government the following described property situated in the State of Idaho, County or Counties of Twin Falls

See attached Exhibit A for legal description.

together with all rights (including the rights to mining products, gravel, oil, gas, coal or other minerals), interests, easements, fixtures, hereditaments, appurtenances, and improvements now or later attached thereto, the rents, issues and profits thereof, revenues and

Initial BVM date 6-30-23  
Jam 6/30/23  
10000 10000

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SCANNED  
SEP 25 2023

income therefrom, all water, water rights, and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, or condemnation of any part thereof or interest therein (collectively called "the property"). This instrument constitutes a security agreement and financing statement under the Uniform Commercial Code and creates a security interest in all items which may be deemed to be personal property, including but not limited to proceeds and accessions that are now or hereafter included in, affixed, or attached to "the property."

Borrower COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the property and that the property is unencumbered, except for encumbrances of record. Borrower warrants and will defend the title to the property against all claims and demands, subject to any encumbrances of record.

This instrument combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform mortgage covering real property.

UNIFORM COVENANTS. Borrower COVENANTS AND AGREES as follows:

1. **Payment.** Borrower shall pay promptly when due any indebtedness to the Government secured by this instrument.
2. **Fees.** Borrower shall pay to the Government such fees and other charges that may now or later be required by Government regulations.
3. **Application of payments.** Unless applicable law or Government's regulations provide otherwise, all payments received by the Government shall be applied in the following order of priority: (a) to advances made under this instrument; (b) to accrued interest due under the note; (c) to principal due under the note; (d) to late charges and other fees and charges.
4. **Taxes, liens, etc.** Borrower shall pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against the property and promptly deliver to the Government without demand receipts evidencing such payments.
5. **Assignment.** Borrower grants and assigns as additional security all the rights, title and interest in: (a) the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or taking by eminent domain or otherwise of any part of the property, or for conveyance in lieu of condemnation; (b) all bonuses, rentals, royalties, damages, delay rentals and income that may be due or become due and payable to the Borrower or Borrower's assigns under any existing or future oil, gas, mining or mineral lease covering any portion of the property; and (c) all rents, issues, profits, income and receipts from the property and from all existing or future leases, subleases, licenses, guaranties and any other agreements for the use and occupancy of any portion of the property, including any extensions, renewals, modifications or substitutions of such agreements. Borrower warrants the validity and enforceability of this assignment.

Borrower authorizes and directs payment of such money to the Government until the debt secured by this instrument is paid in full. Such money may, at the option of the Government, be applied on the debt whether due or not. The Government shall not be obligated to collect such money, but shall be responsible only for amounts received by the Government. In the event any item so assigned is determined to be personal property, this instrument will also be regarded as a security agreement.

Borrower will promptly provide the Government with copies of all existing and future leases. Borrower warrants that as of the date of executing this instrument no default exists under existing leases. Borrower agrees to maintain, and to require the tenants to comply with, the leases and any applicable law. Borrower will obtain the Government's written authorization before Borrower consents to sublet, modify, cancel, or otherwise alter the leases, or to assign, compromise, or encumber the leases or any future rents. Borrower will hold the Government harmless and indemnify the Government for any and all liability, loss or damage that the Government may incur as a consequence of this assignment.

6. **Insurance.** Borrower shall keep the property insured as required by and under insurance policies approved by the Government and, at its request, deliver such policies to the Government. If property is located in a designated flood hazard area, Borrower also shall keep property insured as required by 42 U.S.C. § 4001 et. seq. and Government regulations. All insurance policies and renewals shall include a standard mortgagee clause.

7. **Advances by Government.** The Government may at any time pay any other amounts required by this instrument to be paid by Borrower and not paid by Borrower when due, as well as any cost for the preservation, protection, or enforcement of this lien, as advances for the account of Borrower. Advances shall include, but not be limited to, advances for payments of real property taxes, special assessments, prior liens, hazard insurance premiums, and costs of repair, maintenance, and improvements. All such advances shall bear interest at the same rate as the note which has the highest interest rate. All such advances, with interest, shall be immediately due and payable by Borrower to the Government without demand. No such advance by the Government shall relieve Borrower from breach of Borrower's covenant to pay. Any payment made by Borrower may be applied on the note or any secured debt to the Government, in any order the Government determines.

8. **Protection of lien.** Borrower shall pay or reimburse the Government for expenses reasonably necessary or incidental to the protection of the lien and its priority and the enforcement or compliance with this instrument and the note. Such expenses include, but are not limited to: costs of evidence of title to, and survey of, the property, costs of recording this and other instruments, attorneys' fees, trustees' fees, court costs, and expenses of advertising, selling, and conveying the property.

9. **Authorized purposes.** Borrower shall use the loan evidenced by the note solely for purposes authorized by the Government.

Initial RVM date 6-30-23  
TCM 6/30/23  
JMM 6/30/23

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10. **Repair and operation of property.** Borrower shall: (a) maintain improvements in good repair; (b) make repairs required by the Government; (c) comply with all farm conservation practices and farm management plans required by the Government; and (d) operate the property in a good and husbandlike manner. Borrower shall not (e) abandon the property; (f) cause or permit waste, lessening or impairment of the property; or (g) cut, remove, or lease any timber, gravel, oil, gas, coal, or other minerals without the written consent of the Government, except as necessary for ordinary domestic purposes.

11. **Legal compliance.** Borrower shall comply with all laws, ordinances, and regulations affecting the property.

12. **Transfer or encumbrance of property.** Except as provided by Government regulations, the Borrower shall not lease, assign, sell, transfer, or encumber, voluntarily or otherwise, any of the property without the written consent of the Government. The Government may grant consents, partial releases, subordinations, and satisfactions in accordance with Government regulations.

13. **Inspection.** At all reasonable times the Government may inspect the property to ascertain whether the covenants and agreements contained in this instrument are being performed.

14. **Hazardous substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any hazardous substances on or in the property. The preceding sentence shall not apply to the presence, use, or storage on the property of small quantities of hazardous substances that are generally recognized to be appropriate to normal use and maintenance of the property. Borrower covenants that Borrower has made full disclosure of any such known, existing hazardous conditions affecting the property. Borrower shall not do, nor allow anyone else to do, anything affecting the property that is in violation of any Federal, state, or local environmental law or regulation. Borrower shall promptly give the Government written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the property and any hazardous substance or environmental law or regulation of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any hazardous substance affecting the property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with applicable environmental law and regulations. As used in this paragraph, "hazardous substances" are those substances defined as toxic or hazardous substances by environmental law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph, "environmental law" means Federal laws and regulations and laws and regulations of the jurisdiction where the property is located that relate to health, safety or environmental protection.

15. **Adjustment; release; waiver; forbearance.** In accordance with Government regulations, the Government may (a) adjust the interest rate, payment, terms or balance due on the loan, (b) increase the mortgage by an amount equal to deferred interest on the outstanding principal balance, (c) extend or defer the maturity of, and renew and reschedule the payments on the note, (d) release any party who is liable under the note from liability to the Government, (e) release portions of the property and subordinate its lien, and (f) waive any other of its rights under this instrument. Any and all of this can and will be done without affecting the lien or the priority of this instrument or Borrower's liability to the Government for payment of the note secured by this instrument unless the Government provides otherwise in writing. HOWEVER, any forbearance by the Government - whether once or often - in exercising any right or remedy under this instrument, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

16. **Graduation.** If the Government determines that Borrower may be able to obtain a loan from a responsible cooperative or private credit source at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, upon the Government's request, apply for and accept such a loan in sufficient amount to pay the note secured by this instrument and to pay for stock necessary to be purchased in a cooperative lending agency in connection with such loan.

17. **Forfeiture.** Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in the Government's good faith judgment could result in forfeiture of the property or otherwise materially impair the lien created by this instrument or the Government's security interest. Borrower may cure such default by causing the action or proceeding to be dismissed with a ruling that precludes forfeiture of the Borrower's interest in the property or other material impairment of the lien created by this security instrument or the Government's security interest.

18. **False statement.** Borrower also shall be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to the Government (or failed to provide the Government with any material information) in connection with the loan evidenced by the note.

19. **Cross collateralization.** Default under this instrument shall constitute default under any other security instrument held by the Government and executed or assumed by Borrower. Default under any other such security instrument shall constitute default under this instrument.

20. **Highly erodible land; wetlands.** Any loan secured by this instrument will be in default if Borrower uses any loan proceeds for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity as provided in 7 C.F.R. part 1940, subpart G, or any successor Government regulation.

21. **Non-discrimination.** If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling") and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so (a) neither Borrower nor anyone authorized to act for Borrower will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling to anyone because of race, color, religion, sex, national origin, disability, familial status or age, and (b) Borrower recognizes as illegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants on the dwelling relating to race, color, religion, sex, national origin, disability, familial status or age.

Initial KVM date 6-30-23

JCM 6/30/23

JMM 6/30/23

22. **Notices.** Notices given under this instrument shall be sent by certified mail unless otherwise required by law. Such notices shall be addressed, unless and until some other address is designated in a notice, in the case of the Government to the State Executive Director of the Farm Service Agency at the mailing address shown above, and in the case of Borrower at the address shown in the Government's Finance Office records (which normally will be the same as the mailing address shown above).

23. **Governing law; severability.** This instrument shall be governed by Federal law. If any provision of this instrument or the note or its application to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this instrument or the note which can be given effect without the invalid provision or application. The provisions of this instrument are severable. This instrument shall be subject to the present regulations of the Government, and to its future regulations not inconsistent with the express provisions hereof. All powers and agencies granted in this instrument are coupled with an interest and are irrevocable by death or otherwise; and the rights and remedies provided in this instrument are cumulative to remedies provided by law.

24. **Successors and assigns; joint and several covenants.** The covenants and agreements of this instrument shall bind and benefit the successors and assigns of Government and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this instrument but does not execute the note: (a) is co-signing this instrument only to mortgage, grant and convey that Borrower's interest in the property under this instrument; (b) is not personally obligated to pay the sums secured by this instrument; and (c) agrees that the Government and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this instrument or the note without that Borrower's consent.

25. **No merger.** If this instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the property, the leasehold and the fee title shall not merge unless the Government agrees to the merger in writing. If the property is conveyed to the Government, title shall not merge (unless the Government elects otherwise) and the lien provided under this instrument shall not be affected by such conveyance.

26. **Time is of the essence.** Time is of the essence in the Borrower's performance of all duties and obligations under this instrument.

NON-UNIFORM COVENANTS. Borrower further COVENANTS AND AGREES as follows:

27. **Default; death; incompetency; bankruptcy.** Should default occur in the performance or discharge of any obligation in this instrument or secured by this instrument, or should the Borrower die or be declared incompetent, or should the Borrower be discharged in bankruptcy or declared an insolvent or make an assignment for the benefit of creditors, the Government, at its option, with or without notice, may: (a) declare the entire amount unpaid under the note and any debt to the Government hereby secured immediately due and payable, (b) for the account of Borrower incur and pay reasonable expenses for repair or maintenance of, and take possession of, operate or rent the property, (c) upon application by it and production of this instrument, without other evidence and without notice of hearing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, (d) foreclose this instrument and sell the property as prescribed by law, and (e) enforce any and all other rights and remedies provided herein or by present or future law.

28. **Assignment of lease and rents.** Borrower agrees that the assignment of leases and rents in this instrument is immediately effective on the recording of this instrument. Upon default, the Borrower will receive any rents in trust for the Government, and Borrower will not commingle the rents with any other funds. Any amounts collected shall be applied at the Government's discretion first to costs of managing, protecting and preserving the property, and to any other necessary related expenses. Any remaining amounts shall be applied to reduce the debt evidenced by the note. Borrower agrees that the Government may demand that Borrower and Borrower's tenants pay all rents due or to become due directly to the Government if the Borrower defaults and the Government notifies Borrower of the default. Upon such notice, Borrower will endorse and deliver to the Government any payments of rents. If the Borrower becomes subject to a bankruptcy, then Borrower agrees that the Government is entitled to receive relief from the automatic stay in bankruptcy for the purpose of enforcing this assignment.

29. **Application of foreclosure proceeds.** The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses incident to enforcing or complying with this instrument, (b) any prior liens required by law or a competent court to be so paid, (c) the debt evidenced by the note and all other debt to the Government secured by this instrument, (d) inferior liens of record required by law or a competent court to be so paid, (e) at the Government's option, any other debt of Borrower to the Government, and (f) any balance to Borrower. If the Government is the successful bidder at foreclosure or other sale of all of any part of the property, the Government may pay its share of the purpose price by crediting such amount on any debts of Borrower owing to the Government in the order prescribed above.

Initial RAM date 6-30-23  
RM 6/30/23  
JMM 6/30/23

By signing below, Borrower accepts and agrees to the terms and covenants contained in this instrument and in any rider executed by Borrower and recorded with this instrument.

Travis Cody Mai (SEAL)  
Travis Cody Mai

Jill Maureen Mai (SEAL)  
\*\* Jill Maureen Mai

Ryan Victor Mai (SEAL)  
Ryan Victor Mai

(SEAL)

#### ACKNOWLEDGMENTS

STATE OF IDAHO

COUNTY OF

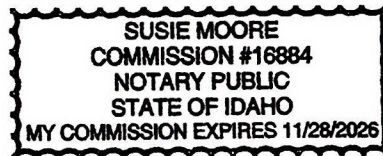
Twin Falls

} ss. (Individual)

On this 30<sup>th</sup> day of June 2023, before me personally appeared Travis Cody Mai, Ryan Victor Mai and Jill Maureen Mai, to be known to me to be the same person(s) whose name is subscribed to the foregoing instrument, and acknowledged that (he or she) signed and delivered the instrument as (his or her) free and voluntary act, for the uses and purposes set forth.

My commission expires:

11-28-2026



Susie Moore

NOTARY PUBLIC

Notes: Page 6 of 7, and page 7 of 7 apply to entities and will not be recorded for individuals.

Page 7 of 7 contains the privacy act paperwork reduction act and USDA nondiscrimination statements and will not be recorded.

\*\*\* Jill Maureen Mai is mortgaging the real property described herein for security purposes only in consideration of Farm Service Agency making a loan to RTM Farms LLC and Travis Cody Mai and Ryan Victor Mai as evidenced by the Promissory Note described herein."

Initial JVM date 6-30-23  
TCM 6/30/23  
JMM 6/30/23

FSA-2029 ID (05-04-18) Page 5 of 8

SCANNED

SEP 25 2023

STATE OF IDAHO

COUNTY OF \_\_\_\_\_

}

ss. (Corporation)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_, President and \_\_\_\_\_ Secretary of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of the corporation.

My commission expires:

NOTARY PUBLIC

STATE OF IDAHO

COUNTY OF \_\_\_\_\_

}

ss. (Partnership)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_, Partners, on behalf of the \_\_\_\_\_, a \_\_\_\_\_ partnership.

My commission expires:

NOTARY PUBLIC

Initial RVM date 6/30/23  
Tan 6/30/23  
inna 6/30/23

STATE OF IDAHO

COUNTY OF

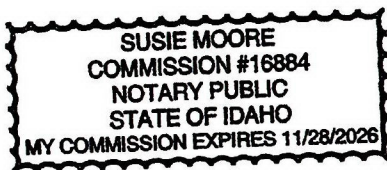
Twin Falls

ss. (Limited Liability Company)

On this 30<sup>th</sup> day of June, in the year of 20 23, personally appeared before me,  
Travis Cody Mai and Ryan Victor Mai, known or identified to me to be the manager or a member of the limited  
liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company  
and acknowledged to me that such limited liability company executed the same.

Travis Cody Mai  
RTM Farms LLC an Idaho Limited Liability Company  
By: Travis Cody Mai, Member

Ryan Victor Mai  
RTM Farms LLC an Idaho Limited Liability Company  
By: Ryan Victor Mai, Member



Susie Moore

NOTARY PUBLIC

(SEAL)

Residing at

Twin Falls Idaho

My commission expires:

11-28-2026

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 764, 7 CFR Part 765, 7 CFR Part 766, the Consolidated Farm and Rural Development Act (7 U.S.C. 1921 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to establish the borrower's agreement to the terms and conditions for obtaining the requested FSA Farm Loan Programs benefits. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the requested FSA Farm Loan Programs benefits.

The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided.

According to the Paperwork Reduction to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0237. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

Initial JVM date 6-30-23

TCM 6/30/23

JMM 6/30/23

FSA-2029 ID (05-04-18) Page 7 of 8

EXHIBIT 'A'

PARCEL NO. 1:

TOWNSHIP 10 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 21: All of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$ );

That part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$ ) lying North and East of the main canal of the Twin Falls Canal Company and West of a certain coulee in the southeast corner of said forty (40) acre tract;

Also, the West two (2) rods of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ );

Also, a portion of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) lying North and West of a certain coulee, in the western part of said tract.

Also, a strip of land one rod wide along the West boundary line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ .

All irrigation equipment attached to the property described above.

All irrigation equipment of every kind and character, including but not limited to, pumps, motors, and mainline. All hand lines, wheel lines, and pivots, together with substitutions, replacements, and any irrigation equipment acquired hereafter.

Gated Pipe

79.30 Water Shares Twin Falls Canal Company

IDWR Water Right #47-10912

Initial BVM date 6-30-23  
TCM 6/30/23  
IMM 6/30/23

FSA-2029 ID (05-04-18) Page 8 of 8



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: [southerninfo@idwr.idaho.gov](mailto:southerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Gary Spackman**

July 17, 2023

RTM FARMS LLC  
3734 N 2300 E  
FILER ID 83328-5520

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): 47-10912

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 also acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to USDA Farm Service Agency. 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) 293-9908.

Sincerely,

Denise Maline  
Administrative Assistant 1

Enclosure(s)

c: USDA Farm Service Agency, Jerome, Idaho  
TitleOne, Jerome, Idaho (File #23474579)



1411 Falls Ave. East Suite 1131  
Twin Falls, ID 83301  
Ph. (208) 933-2650  
Fx. (866) 902-7040  
[www.titleonecorp.com](http://www.titleonecorp.com)

RECEIVED  
JUL 07 2023  
DEPT OF WATER RESOURCES  
SOUTHERN REGION

Date: July 6, 2023

Escrow No. 23474579

Idaho Department of Water Resources  
-Hand Delivered-  
650 Addison Avenue W. Ste 500  
Twin Falls, Idaho 83301

To Whom it may Concern:

Enclosed are the following documents:

Our Check No. 129326 for \$50.00  
Original Notice of Change in Water Right Ownership  
Original Notice of Security Interest  
Copy of Deed

Thank you

Susie Moore  
Escrow Officer  
TitleOne  
1411 Falls Avenue East Ste 1131  
Twin Falls Idaho 83301

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## Notice of Change in Water Right Ownership

RECEIVED  
JUL 07 2023  
DEPT OF WATER RESOURCES  
SOUTHERN REGION

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? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 47-10912              | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: George Buxton  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): RTM Farms, LLC  
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3734 N. 2300 E. Filer ID 83328  
Mailing address City State ZIP  
208-659-6801 rymoryan1@gmail.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: June 20, 2023
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.  
☐ 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:  Ryan Mai 6-30-23  
Signature of new owner/claimant Title, if applicable Date  
Signature:  Travis Mai 6/30/23  
Signature of new owner/claimant Title, if applicable Date

**For IDWR Office Use Only:**

Received by DM Date 7-7-2023 Receipt No. S039852 Receipt Amt. \$50-  
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 7-17-2023

SCANNED  
SEP 25 2023

**TWIN FALLS COUNTY**  
RECORDED FOR:  
TITLEONE - TWIN FALLS  
02:48:12 PM 06-30-2023  
**2023007961**  
NO. PAGES 3 FEE: \$15.00  
KRISTINA GLASCOCK  
COUNTY CLERK  
DEPUTY: SB  
Electronically Recorded by Simplifile



Order Number: 23474579

## **Warranty Deed**

For value received,

**Ann Buxton, Trustee of the Ann Buxton Trust under the Will of George S. Buxton dated July 13, 1990 as to an undivided 50% AND Ann Buxton, an unmarried woman as to an undivided 50% interest**

the grantor, does hereby grant, bargain, sell, and convey unto

**RTM Farms LLC an Idaho Limited Liability Company**

whose current address is 2377 East 3800 N. Filer, Idaho 83328

the grantee, the following described premises, in Twin Falls County, Idaho, to wit:

**See Exhibit A, attached hereto and incorporated herein.**

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 23474579

Warranty Deed - Page 1 of 3

SCANNED  
SEP 25 2023

Dated: June 16, 2023

The Ann Buxton Trust under the Will of George s. Buxton, dated July 13, 1990

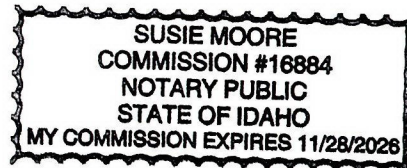
Ann Buxton Trustee  
By: Ann Buxton, Trustee

Ann Buxton  
Ann Buxton

State of Idaho, County of Twin Falls, ss.

On this 30<sup>th</sup> day of June in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Ann Buxton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Susie Moore  
Notary Public  
Residing In: Twin Falls  
My Commission Expires: 11-28-2026  
(seal)



State of Idaho, County of Twin Falls, ss.

On this 30<sup>th</sup> day of June in the year of 2023, before me, the undersigned, a notary public in and for said state personally appeared Ann Buxton, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of the Ann Buxton Trust under the Will of George S. Buxton dated July 13, 1990 and acknowledged to me that she executed the same as trustee.

Susie Moore  
Notary Public  
Residing In: Twin Falls  
My Commission Expires: 11-28-2026  
(seal)

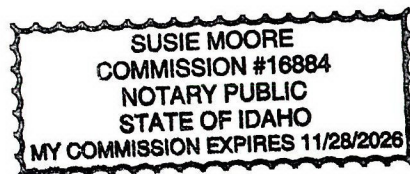


**Exhibit A**

PARCEL NO. 1:

TOWNSHIP 10 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 21: All of the Southwest Quarter of the Northeast Quarter ( $SW\frac{1}{4}NE\frac{1}{4}$ );

That part of the Northwest Quarter of the Southeast Quarter ( $NW\frac{1}{4}SE\frac{1}{4}$ ) lying North and East of the main canal of the Twin Falls Canal Company and West of a certain coulee in the southeast corner of said forty (40) acre tract;

Also, the West two (2) rods of the Northeast Quarter of the Northeast Quarter ( $NE\frac{1}{4}NE\frac{1}{4}$ );

Also, a portion of the Northeast Quarter of the Southeast Quarter ( $NE\frac{1}{4}SE\frac{1}{4}$ ) lying North and West of a certain coulee, in the western part of said tract.

Also, a strip of land one rod wide along the West boundary line of the  $NW\frac{1}{4}NE\frac{1}{4}$ .



0005205315



**STATE OF IDAHO**  
*Office of the secretary of state, Phil McGrane*  
**CERTIFICATE OF ORGANIZATION LIMITED  
LIABILITY COMPANY**

Idaho Secretary of State  
PO Box 83720  
Boise, ID 83720-0080  
(208) 334-2301  
Filing Fee: \$100.00

For Office Use Only

**-FILED-**

File #: 0005205315

Date Filed: 4/18/2023 10:17:04 PM

| Certificate of Organization Limited Liability Company                                                                                                                                                                                      |                                                                                                                                                      |      |         |            |                                  |              |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------|------------|----------------------------------|--------------|--------------------------------|
| Select one: Standard, Expedited or Same Day Service (see descriptions below)      Standard (filing fee \$100)                                                                                                                              |                                                                                                                                                      |      |         |            |                                  |              |                                |
| 1. Limited Liability Company Name                                                                                                                                                                                                          |                                                                                                                                                      |      |         |            |                                  |              |                                |
| Type of Limited Liability Company                                                                                                                                                                                                          | Limited Liability Company                                                                                                                            |      |         |            |                                  |              |                                |
| Entity name                                                                                                                                                                                                                                | RTM Farms LLC                                                                                                                                        |      |         |            |                                  |              |                                |
| 2. The complete street address of the principal office is:                                                                                                                                                                                 |                                                                                                                                                      |      |         |            |                                  |              |                                |
| Principal Office Address                                                                                                                                                                                                                   | RYAN MAI<br>3734 N 2300 E,<br>FILER, ID 83328                                                                                                        |      |         |            |                                  |              |                                |
| 3. The mailing address of the principal office is:                                                                                                                                                                                         |                                                                                                                                                      |      |         |            |                                  |              |                                |
| Mailing Address                                                                                                                                                                                                                            | RYAN MAI<br>3734 N 2300 E<br>FILER, ID 83328-5520                                                                                                    |      |         |            |                                  |              |                                |
| 4. Registered Agent Name and Address                                                                                                                                                                                                       |                                                                                                                                                      |      |         |            |                                  |              |                                |
| Registered Agent                                                                                                                                                                                                                           | Registered Agent<br>Ryan V Mai<br>Physical Address:<br>3734 N 2300 E<br>FILER, ID 83328<br>Mailing Address:<br>3734 N 2300 E<br>FILER, ID 83328-5520 |      |         |            |                                  |              |                                |
| <input checked="" type="checkbox"/> I affirm that the registered agent appointed has consented to serve as registered agent for this entity.                                                                                               |                                                                                                                                                      |      |         |            |                                  |              |                                |
| 5. Governors                                                                                                                                                                                                                               |                                                                                                                                                      |      |         |            |                                  |              |                                |
| <table border="1"><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Ryan V Mai</td><td>3734 N 2300 E<br/>FILER, ID 83328</td></tr><tr><td>Travis C Mai</td><td>1940E 3900N<br/>FILER, ID 83328</td></tr></tbody></table> |                                                                                                                                                      | Name | Address | Ryan V Mai | 3734 N 2300 E<br>FILER, ID 83328 | Travis C Mai | 1940E 3900N<br>FILER, ID 83328 |
| Name                                                                                                                                                                                                                                       | Address                                                                                                                                              |      |         |            |                                  |              |                                |
| Ryan V Mai                                                                                                                                                                                                                                 | 3734 N 2300 E<br>FILER, ID 83328                                                                                                                     |      |         |            |                                  |              |                                |
| Travis C Mai                                                                                                                                                                                                                               | 1940E 3900N<br>FILER, ID 83328                                                                                                                       |      |         |            |                                  |              |                                |
| Signature of Organizer:                                                                                                                                                                                                                    |                                                                                                                                                      |      |         |            |                                  |              |                                |
| <u>Ryan Victor Mai</u>                                                                                                                                                                                                                     | <u>04/18/2023</u>                                                                                                                                    |      |         |            |                                  |              |                                |
| Sign Here                                                                                                                                                                                                                                  | Date                                                                                                                                                 |      |         |            |                                  |              |                                |

B0795-5829 04/18/2023 10:24 PM Received by Office of the Idaho Secretary of State



1411 Falls Ave. East Suite 1131  
Twin Falls, ID 83301  
Ph. (208) 933-2650  
Fx. (866) 902-7040  
www.titleonecorp.com

RECEIVED  
JUL 07 2023  
DEPT OF WATER RESOURCES  
SOUTHERN REGION

Date: July 6, 2023

Escrow No. 23474579

Idaho Department of Water Resources  
-Hand Delivered-  
650 Addison Avenue W. Ste 500  
Twin Falls, Idaho 83301

To Whom it may Concern:

Enclosed are the following documents:

Our Check No. 129326 for \$50.00  
Original Notice of Change in Water Right Ownership  
Original Notice of Security Interest  
Copy of Deed

Thank you

Susie Moore  
Escrow Officer  
TitleOne  
1411 Falls Avenue East Ste 1131  
Twin Falls Idaho 83301

SCANNED

SEP 25 2023

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE  
STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA )  
                  ) PARTIAL DECREE PURSUANT TO  
                  ) I.R.C.P. 54(b) FOR  
Case No. 39576 )  
\_\_\_\_\_) Water Right 47-10912

NAME AND ADDRESS: GEORGE S BUXTON  
MABEL L BUXTON  
RT 2  
FILER, ID 83328

SOURCE: GROUNDWATER

QUANTITY: 0.04 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000  
GALLONS PER DAY.

PRIORITY DATE: 01/01/1919

POINT OF DIVERSION: T10S R16E S21 NESWNE Within Twin Falls County

| PURPOSE AND<br>PERIOD OF USE: | PURPOSE OF USE   | PERIOD OF USE  | QUANTITY |
|-------------------------------|------------------|----------------|----------|
|                               | Domestic 1 HOUSE | 01-01 TO 12-31 | 0.04 CFS |
|                               | Stockwater       | 01-01 TO 12-31 | 0.02 CFS |

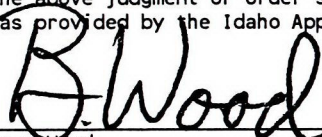
|               |               |      |                          |
|---------------|---------------|------|--------------------------|
| PLACE OF USE: | Stockwater    |      | Within Twin Falls County |
|               | T10S R16E S21 | SWNE |                          |
|               | Domestic      |      | Within Twin Falls County |
|               | T10S R16E S21 | SWNE |                          |

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A  
DETERMINATION OF HISTORICAL BENEFICIAL USE.

RULE 54(b) CERTIFICATE

With respect to the issues determined by the above judgment or order, it is hereby CERTIFIED, in accordance with Rule 54(b), I.R.C.P., that the court has determined that there is no just reason for delay of the entry of a final judgment and that the court has and does hereby direct that the above judgment or order shall be a final judgment upon which execution may issue and an appeal may be taken as provided by the Idaho Appellate Rules.

  
\_\_\_\_\_  
Barry Wood  
Administrative District Judge  
Presiding Judge of the  
Snake River Basin Adjudication



Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

July 17, 2023

RTM FARMS LLC  
3734 N 2300 E  
FILER ID 83328-5520

Re: Change in Ownership & Notice of Security Interest for Water Right No(s): 47-10912

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 also acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to USDA Farm Service Agency. 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) 293-9908.

Sincerely,

Denise Maline  
Administrative Assistant 1

Enclosure(s)

c: USDA Farm Service Agency, Jerome, Idaho  
TitleOne, Jerome, Idaho (File #23474579)

SCANNED

SEP 25 2023