

updated JB 5/21/2024



Kayleen Shaw
Customer Relationship Specialist

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May 15, 2024

Idaho Department of Water Resources
900 N Skyline Dr Ste A
Idaho Falls, ID 83402-1718
easterninfo@idwr.idaho.gov

Re: Real Estate Term Loan 22115696—Richard J Larsen and Peggy A Larsen
Real Estate Term Loan 22117708 – Richard J Larsen and Peggy A Larsen
Real Estate Term Loan 11045300 – Richard J Larsen and Peggy A Larsen
Line of Credit Loan 22108193 – Richard J Larsen and Peggy A Larsen
Line of Credit Loan 22105102 - Richard J Larsen and Peggy A Larsen

Dear IDWR,

Please be advised that Rabo AgriFinance performed a partial release in the above referenced loans and we no longer have any interest in the following Idaho Department of Water Rights number 31-7302A.

Sincerely,

Kayleen Shaw
Customer Relationship Specialist

Instrument No. 602772
27 Day Mar 2024
At 03 O'Clock 47 PM
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
EL Deputy
Recorded at Request of
Flying S Title and Escrow - Rex

DEED OF PARTIAL RELEASE
(IDAHO)

Real Estate Term Loan 1: 22115696
Operating Line of Credit 1: 22105102 (41302400)
Operating Line of Credit 3: 22108193 (22108636)
Real Estate Term Loan 3: 22117708

WHEREAS, to secure the payment of indebtedness RICHARD J LARSEN (a/k/a Richard Larsen, Richard J. Larsen and Richard J Larsen, individually and doing business as Richard Larsen Farms) ("Richard Larsen") and PEGGY A LARSEN (a/k/a Peggy Larsen and Peggy A. Larsen), married spouses (Richard Larsen and Peggy Larsen herein collectively, "Grantor" executed a certain mortgage (the "Mortgage") dated November 18, 2019 to RABO AGRIFINANCE LLC, a Delaware limited liability company, as agent for itself and other Secured Parties under the Collateral Agency Agreement and rabo AgriFinance LLC, in that capacity, (the "Mortgagee") recorded in the Office of the County Clerk of Fremont County, Idaho on November 27, 2019 as Instrument No. 576826; also recorded in the Office of the County Clerk of Jefferson County, Idaho on November 27, 2019 as Instrument No. 448209; and also recorded in the Office of the County Clerk of Clark County, Idaho on November 27, 2019 as Microfile No. 57650;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Mortgagee, for valuable consideration the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the owner or owners thereof, the following described real property located in ~~Selma~~ County, Idaho, to wit:

See the attached Exhibit A attached

TO HAVE AND TO HOLD THE SAME WITH ALL APPURTENANCES unto the said owner or owners, forever freed, exonerated and discharged of and from the lien of the Mortgage.

PROVIDED always, nevertheless, that nothing herein contained shall in anywise affect, alter or diminish the aforesaid lien or encumbrance on the remaining part of the real property described in the Mortgage, or the remedies at law for recovering from the parties liable to pay the same the sums secured thereby.

IN WITNESS WHEREOF, the Mortgagee has caused this instrument to be signed by its duly authorized officer this 14th day of March, 2024.

Rabo AgriFinance LLC, a Delaware limited liability company

E-RECORDED

simplifile

ID: 602772

County: Fremont

Date: 3.27.24 Time: 3:47

DEED OF PARTIAL RELEASE
(IDAHO)

Real Estate Term Loan 1: 22115696
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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Mortgagee, for valuable consideration the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the owner or owners thereof, the following described real property located in Fremont County, Idaho, to wit:

See the attached Exhibit A attached

TO HAVE AND TO HOLD THE SAME WITH ALL APPURTENANCES unto the said owner or owners, forever freed, exonerated and discharged of and from the lien of the Mortgage.

PROVIDED always, nevertheless, that nothing herein contained shall in anywise affect, alter or diminish the aforesaid lien or encumbrance on the remaining part of the real property described in the Mortgage, or the remedies at law for recovering from the parties liable to pay the same the sums secured thereby.

IN WITNESS WHEREOF, the Mortgagee has caused this instrument to be signed by its duly authorized officer this 14th day of March, 2024.

Rabo AgriFinance LLC, a Delaware limited liability company

By:


Name: Jake Kunz
Assistant Vice President

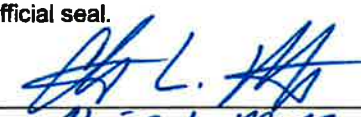
STATE OF IDAHO)
COUNTY OF Teton)

On the 14th day of March 2024, before me, a Notary Public in and for the State of Idaho, personally appeared Jake Kunz, Assistant Vice President of Rabo AgriFinance LLC, known to me to be the person who executed the within instrument on behalf of said company and acknowledged to me that he/she executed the same for the purposes therein stated.

In witness whereof, I hereunto set my hand and official seal.

(SEAL)




Chris L. Moss
Notary Public, State of Idaho

My commission expires:

Exhibit A
Legal Description of Property Released from the Mortgage

PORTIONS OF THE WEST 1/2 OF SECTION 17, THE EAST 1/2 OF SECTION 18 AND THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 37 E.B.M., BOISE MERIDIAN, FREMONT COUNTY, IDAHO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 17; THENCE ALONG THE NORTH SOUTH CENTER SECTION LINE $S00^{\circ}01'15''E$ 819.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE RIGHT 2091.79 FEET (CURVE DATA=DELTA: $70^{\circ}59'53''$, RADIUS: 1688.08 FEET, CHORD BEARS: $S34^{\circ}23'46''W$ 1960.50 FEET); THENCE $S00^{\circ}00'00''E$ 116.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE RIGHT 6239.28 FEET (CURVE DATA=DELTA: $310^{\circ}35'10''$, RADIUS: 1151.00 FEET, CHORD BEARS: $S82^{\circ}40'15''W$ 962.19 FEET); THENCE $N00^{\circ}00'00''E$ 202.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE RIGHT 3765.93 FEET (CURVE DATA=DELTA: $130^{\circ}10'48''$, RADIUS: 1657.49 FEET, CHORD BEARS: $N11^{\circ}08'17''W$ 3008.58 FEET) TO A POINT ON THE WEST LINE OF SAID SECTION 17; THENCE ALONG SAID WEST LINE $N00^{\circ}05'28''E$ 186.19 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTION 17; THENCE ALONG THE SOUTH 1/16TH LINE OF SAID SECTION 17 $S89^{\circ}58'09''E$ 103.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE RIGHT 2768.12 FEET (CURVE DATA=DELTA: $90^{\circ}39'30''$, RADIUS: 1750.07 FEET, CHORD BEARS: $S74^{\circ}34'11''E$ 2489.15 FEET), TO A POINT OF THE EAST WEST CENTER SECTION LINE OF SAID SECTION 17; THENCE ALONG SAID CENTER SECTION LINE $S89^{\circ}58'13''E$ 138.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 303.448 ACRES, MORE OR LESS.

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 8 NORTH, RANGE 36 EAST OF THE BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 24;
THENCE RUNNING ALONG THE EAST SECTION LINE $S00^{\circ}22'59''W$ 1317.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST SECTION LINE $S00^{\circ}22'59''W$ 1311.59 FEET TO THE EAST 1/4 OF SAID SECTION 24; THENCE CONTINUING ALONG THE EAST SECTION LINE $S00^{\circ}08'06''E$ 2648.07 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE ALONG THE SOUTH SECTION LINE $S89^{\circ}27'45''W$ 4034.70 FEET; THENCE $N00^{\circ}16'43''E$ 30.74 FEET; THENCE $N89^{\circ}25'43''E$ 583.93 FEET; THENCE $N00^{\circ}03'20''W$ 550.12 FEET; THENCE $S89^{\circ}25'31''W$ 580.72 FEET; THENCE $N00^{\circ}16'43''E$ 3416.65 FEET; THENCE $S90^{\circ}00'00''E$ 4017.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 360.00 ACRES, MORE OR LESS.