

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUN 20 2024

DEPT. OF WATER RESOURCES
EASTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-7553A	Yes ☐	Yes ☐	22-7047A	Yes ☐	Yes ☐
22-11021	Yes ☐	Yes ☐	22-11019	Yes ☐	Yes ☐
22-7498	Yes ☐	Yes ☐	22-7083A	Yes ☐	Yes ☐
22-2244	Yes ☐	Yes ☐	22-7598	Yes ☐	Yes ☐
22-11376	Yes ☐	Yes ☐	22-7343	Yes ☐	Yes ☐

2. Previous Owner's Name: Robert Hutchinson, Hutchinson Brothers, Flying H Corp
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): XS Farms
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 1264 N 5000 E Sugar City ID 83448
Mailing address City State Zip
- 208-705-0884 xsfarms24@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: _____
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
☐ If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
☐ \$25 per *undivided* water right.
☐ \$100 per *split* water right.
☐ No fee is required for pending adjudication claims.
☐ 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.

SUPPORT DATA

IN FILE #

22-2244

8. Signature: [Signature] Title, if applicable: _____ Date: 6-20-24
 Signature of new owner/claimant
Landon Saurey
 Print name

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

Received by: JB Date: 6/20/2024 For IDWR Office Use Only: Receipt No. E050157 Receipt Amt. \$250.-

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: _____ Date: _____

9/17/2024 Return Unprocessed.

Refund Requested 9/17/2024

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
535 First American Circle
Rexburg, ID 83440

Microfile No. **461408**
19 DAY Mar 2024
At 01 O'Clock 54 PM
KIM H. MUIR
MADISON CO RECORDER
Fee \$15.00
Deputy
Recorded at Request of
FLYING S TITLE AND ESCROW - REXI

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1119966-RX (km)**

Date: **January 18, 2024**

For Value Received, **Huskinson Investments, LLC**, an Idaho limited liability company, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **XS Farms Inc., an Idaho corporation**, hereinafter called the Grantee, whose current address is **PO Box 113, Chester, ID 83421**, the following described premises, situated in **Madison County, Idaho**, to-wit:

TRACT 1

SITUATED IN THE STATE OF IDAHO, COUNTY OF MADISON, BEING PART OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 41 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A REBAR WITH AN ALUMINUM CAP FOUND, MARKING THE EAST QUARTER CORNER OF SAID SECTION 18;
THENCE SOUTH 00°06'39" EAST, A DISTANCE OF 667.53 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856";
THENCE SOUTH 89°53'21" WEST, A DISTANCE OF 115.33 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856", ON THE BREAK OF THE CANYON ;
THENCE ALONG THE CANYON BREAK THE FOLLOWING THIRTY EIGHT (38) COURSES;
1. THENCE NORTH 20°22'06" WEST, A DISTANCE OF 20.99 FEET TO A POINT;
2. THENCE NORTH 48°44'01" WEST, A DISTANCE OF 19.59 FEET TO A POINT;
3. THENCE NORTH 66°21'38" WEST, A DISTANCE OF 19.41 FEET TO A POINT;
4. THENCE SOUTH 86°06'33" WEST, A DISTANCE OF 127.76 FEET TO A POINT;
5. THENCE SOUTH 62°05'33" WEST, A DISTANCE OF 76.91 FEET TO A POINT;
6. THENCE NORTH 85°49'21" WEST, A DISTANCE OF 58.30 FEET TO A POINT;
7. THENCE NORTH 78°12'30" WEST, A DISTANCE OF 252.82 FEET TO A POINT;
8. THENCE SOUTH 80°41'27" WEST, A DISTANCE OF 55.65 FEET TO A POINT;
9. THENCE SOUTH 51°53'23" WEST, A DISTANCE OF 88.49 FEET TO A POINT;
10. THENCE SOUTH 60°17'23" WEST, A DISTANCE OF 20.48 FEET TO A POINT;
11. THENCE NORTH 63°37'06" WEST, A DISTANCE OF 32.37 FEET TO A POINT;
12. THENCE NORTH 10°47'34" WEST, A DISTANCE OF 76.40 FEET TO A POINT;
13. THENCE NORTH 23°54'51" WEST, A DISTANCE OF 38.64 FEET TO A POINT;
14. THENCE NORTH 40°16'45" WEST, A DISTANCE OF 33.33 FEET TO A POINT;
15. THENCE NORTH 60°18'39" WEST, A DISTANCE OF 64.22 FEET TO A POINT;
16. THENCE NORTH 47°05'00" WEST, A DISTANCE OF 160.10 FEET TO A POINT;
17. THENCE NORTH 52°41'06" WEST, A DISTANCE OF 65.45 FEET TO A POINT;
18. THENCE SOUTH 88°35'01" WEST, A DISTANCE OF 39.84 FEET TO A POINT;
19. THENCE SOUTH 68°47'35" WEST, A DISTANCE OF 179.44 FEET TO A POINT;

20. THENCE SOUTH 46°32'00" WEST, A DISTANCE OF 123.04 FEET TO A POINT;
21. THENCE SOUTH 36°04'36" WEST, A DISTANCE OF 47.02 FEET TO A POINT;
22. THENCE SOUTH 22°22'10" WEST, A DISTANCE OF 58.71 FEET TO A POINT;
23. THENCE SOUTH 15°12'02" WEST, A DISTANCE OF 370.53 FEET TO A POINT;
24. THENCE SOUTH 22°12'42" WEST, A DISTANCE OF 268.12 FEET TO A POINT;
25. THENCE SOUTH 14°22'31" WEST, A DISTANCE OF 196.26 FEET TO A POINT;
26. THENCE SOUTH 10°33'10" WEST, A DISTANCE OF 278.97 FEET TO A POINT;
27. THENCE SOUTH 70°29'31" WEST, A DISTANCE OF 65.50 FEET TO A POINT;
28. THENCE NORTH 61°52'18" WEST, A DISTANCE OF 181.75 FEET TO A POINT;
29. THENCE NORTH 79°21'14" WEST, A DISTANCE OF 171.25 FEET TO A POINT;
30. THENCE NORTH 02°26'21" EAST, A DISTANCE OF 91.00 FEET TO A POINT;
31. THENCE NORTH 13°41'27" EAST, A DISTANCE OF 79.22 FEET TO A POINT;
32. THENCE NORTH 17°39'27" EAST, A DISTANCE OF 312.38 FEET TO A POINT;
33. THENCE NORTH 12°21'13" EAST, A DISTANCE OF 175.46 FEET TO A POINT;
34. THENCE NORTH 13°47'07" EAST, A DISTANCE OF 310.10 FEET TO A POINT;
35. THENCE NORTH 03°11'41" EAST, A DISTANCE OF 87.95 FEET TO A POINT;
36. THENCE NORTH 05°29'28" WEST, A DISTANCE OF 79.75 FEET TO A POINT;
37. THENCE NORTH 11°23'50" WEST, A DISTANCE OF 237.71 FEET TO A POINT;
38. THENCE NORTH 02°54'31" WEST, A DISTANCE OF 230.96 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856";
THENCE NORTH 89°46'29" EAST, A DISTANCE OF 1,970.58 FEET TO THE POINT OF BEGINNING.

TRACT 2:

SITUATED IN THE STATE OF IDAHO, COUNTY OF MADISON, BEING PART OF SECTION 13 AND 24, TOWNSHIP 6 NORTH, RANGE 40 EAST AND SECTION 18, TOWNSHIP 6 NORTH, RANGE 41 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A REBAR WITH AN ALUMINUM CAP FOUND MARKING THE SOUTHEAST CORNER OF SAID SECTION 18;

THENCE SOUTH 89°42'54" WEST, A DISTANCE OF 2,629.10 FEET TO A POINT;
THENCE NORTH 00°12'12" WEST, A DISTANCE OF 1,311.51 FEET TO A POINT;
THENCE SOUTH 89°44'35" WEST, A DISTANCE OF 2,622.79 FEET TO A POINT;
THENCE SOUTH 00°13'47" EAST, A DISTANCE OF 1,312.79 FEET ALONG THE EAST LINE OF SAID SECTION 13 TO THE SOUTHEAST CORNER OF SAID SECTION 13;
THENCE SOUTH 00°04'39" EAST, A DISTANCE OF 2,626.99 FEET ALONG THE EAST LINE OF SAID SECTION 24 TO THE EAST ¼ CORNER OF SAID SECTION 24;
THENCE SOUTH 89°49'13" WEST, A DISTANCE OF 1,201.93 FEET ALONG THE EAST - WEST CENTER OF SAID SECTION 24 TO A POINT ON THE BREAK OF THE CANYON;
THENCE ALONG THE CANYON BREAK THE FOLLOWING SIX (6) COURSES;
1. NORTH 00°28'19" EAST, A DISTANCE OF 950.14 FEET TO A POINT;
2. NORTH 08°51'02" WEST, A DISTANCE OF 99.99 FEET TO A POINT;
3. NORTH 01°09'44" EAST, A DISTANCE OF 584.24 FEET TO A POINT;
4. NORTH 04°41'22" EAST, A DISTANCE OF 176.12 FEET TO A POINT;
5. NORTH 10°44'08" EAST, A DISTANCE OF 828.95 FEET TO A POINT;
6. NORTH 16°53'26" EAST, A DISTANCE OF 1,616.28 FEET TO A POINT
THENCE SOUTH 67°40'25" EAST, A DISTANCE OF 157.35 FEET TO A POINT ON THE BREAK OF THE CANYON;
THENCE ALONG THE CANYON BREAK THE FOLLOWING THIRTY-NINE (39) COURSES;
1. NORTH 81°32'18" EAST, A DISTANCE OF 281.92 FEET TO A POINT;

2. NORTH 02°08'11" EAST, A DISTANCE OF 303.78 FEET TO A POINT;
3. NORTH 45°40'54" EAST, A DISTANCE OF 214.48 FEET TO A POINT;
4. SOUTH 79°51'15" EAST, A DISTANCE OF 42.88 FEET TO A POINT;
5. NORTH 00°30'51" EAST, A DISTANCE OF 45.58 FEET TO A POINT;
6. SOUTH 88°37'46" EAST, A DISTANCE OF 61.29 FEET TO A POINT;
7. NORTH 13°33'48" EAST, A DISTANCE OF 189.30 FEET TO A POINT;
8. NORTH 34°49'30" EAST, A DISTANCE OF 123.17 FEET TO A POINT;
9. NORTH 65°40'51" EAST, A DISTANCE OF 91.09 FEET TO A POINT;
10. NORTH 56°47'44" EAST, A DISTANCE OF 238.13 FEET TO A POINT;
11. SOUTH 26°18'01" EAST, A DISTANCE OF 71.78 FEET TO A POINT;
12. SOUTH 04°13'38" EAST, A DISTANCE OF 106.17 FEET TO A POINT;
13. SOUTH 12°51'08" EAST, A DISTANCE OF 104.38 FEET TO A POINT;
14. SOUTH 30°19'57" EAST, A DISTANCE OF 94.37 FEET TO A POINT;
15. SOUTH 51°13'10" EAST, A DISTANCE OF 212.62 FEET TO A POINT;
16. SOUTH 75°38'46" EAST, A DISTANCE OF 55.05 FEET TO A POINT;
17. SOUTH 85°11'13" EAST, A DISTANCE OF 147.48 FEET TO A POINT;
18. NORTH 76°33'22" EAST, A DISTANCE OF 122.85 FEET TO A POINT;
19. NORTH 28°30'45" EAST, A DISTANCE OF 482.41 FEET TO A POINT;
20. NORTH 15°29'24" EAST, A DISTANCE OF 157.65 FEET TO A POINT;
21. NORTH 35°34'53" EAST, A DISTANCE OF 37.92 FEET TO A POINT;
22. NORTH 48°10'54" EAST, A DISTANCE OF 30.91 FEET TO A POINT;
23. NORTH 68°10'51" EAST, A DISTANCE OF 35.24 FEET TO A POINT;
24. NORTH 83°56'05" EAST, A DISTANCE OF 29.29 FEET TO A POINT;
25. SOUTH 61°47'47" EAST, A DISTANCE OF 81.93 FEET TO A POINT;
26. SOUTH 53°46'08" EAST, A DISTANCE OF 394.58 FEET TO A POINT;
27. SOUTH 76°49'56" EAST, A DISTANCE OF 127.75 FEET TO A POINT;
28. NORTH 87°31'21" EAST, A DISTANCE OF 48.74 FEET TO A POINT;
29. NORTH 74°29'14" EAST, A DISTANCE OF 97.34 FEET TO A POINT;
30. SOUTH 53°39'42" EAST, A DISTANCE OF 32.06 FEET TO A POINT;
31. SOUTH 39°20'07" EAST, A DISTANCE OF 39.64 FEET TO A POINT;
32. SOUTH 13°38'19" EAST, A DISTANCE OF 202.20 FEET TO A POINT;
33. SOUTH 09°23'11" EAST, A DISTANCE OF 119.38 FEET TO A POINT;
34. NORTH 89°39'11" EAST, A DISTANCE OF 19.29 FEET TO A POINT;
35. NORTH 12°06'09" EAST, A DISTANCE OF 73.49 FEET TO A POINT;
36. NORTH 00°35'00" EAST, A DISTANCE OF 368.29 FEET TO A POINT;
37. NORTH 19°16'54" EAST, A DISTANCE OF 84.78 FEET TO A POINT;
38. NORTH 37°31'15" EAST, A DISTANCE OF 82.66 FEET TO A POINT;
39. NORTH 55°06'04" EAST, A DISTANCE OF 111.28 FEET TO A POINT;
- THENCE NORTH 89°46'29" EAST, A DISTANCE OF 119.57 FEET TO A POINT;
- THENCE CONTINUING NORTH 89°46'29" EAST, A DISTANCE OF 662.76 FEET TO A POINT ON THE BREAK OF THE CANYON;
- THENCE ALONG THE CANYON BREAK THE FOLLOWING THIRTY-EIGHT (38) COURSES;
1. SOUTH 02°54'31" EAST, A DISTANCE OF 230.96 FEET TO A POINT;
2. SOUTH 11°23'50" EAST, A DISTANCE OF 237.71 FEET TO A POINT;
3. SOUTH 00°56'08" EAST, A DISTANCE OF 167.22 FEET TO A POINT;
4. SOUTH 13°47'07" WEST, A DISTANCE OF 310.10 FEET TO A POINT;
5. SOUTH 12°21'13" WEST, A DISTANCE OF 175.46 FEET TO A POINT;
6. SOUTH 17°39'27" WEST, A DISTANCE OF 312.38 FEET TO A POINT;
7. SOUTH 13°41'27" WEST, A DISTANCE OF 79.22 FEET TO A POINT;
8. SOUTH 02°26'21" WEST, A DISTANCE OF 91.00 FEET TO A POINT;

9. SOUTH 79°21'14" EAST, A DISTANCE OF 171.25 FEET TO A POINT;
10. SOUTH 61°52'18" EAST, A DISTANCE OF 181.75 FEET TO A POINT;
11. NORTH 70°29'31" EAST, A DISTANCE OF 65.50 FEET TO A POINT;
12. NORTH 10°33'10" EAST, A DISTANCE OF 278.97 FEET TO A POINT;
13. NORTH 14°22'31" EAST, A DISTANCE OF 196.26 FEET TO A POINT;
14. NORTH 22°12'42" EAST, A DISTANCE OF 268.12 FEET TO A POINT;
15. NORTH 15°12'02" EAST, A DISTANCE OF 370.53 FEET TO A POINT;
16. NORTH 22°22'10" EAST, A DISTANCE OF 58.71 FEET TO A POINT;
17. NORTH 36°04'36" EAST, A DISTANCE OF 47.02 FEET TO A POINT;
18. NORTH 46°32'00" EAST, A DISTANCE OF 123.04 FEET TO A POINT;
19. NORTH 68°47'35" EAST, A DISTANCE OF 179.44 FEET TO A POINT;
20. NORTH 88°35'01" EAST, A DISTANCE OF 39.84 FEET TO A POINT;
21. SOUTH 52°41'06" EAST, A DISTANCE OF 65.45 FEET TO A POINT;
22. SOUTH 47°05'00" EAST, A DISTANCE OF 160.10 FEET TO A POINT;
23. SOUTH 60°18'39" EAST, A DISTANCE OF 64.22 FEET TO A POINT;
24. SOUTH 40°16'45" EAST, A DISTANCE OF 33.33 FEET TO A POINT;
25. SOUTH 23°54'51" EAST, A DISTANCE OF 38.64 FEET TO A POINT;
26. SOUTH 10°47'34" EAST, A DISTANCE OF 76.40 FEET TO A POINT;
27. SOUTH 63°37'06" EAST, A DISTANCE OF 32.37 FEET TO A POINT;
28. NORTH 60°17'23" EAST, A DISTANCE OF 20.48 FEET TO A POINT;
29. NORTH 51°53'23" EAST, A DISTANCE OF 88.49 FEET TO A POINT;
30. NORTH 80°41'27" EAST, A DISTANCE OF 55.65 FEET TO A POINT;
31. SOUTH 78°12'30" EAST, A DISTANCE OF 252.82 FEET TO A POINT;
32. SOUTH 85°49'21" EAST, A DISTANCE OF 58.30 FEET TO A POINT;
33. NORTH 62°05'33" EAST, A DISTANCE OF 76.91 FEET TO A POINT;
34. NORTH 86°06'33" EAST, A DISTANCE OF 127.76 FEET TO A POINT;
35. SOUTH 66°21'38" EAST, A DISTANCE OF 19.41 FEET TO A POINT;
36. SOUTH 48°44'01" EAST, A DISTANCE OF 19.59 FEET TO A POINT;
37. SOUTH 20°22'06" EAST, A DISTANCE OF 20.99 FEET TO A POINT;
38. NORTH 89°53'21" EAST, A DISTANCE OF 115.33 FEET TO A POINT;
THENCE SOUTH 00°06'39" EAST, A DISTANCE OF 1,952.76 FEET ALONG THE EAST LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING.

TRACT 3

SITUATED IN THE STATE OF IDAHO, COUNTY OF MADISON, BEING PART OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 40 EAST AND SECTION 18, TOWNSHIP 6 NORTH, RANGE 41 EAST,
OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A REBAR WITH AN ALUMINUM CAP SET, MARKING THE WEST QUARTER CORNER
OF SAID SECTION 18, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 00°13'43" WEST, A DISTANCE OF 656.45 FEET TO A REBAR WITH A PLASTIC CAP
FOUND;
THENCE NORTH 89°47'31" EAST, A DISTANCE OF 2,623.70 FEET TO A REBAR WITH A PLASTIC
CAP FOUND;
THENCE SOUTH 00°11'58" EAST, A DISTANCE OF 655.66 FEET TO A REBAR WITH A PLASTIC
CAP

SET, STAMPED "PLS 13856";

THENCE SOUTH 89°46'29" WEST, A DISTANCE OF 119.57 FEET TO A REBAR WITH A PLASTIC CAP

SET, STAMPED "PLS 13856" ON THE BREAK OF THE CANYON ;

THENCE ALONG THE CANYON BREAK THE FOLLOWING THIRTY ONE (31) COURSES;

1. THENCE SOUTH 55°06'04" WEST, A DISTANCE OF 111.28 FEET TO A POINT;
 2. THENCE SOUTH 37°31'15" WEST, A DISTANCE OF 82.66 FEET TO A POINT;
 3. THENCE SOUTH 19°16'54" WEST, A DISTANCE OF 84.78 FEET TO A POINT;
 4. THENCE SOUTH 00°35'00" WEST, A DISTANCE OF 368.29 FEET TO A POINT;
 5. THENCE SOUTH 12°06'09" WEST, A DISTANCE OF 73.49 FEET TO A POINT;
 6. THENCE SOUTH 89°39'11" WEST, A DISTANCE OF 19.29 FEET TO A POINT;
 7. THENCE NORTH 09°23'11" WEST, A DISTANCE OF 119.38 FEET TO A POINT;
 8. THENCE NORTH 13°38'19" WEST, A DISTANCE OF 202.20 FEET TO A POINT;
 9. THENCE NORTH 39°20'07" WEST, A DISTANCE OF 39.64 FEET TO A POINT;
 10. THENCE NORTH 53°39'42" WEST, A DISTANCE OF 32.06 FEET TO A POINT;
 11. THENCE SOUTH 74°29'14" WEST, A DISTANCE OF 97.34 FEET TO A POINT;
 12. THENCE SOUTH 87°31'21" WEST, A DISTANCE OF 48.74 FEET TO A POINT;
 13. THENCE NORTH 76°49'56" WEST, A DISTANCE OF 127.75 FEET TO A POINT;
 14. THENCE NORTH 53°46'08" WEST, A DISTANCE OF 394.58 FEET TO A POINT;
 15. THENCE NORTH 61°47'47" WEST, A DISTANCE OF 81.93 FEET TO A POINT;
 16. THENCE SOUTH 83°56'05" WEST, A DISTANCE OF 29.29 FEET TO A POINT;
 17. THENCE SOUTH 68°10'51" WEST, A DISTANCE OF 35.24 FEET TO A POINT;
 18. THENCE SOUTH 48°10'54" WEST, A DISTANCE OF 30.91 FEET TO A POINT;
 19. THENCE SOUTH 35°34'53" WEST, A DISTANCE OF 37.92 FEET TO A POINT;
 20. THENCE SOUTH 15°29'24" WEST, A DISTANCE OF 157.65 FEET TO A POINT;
 21. THENCE SOUTH 28°30'45" WEST, A DISTANCE OF 482.41 FEET TO A POINT;
 22. THENCE SOUTH 76°33'22" WEST, A DISTANCE OF 122.85 FEET TO A POINT;
 23. THENCE NORTH 85°11'13" WEST, A DISTANCE OF 147.48 FEET TO A POINT;
 24. THENCE NORTH 75°38'46" WEST, A DISTANCE OF 55.05 FEET TO A POINT;
 25. THENCE NORTH 51°13'10" WEST, A DISTANCE OF 212.62 FEET TO A POINT;
 26. THENCE NORTH 30°19'57" WEST, A DISTANCE OF 94.37 FEET TO A POINT;
 27. THENCE NORTH 12°51'08" WEST, A DISTANCE OF 104.38 FEET TO A POINT;
 28. THENCE NORTH 04°13'38" WEST, A DISTANCE OF 106.17 FEET TO A POINT;
 29. THENCE NORTH 26°18'01" WEST, A DISTANCE OF 71.78 FEET TO A POINT;
 30. THENCE SOUTH 56°47'44" WEST, A DISTANCE OF 238.13 FEET TO A POINT;
 31. THENCE SOUTH 65°40'51" WEST, A DISTANCE OF 91.09 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856";
- THENCE SOUTH 34°49'30" WEST, A DISTANCE OF 123.17 FEET TO A REBAR WITH A PLASTIC CAP

SET, STAMPED "PLS 13856";

THENCE SOUTH 13°33'48" WEST, A DISTANCE OF 189.30 FEET TO A REBAR WITH A PLASTIC CAP

SET, STAMPED "PLS 13856";

THENCE NORTH 88°37'46" WEST, A DISTANCE OF 61.29 FEET TO A REBAR WITH A PLASTIC CAP

SET, STAMPED "PLS 13856";

THENCE SOUTH 00°30'51" WEST, A DISTANCE OF 45.58 FEET TO A REBAR WITH A PLASTIC CAP

SET, STAMPED "PLS 13856";

THENCE NORTH 79°51'15" WEST, A DISTANCE OF 42.88 FEET TO A REBAR WITH A PLASTIC

**CAP
SET, STAMPED "PLS 13856";
THENCE SOUTH 45°40'54" WEST, A DISTANCE OF 214.48 FEET TO A REBAR WITH A PLASTIC
CAP
SET, STAMPED "PLS 13856";
THENCE SOUTH 02°08'11" WEST, A DISTANCE OF 303.78 FEET TO A REBAR WITH A PLASTIC
CAP
SET, STAMPED "PLS 13856";
THENCE SOUTH 81°32'18" WEST, A DISTANCE OF 281.92 FEET TO A REBAR WITH A PLASTIC
CAP
SET, STAMPED "PLS 13856";
THENCE NORTH 67°40'25" WEST, A DISTANCE OF 157.35 FEET TO A REBAR WITH A PLASTIC
CAP
SET, STAMPED "PLS 13856";
THENCE SOUTH 43°20'44" WEST, A DISTANCE OF 464.51 FEET TO A REBAR WITH A PLASTIC
CAP
SET, STAMPED "PLS 13856";
THENCE WEST, A DISTANCE OF 247.50 FEET TO A REBAR WITH A PLASTIC CAP SET,
STAMPED
"PLS 13856";
THENCE NORTH 22°31'45" EAST, A DISTANCE OF 501.07 FEET TO A REBAR WITH A PLASTIC
CAP
SET, STAMPED "PLS 13856";
THENCE NORTH 17°36'30" EAST, A DISTANCE OF 659.60 FEET TO A REBAR WITH A PLASTIC
CAP
SET, STAMPED "PLS 13856";
THENCE NORTH 17°20'28" EAST, A DISTANCE OF 344.17 FEET TO A REBAR WITH A PLASTIC
CAP
SET, STAMPED "PLS 13856";
THENCE NORTH 89°33'56" EAST, A DISTANCE OF 617.41 FEET TO THE POINT OF
BEGINNING.**

TRACT 4

**SITUATED IN THE STATE OF IDAHO, COUNTY OF MADISON, BEING PART OF SECTIONS 13
AND
24, TOWNSHIP 6 NORTH, RANGE 40 EAST, OF B.M., BEING MORE PARTICULARLY
DESCRIBED AS
FOLLOWS:
COMMENCING AT A REBAR WITH AN ALUMINUM CAP FOUND MARKING THE EAST QUARTER
CORNER OF SAID SECTION 24;
THENCE SOUTH 89°49'13" WEST, A DISTANCE OF 1,201.93 FEET ALONG THE EAST -WEST
CENTER OF SAID SECTION 24 TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856"
MARKING THE POINT OF BEGINNING;
THENCE SOUTH 89°49'13" WEST, A DISTANCE OF 1,194.86 FEET CONTINUING ALONG SAID
LINE
TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856" ON THE BREAK OF THE
CANYON
THENCE ALONG THE CANYON BREAK THE FOLLOWING TEN (10) COURSES;
1. THENCE NORTH 26°54'14" EAST, A DISTANCE OF 542.64 FEET TO A POINT;**

2. THENCE NORTH 21°15'41" EAST, A DISTANCE OF 531.09 FEET TO A POINT;
3. THENCE NORTH 13°55'07" EAST, A DISTANCE OF 124.59 FEET TO A POINT;
4. THENCE NORTH 17°44'30" EAST, A DISTANCE OF 879.53 FEET TO A POINT;
5. THENCE NORTH 18°26'58" EAST, A DISTANCE OF 277.80 FEET TO A POINT;
6. THENCE NORTH 08°34'34" EAST, A DISTANCE OF 426.95 FEET TO A POINT;
7. THENCE NORTH 13°38'03" EAST, A DISTANCE OF 333.84 FEET TO A POINT;
8. THENCE NORTH 19°33'57" EAST, A DISTANCE OF 404.27 FEET TO A POINT;
9. THENCE NORTH 22°32'30" EAST, A DISTANCE OF 322.86 FEET TO A POINT;
10. THENCE NORTH 12°20'31" EAST, A DISTANCE OF 213.71 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856";
THENCE EAST, A DISTANCE OF 247.50 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856";
THENCE NORTH 43°20'44" EAST, A DISTANCE OF 464.51 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856" ON THE BREAK OF THE CANYON ;
THENCE ALONG THE CANYON BREAK THE FOLLOWING SIX (6) COURSES;
1. THENCE SOUTH 16°53'26" WEST, A DISTANCE OF 1,616.28 FEET TO A POINT;
2. THENCE SOUTH 10°44'08" WEST, A DISTANCE OF 828.95 FEET TO A POINT;
3. THENCE SOUTH 04°41'22" WEST, A DISTANCE OF 176.12 FEET TO A POINT;
4. THENCE SOUTH 01°09'44" WEST, A DISTANCE OF 584.24 FEET TO A POINT;
5. THENCE SOUTH 08°51'02" EAST, A DISTANCE OF 99.99 FEET TO A POINT;
6. SOUTH 00°28'19" WEST, A DISTANCE OF 950.14 FEET TO THE POINT OF BEGINNING

TRACT 5:

SITUATED IN THE STATE OF IDAHO, COUNTY OF MADISON, BEING PART OF SECTIONS 13 AND 24, TOWNSHIP 6 NORTH, RANGE 40 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A REBAR WITH AN ALUMINUM CAP FOUND MARKING THE WEST QUARTER CORNER OF SAID SECTION 24;
THENCE NORTH 00°04'57" WEST, A DISTANCE OF 2,604.15 FEET TO A REBAR WITH AN ALUMINUM CAP FOUND MARKING THE NORTH WEST CORNER OF SAID SECTION 24;
THENCE NORTH 00°05'15" WEST, A DISTANCE OF 2,625.31 FEET TO A REBAR WITH AN ALUMINUM CAP FOUND MARKING THE WEST QUARTER CORNER OF SECTION 13;
THENCE NORTH 89°34'02" EAST, A DISTANCE OF 4,651.55 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856";
THENCE SOUTH 17°20'28" WEST, A DISTANCE OF 344.17 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856";
THENCE SOUTH 17°36'30" WEST, A DISTANCE OF 659.60 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856";
THENCE SOUTH 22°31'45" WEST, A DISTANCE OF 501.07 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856", ON THE BREAK OF THE CANYON;
THENCE ALONG THE CANYON BREAK THE FOLLOWING TEN (10) COURSES;
THENCE SOUTH 12°20'31" WEST, A DISTANCE OF 213.71 FEET TO A POINT;
THENCE SOUTH 22°32'30" WEST, A DISTANCE OF 322.86 FEET TO A POINT;
THENCE SOUTH 19°33'57" WEST, A DISTANCE OF 404.27 FEET TO A POINT;
THENCE SOUTH 13°38'03" WEST, A DISTANCE OF 333.84 FEET TO A POINT;
THENCE SOUTH 08°34'34" WEST, A DISTANCE OF 426.95 FEET TO A POINT;

Date: 01/18/2024

Warranty Deed
- continued

File No.: 1119966-RX (km)

**THENCE SOUTH 18°26'58" WEST, A DISTANCE OF 277.80 FEET TO A POINT;
THENCE SOUTH 17°44'30" WEST, A DISTANCE OF 879.53 FEET TO A POINT;
THENCE SOUTH 13°55'07" WEST, A DISTANCE OF 124.59 FEET TO A POINT;
THENCE SOUTH 21°15'41" WEST, A DISTANCE OF 531.09 FEET TO A POINT;
THENCE SOUTH 26°54'14" WEST, A DISTANCE OF 542.64 FEET TO A REBAR WITH A PLASTIC
CAP SET, STAMPED "PLS 13856";
THENCE SOUTH 89°49'13" WEST, A DISTANCE OF 2,878.36 FEET TO THE POINT OF
BEGINNING.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

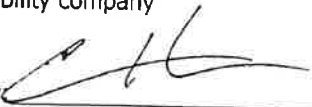
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from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

Date: **01/18/2024**

Warranty Deed
- continued

File No.: **1119966-RX (km)**

Huskinson Investments, LLC, an Idaho limited liability company

By 
Name: Chris Huskinson
Title: Manager

STATE OF Idaho)
COUNTY OF Madison)
SS.

On this 18 day of March, 2024, before me, a Notary Public in and for said State, personally appeared **Chris Huskinson**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Huskinson Investments, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **he** executed the same in said Limited Liability Company's name.




Notary Public of Idaho
Residing at: Rexburg
Commission Expires: 4-14-2030

AFTER RECORDING MAIL TO:

XS Farms Inc.
PO Box 113
Chester, ID 83421

Microfile No. **462621**
3 DAY Jun 2024
At 02 O'Clock 08 PM
KIM H. MUIR
MADISON CO RECORDER
Fee \$15.00
Deputy
Recorded at Request of
FLYING S TITLE AND ESCROW - REX

QUITCLAIM DEED

File No.: **1119966-RX (km)**

Date: **March 14, 2024**

For Value Received, **XS Farms Inc., an Idaho limited liability company**, do(es) hereby convey, release, remise, and forever quit claim unto **Saurey Holdings LLC, an Idaho limited liability company**, whose address is **PO Box 113 Chester, ID 83421**, herein after called the Grantee, the following described premises situated in **Madison County, Idaho**, to-wit:

TRACT 2:

SITUATED IN THE STATE OF IDAHO, COUNTY OF MADISON, BEING PART OF SECTION 13 AND 24, TOWNSHIP 6 NORTH, RANGE 40 EAST AND SECTION 18, TOWNSHIP 6 NORTH, RANGE 41 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A REBAR WITH AN ALUMINUM CAP FOUND MARKING THE SOUTHEAST CORNER OF SAID SECTION 18;

THENCE SOUTH 89°42'54" WEST, A DISTANCE OF 2,629.10 FEET TO A POINT;
THENCE NORTH 00°12'12" WEST, A DISTANCE OF 1,311.51 FEET TO A POINT;
THENCE SOUTH 89°44'35" WEST, A DISTANCE OF 2,622.79 FEET TO A POINT;
THENCE SOUTH 00°13'47" EAST, A DISTANCE OF 1,312.79 FEET ALONG THE EAST LINE OF SAID SECTION 13 TO THE SOUTHEAST CORNER OF SAID SECTION 13;
THENCE SOUTH 00°04'39" EAST, A DISTANCE OF 2,626.99 FEET ALONG THE EAST LINE OF SAID SECTION 24 TO THE EAST ¼ CORNER OF SAID SECTION 24;
THENCE SOUTH 89°49'13" WEST, A DISTANCE OF 1,201.93 FEET ALONG THE EAST - WEST CENTER OF SAID SECTION 24 TO A POINT ON THE BREAK OF THE CANYON;
THENCE ALONG THE CANYON BREAK THE FOLLOWING SIX (6) COURSES;
1. NORTH 00°28'19" EAST, A DISTANCE OF 950.14 FEET TO A POINT;
2. NORTH 08°51'02" WEST, A DISTANCE OF 99.99 FEET TO A POINT;
3. NORTH 01°09'44" EAST, A DISTANCE OF 584.24 FEET TO A POINT;
4. NORTH 04°41'22" EAST, A DISTANCE OF 176.12 FEET TO A POINT;
5. NORTH 10°44'08" EAST, A DISTANCE OF 828.95 FEET TO A POINT;
6. NORTH 16°53'26" EAST, A DISTANCE OF 1,616.28 FEET TO A POINT
THENCE SOUTH 67°40'25" EAST, A DISTANCE OF 157.35 FEET TO A POINT ON THE BREAK OF THE CANYON;

THENCE ALONG THE CANYON BREAK THE FOLLOWING THIRTY-NINE (39) COURSES;
1. NORTH 81°32'18" EAST, A DISTANCE OF 281.92 FEET TO A POINT;
2. NORTH 02°08'11" EAST, A DISTANCE OF 303.78 FEET TO A POINT;
3. NORTH 45°40'54" EAST, A DISTANCE OF 214.48 FEET TO A POINT;
4. SOUTH 79°51'15" EAST, A DISTANCE OF 42.88 FEET TO A POINT;
5. NORTH 00°30'51" EAST, A DISTANCE OF 45.58 FEET TO A POINT;
6. SOUTH 88°37'46" EAST, A DISTANCE OF 61.29 FEET TO A POINT;
7. NORTH 13°33'48" EAST, A DISTANCE OF 189.30 FEET TO A POINT;
8. NORTH 34°49'30" EAST, A DISTANCE OF 123.17 FEET TO A POINT;
9. NORTH 65°40'51" EAST, A DISTANCE OF 91.09 FEET TO A POINT;
10. NORTH 56°47'44" EAST, A DISTANCE OF 238.13 FEET TO A POINT;
11. SOUTH 26°18'01" EAST, A DISTANCE OF 71.78 FEET TO A POINT;
12. SOUTH 04°13'38" EAST, A DISTANCE OF 106.17 FEET TO A POINT;
13. SOUTH 12°51'08" EAST, A DISTANCE OF 104.38 FEET TO A POINT;
14. SOUTH 30°19'57" EAST, A DISTANCE OF 94.37 FEET TO A POINT;
15. SOUTH 51°13'10" EAST, A DISTANCE OF 212.62 FEET TO A POINT;
16. SOUTH 75°38'46" EAST, A DISTANCE OF 55.05 FEET TO A POINT;
17. SOUTH 85°11'13" EAST, A DISTANCE OF 147.48 FEET TO A POINT;
18. NORTH 76°33'22" EAST, A DISTANCE OF 122.85 FEET TO A POINT;
19. NORTH 28°30'45" EAST, A DISTANCE OF 482.41 FEET TO A POINT;
20. NORTH 15°29'24" EAST, A DISTANCE OF 157.65 FEET TO A POINT;
21. NORTH 35°34'53" EAST, A DISTANCE OF 37.92 FEET TO A POINT;
22. NORTH 48°10'54" EAST, A DISTANCE OF 30.91 FEET TO A POINT;
23. NORTH 68°10'51" EAST, A DISTANCE OF 35.24 FEET TO A POINT;

24. NORTH 83°56'05" EAST, A DISTANCE OF 29.29 FEET TO A POINT;
25. SOUTH 61°47'47" EAST, A DISTANCE OF 81.93 FEET TO A POINT;
26. SOUTH 53°46'08" EAST, A DISTANCE OF 394.58 FEET TO A POINT;
27. SOUTH 76°49'56" EAST, A DISTANCE OF 127.75 FEET TO A POINT;
28. NORTH 87°31'21" EAST, A DISTANCE OF 48.74 FEET TO A POINT;
29. NORTH 74°29'14" EAST, A DISTANCE OF 97.34 FEET TO A POINT;
30. SOUTH 53°39'42" EAST, A DISTANCE OF 32.06 FEET TO A POINT;
31. SOUTH 39°20'07" EAST, A DISTANCE OF 39.64 FEET TO A POINT;
32. SOUTH 13°38'19" EAST, A DISTANCE OF 202.20 FEET TO A POINT;
33. SOUTH 09°23'11" EAST, A DISTANCE OF 119.38 FEET TO A POINT;
34. NORTH 89°39'11" EAST, A DISTANCE OF 19.29 FEET TO A POINT;
35. NORTH 12°06'09" EAST, A DISTANCE OF 73.49 FEET TO A POINT;
36. NORTH 00°35'00" EAST, A DISTANCE OF 368.29 FEET TO A POINT;
37. NORTH 19°16'54" EAST, A DISTANCE OF 84.78 FEET TO A POINT;
38. NORTH 37°31'15" EAST, A DISTANCE OF 82.66 FEET TO A POINT;
39. NORTH 55°06'04" EAST, A DISTANCE OF 111.28 FEET TO A POINT;
THENCE NORTH 89°46'29" EAST, A DISTANCE OF 119.57 FEET TO A POINT;
THENCE CONTINUING NORTH 89°46'29" EAST, A DISTANCE OF 662.76 FEET TO A POINT ON
THE BREAK OF THE CANYON;
THENCE ALONG THE CANYON BREAK THE FOLLOWING THIRTY-EIGHT (38) COURSES;
1. SOUTH 02°54'31" EAST, A DISTANCE OF 230.96 FEET TO A POINT;
2. SOUTH 11°23'50" EAST, A DISTANCE OF 237.71 FEET TO A POINT;
3. SOUTH 00°56'08" EAST, A DISTANCE OF 167.22 FEET TO A POINT;
4. SOUTH 13°47'07" WEST, A DISTANCE OF 310.10 FEET TO A POINT;
5. SOUTH 12°21'13" WEST, A DISTANCE OF 175.46 FEET TO A POINT;
6. SOUTH 17°39'27" WEST, A DISTANCE OF 312.38 FEET TO A POINT;
7. SOUTH 13°41'27" WEST, A DISTANCE OF 79.22 FEET TO A POINT;
8. SOUTH 02°26'21" WEST, A DISTANCE OF 91.00 FEET TO A POINT;
9. SOUTH 79°21'14" EAST, A DISTANCE OF 171.25 FEET TO A POINT;
10. SOUTH 61°52'18" EAST, A DISTANCE OF 181.75 FEET TO A POINT;
11. NORTH 70°29'31" EAST, A DISTANCE OF 65.50 FEET TO A POINT;
12. NORTH 10°33'10" EAST, A DISTANCE OF 278.97 FEET TO A POINT;
13. NORTH 14°22'31" EAST, A DISTANCE OF 196.26 FEET TO A POINT;
14. NORTH 22°12'42" EAST, A DISTANCE OF 268.12 FEET TO A POINT;
15. NORTH 15°12'02" EAST, A DISTANCE OF 370.53 FEET TO A POINT;
16. NORTH 22°22'10" EAST, A DISTANCE OF 58.71 FEET TO A POINT;
17. NORTH 36°04'36" EAST, A DISTANCE OF 47.02 FEET TO A POINT;
18. NORTH 46°32'00" EAST, A DISTANCE OF 123.04 FEET TO A POINT;
19. NORTH 68°47'35" EAST, A DISTANCE OF 179.44 FEET TO A POINT;
20. NORTH 88°35'01" EAST, A DISTANCE OF 39.84 FEET TO A POINT;
21. SOUTH 52°41'06" EAST, A DISTANCE OF 65.45 FEET TO A POINT;
22. SOUTH 47°05'00" EAST, A DISTANCE OF 160.10 FEET TO A POINT;
23. SOUTH 60°18'39" EAST, A DISTANCE OF 64.22 FEET TO A POINT;
24. SOUTH 40°16'45" EAST, A DISTANCE OF 33.33 FEET TO A POINT;
25. SOUTH 23°54'51" EAST, A DISTANCE OF 38.64 FEET TO A POINT;
26. SOUTH 10°47'34" EAST, A DISTANCE OF 76.40 FEET TO A POINT;
27. SOUTH 63°37'06" EAST, A DISTANCE OF 32.37 FEET TO A POINT;
28. NORTH 60°17'23" EAST, A DISTANCE OF 20.48 FEET TO A POINT;
29. NORTH 51°53'23" EAST, A DISTANCE OF 88.49 FEET TO A POINT;

30. NORTH 80°41'27" EAST, A DISTANCE OF 55.65 FEET TO A POINT;
31. SOUTH 78°12'30" EAST, A DISTANCE OF 252.82 FEET TO A POINT;
32. SOUTH 85°49'21" EAST, A DISTANCE OF 58.30 FEET TO A POINT;
33. NORTH 62°05'33" EAST, A DISTANCE OF 76.91 FEET TO A POINT;
34. NORTH 86°06'33" EAST, A DISTANCE OF 127.76 FEET TO A POINT;
35. SOUTH 66°21'38" EAST, A DISTANCE OF 19.41 FEET TO A POINT;
36. SOUTH 48°44'01" EAST, A DISTANCE OF 19.59 FEET TO A POINT;
37. SOUTH 20°22'06" EAST, A DISTANCE OF 20.99 FEET TO A POINT;
38. NORTH 89°53'21" EAST, A DISTANCE OF 115.33 FEET TO A POINT;
THENCE SOUTH 00°06'39" EAST, A DISTANCE OF 1,952.76 FEET ALONG THE EAST LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING.

TRACT 5:

SITUATED IN THE STATE OF IDAHO, COUNTY OF MADISON, BEING PART OF SECTIONS 13 AND 24, TOWNSHIP 6 NORTH, RANGE 40 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH AN ALUMINUM CAP FOUND MARKING THE WEST QUARTER CORNER OF SAID SECTION 24;
THENCE NORTH 00°04'57" WEST, A DISTANCE OF 2,604.15 FEET TO A REBAR WITH AN ALUMINUM CAP FOUND MARKING THE NORTH WEST CORNER OF SAID SECTION 24;
THENCE NORTH 00°05'15" WEST, A DISTANCE OF 2,625.31 FEET TO A REBAR WITH AN ALUMINUM CAP FOUND MARKING THE WEST QUARTER CORNER OF SECTION 13;
THENCE NORTH 89°34'02" EAST, A DISTANCE OF 4,651.55 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856";
THENCE SOUTH 17°20'28" WEST, A DISTANCE OF 344.17 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856";
THENCE SOUTH 17°36'30" WEST, A DISTANCE OF 659.60 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856";
THENCE SOUTH 22°31'45" WEST, A DISTANCE OF 501.07 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856", ON THE BREAK OF THE CANYON;
THENCE ALONG THE CANYON BREAK THE FOLLOWING TEN (10) COURSES;
THENCE SOUTH 12°20'31" WEST, A DISTANCE OF 213.71 FEET TO A POINT;
THENCE SOUTH 22°32'30" WEST, A DISTANCE OF 322.86 FEET TO A POINT;
THENCE SOUTH 19°33'57" WEST, A DISTANCE OF 404.27 FEET TO A POINT;
THENCE SOUTH 13°38'03" WEST, A DISTANCE OF 333.84 FEET TO A POINT;
THENCE SOUTH 08°34'34" WEST, A DISTANCE OF 426.95 FEET TO A POINT;
THENCE SOUTH 18°26'58" WEST, A DISTANCE OF 277.80 FEET TO A POINT;
THENCE SOUTH 17°44'30" WEST, A DISTANCE OF 879.53 FEET TO A POINT;
THENCE SOUTH 13°55'07" WEST, A DISTANCE OF 124.59 FEET TO A POINT;
THENCE SOUTH 21°15'41" WEST, A DISTANCE OF 531.09 FEET TO A POINT;
THENCE SOUTH 26°54'14" WEST, A DISTANCE OF 542.64 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13856";
THENCE SOUTH 89°49'13" WEST, A DISTANCE OF 2,878.36 FEET TO THE POINT OF BEGINNING.

together with its appurtenances.

Dated: 3/19/24

APN: **RP06N40E137202**

Quitclaim Deed - continued

File No.: **1119966-RX (km)**
Date: **03/14/2024**

APN: RP06N40E137202

Quitclaim Deed - continued

File No.: 1119966-RX (km)
Date: 03/14/2024

XS Farms Inc.

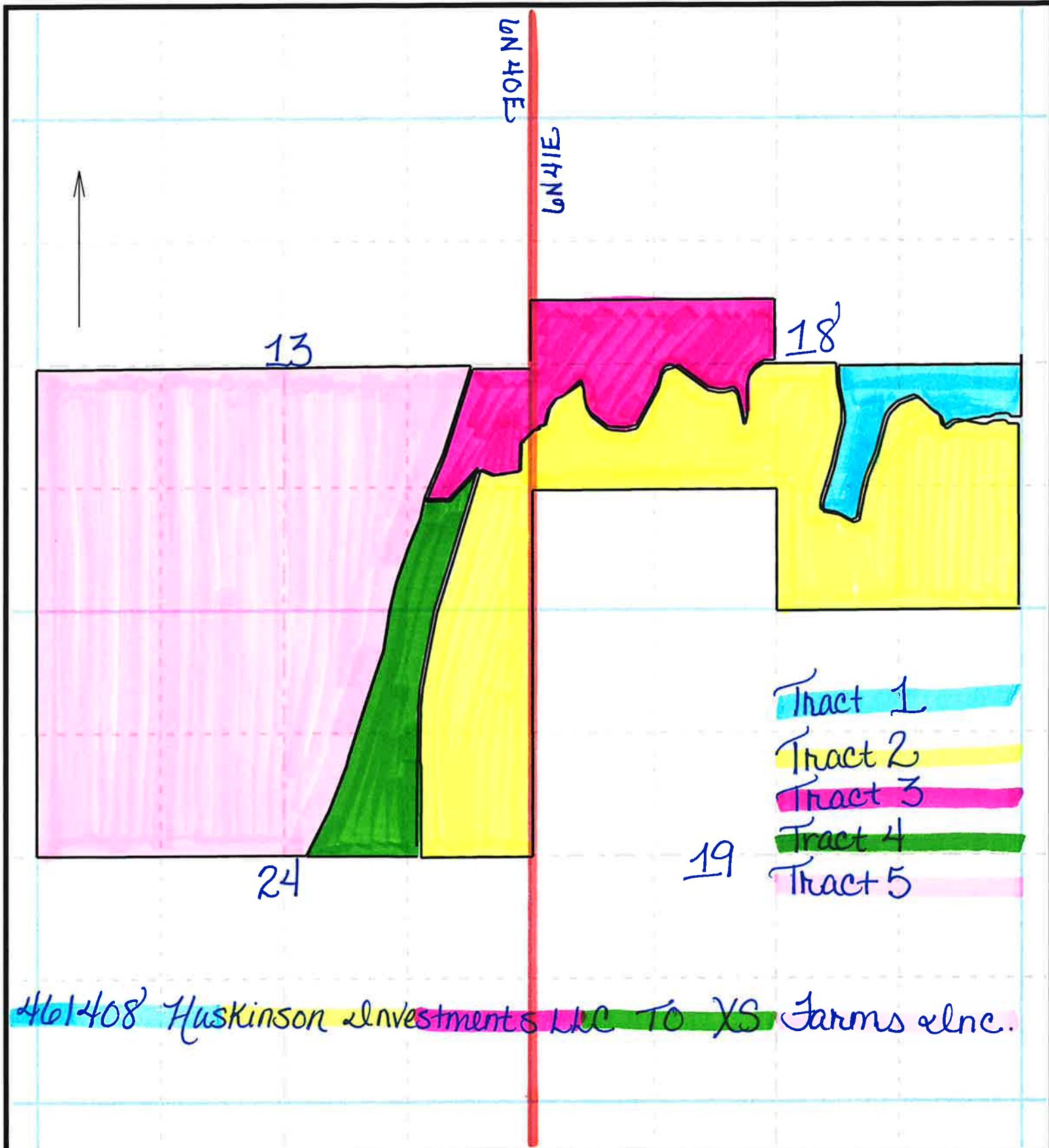

Landon Saurey President

STATE OF Idaho)
COUNTY OF Madison)

On this 19 day of March, 2024, before me, a Notary Public in and for said State, personally appeared **Landon Saurey**, known or identified to me, to be the **President** of the 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.




Notary Public of Idaho
Residing at: Rexburg
Commission Expires: 10-2-29



7/22/2024

Scale: 1 inch= 1400 feet

File: XS Farms and Saurey Holdings.ndp

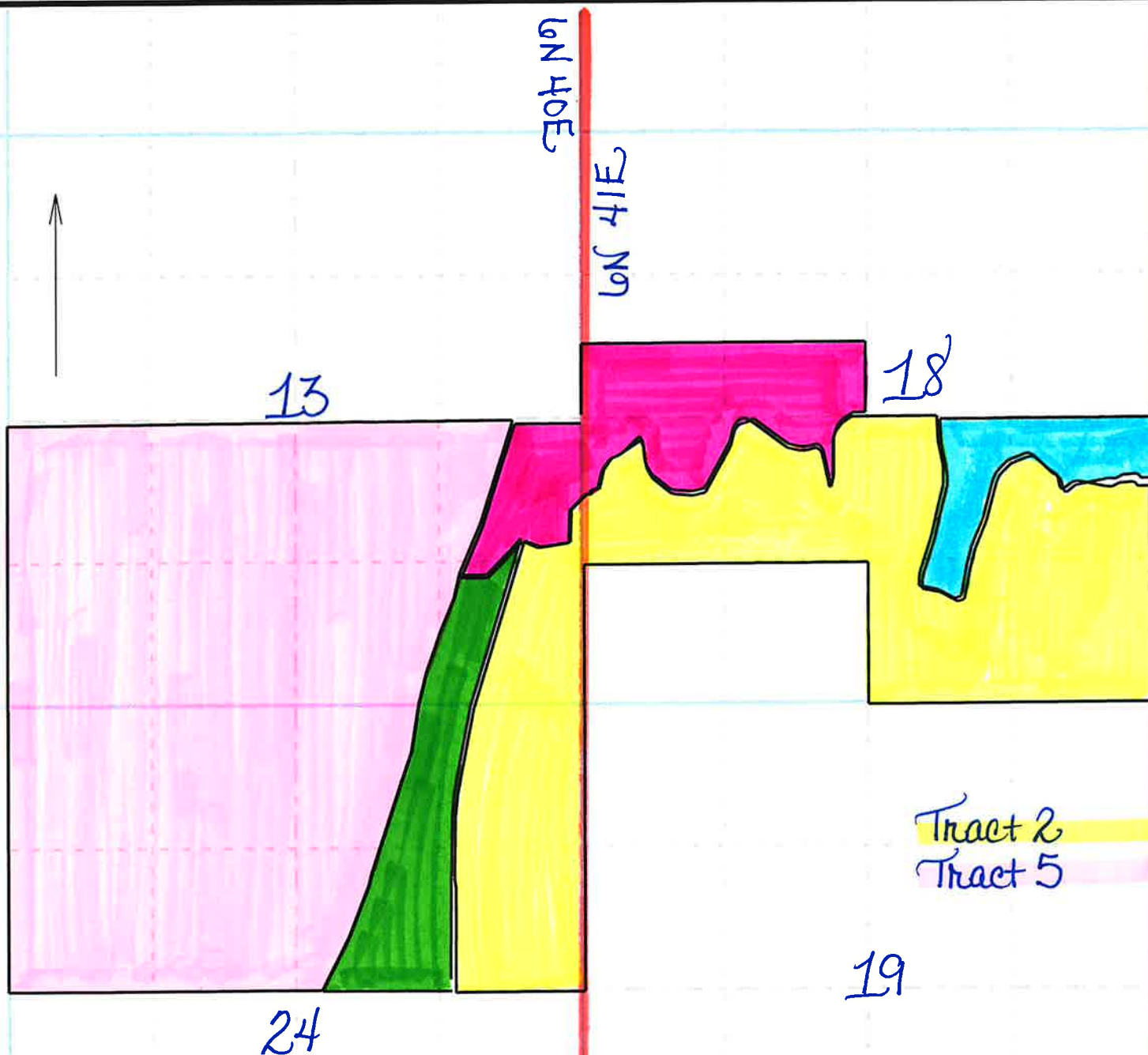
Tract 1: 280.1496 Acres, Closure: s38.1118e 41.50 ft. (1/697), Perimeter=28927 ft.

Tract 2: 457.1698 Acres, Closure: s76.1121e 0.02 ft. (1/999999), Perimeter=18321 ft.

Tract 3: 37.0526 Acres, Closure: n00.0006e 103.33 ft. (1/73), Perimeter=7549 ft.

Tract 4: 83.2111 Acres, Closure: n00.0251w 77.29 ft. (1/158), Perimeter=12210 ft.

Tract 5: 56.8012 Acres, Closure: s08.1401e 107.41 ft. (1/94), Perimeter=10120 ft.



462621 XS Farms Inc To Saurey Holdings LLC

*No Deed received according to Parcel Data owner of Landon Saurey

7/22/2024

Scale: 1 inch= 1400 feet

File: XS Farms and Saurey Holdings.ndp

Tract 1: 280.1496 Acres, Closure: s38.1118e 41.50 ft. (1/697), Perimeter=28927 ft.

Tract 2: 457.1698 Acres, Closure: s76.1121e 0.02 ft. (1/999999), Perimeter=18321 ft.

Tract 3: 37.0526 Acres, Closure: n00.0006e 103.33 ft. (1/73), Perimeter=7549 ft.

Tract 4: 83.2111 Acres, Closure: n00.0251w 77.29 ft. (1/158), Perimeter=12210 ft.

Tract 5: 56.8012 Acres, Closure: s08.1401e 107.41 ft. (1/94), Perimeter=10120 ft.



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 17, 2024

XS FARMS INC
1264 N 5000 E
SUGAR CITY ID 83448

RE: Change in Ownership Water Right No. 22-2244, 22-7047A, 22-7083A, 22-7343, 22-7498, 22-7553A, 22-7589, 22-11019, 22-11021, 22-11376

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership on June 20, 2024, for the above-mentioned water rights. The Notice could not be processed because additional information/fees was required in order to update the ownership. The department sent a deficiency letter requesting the additional information to update the ownership on July 1, 2024. Please note the department does acknowledge that you have been in contact with our office to work out the issues on this ownership change, however as of August 8 the department has not received any contact from you or Dustin Orr from AgWest Farm Credit. On August 15, 2024, the department sent a final request for additional information and the information was to be submitted in 30 days, copies of correspondence attached. As of today, September 17, 2024, the department has not received the additional information/fees, therefore your application is being returned unprocessed.

Because the department is returning your application you are entitled to a full refund. The department has initiated the refund, and it should arrive from the state office in couple of weeks.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Once you have the all the required documentation, filing fees and forms, please feel free to resubmit this application.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Bailly
Technical Records Specialist

cc: AGWEST FARM CREDIT

Baily, Jonie

From: Baily, Jonie
Sent: Tuesday, September 17, 2024 12:54 PM
To: IdwrPayable
Subject: Refund Request
Attachments: Receipt.PDF

Good afternoon!

I have a refund request as follows:

Receipt number: E050157
Amount: \$250.00
Payable to: XS FARMS INC
1264 N 5000 E
SUGAR CITY ID 83448

Reason: Ownership Change submitted for 10 water rights. Additional information requested in order to complete the application, but was never received therefore their application is being returned unprocessed and they are entitled to a full refund.

Let me know if you have any questions or need additional information. Have a great day!!!

 IDAHO DEPARTMENT OF
WATER RESOURCES
Jonie Baily | Technical Records Specialist
900 N Skyline Drive Ste. A, Idaho Falls, ID 83402
Phone number: (208) 525-7161
Fax number: (208) 525-7177
Email: jonie.baily@idwr.idaho.gov
Website: www.idwr.idaho.gov

Baily, Jonie

From: Baily, Jonie
Sent: Thursday, August 15, 2024 8:42 AM
To: Dustin Orr; XS Farms
Subject: FW: Deeds for Landon
Attachments: Saurey Holdings and Landon Saurey Maps.pdf

The department received notice that the application should be processed as the deeds show (current deeds). Additional information/ filing fees will be required for the department to update the ownership as requested. The application we received is going into XS Farms, however the property is divided up between Saurey Holdings LLC and Landon Saurey individually. Additional information, fees, amended applications are required as follows:

We will need an ownership change to Landon Saurey and an ownership change to Saurey Holdings LLC. I have attached maps showing the place of use of the water rights and which water rights go to which property. I also attached my deed plotter drawing showing the 5 tracts. It does appear two of the water rights would require a split those numbers are 22-2244, 22-11376.

Water rights to Landon Saurey would be 22-11021, 22-7343 (and a portion of 22-2244, 22-11376, specifically 4 acres in the SESE 13, T6N, R40E) The department has not received a copy of the deed going into Landon Saurey, so a copy of that deed will also be required.

Water rights to Saurey Holdings LLC 22-7553A, 22-7498, 22-7047A, 22-11019, 22-7598, 22-7083A (and a portion of 22-2244 and 22-11376)

For the 2 water rights that would require a split there is an additional filing fee for split water rights. The filing fee for a split is \$100.00 per water right. Therefore, an additional filing fee of \$150.00 would be required (We already received \$25.00 per water right).

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments, and your notice will not be processed.



IDAHO DEPARTMENT OF
WATER RESOURCES

Jonie Baily | Technical Records Specialist

900 N Skyline Drive Ste. A, Idaho Falls, ID 83402

Phone number: (208) 525-7161

Fax number: (208) 525-7177

Email: jonie.baily@idwr.idaho.gov

Website: www.idwr.idaho.gov

From: Baily, Jonie
Sent: Thursday, August 8, 2024 10:28 AM

To: Dustin Orr <Dustin.Orr@agwestfc.com>

Subject: RE: Deeds for Landon

So, we will need the additional information/fees as follows.

We will need an ownership change to Landon Saurey and an ownership change to Saurey Holdings LLC. I have attached maps showing the place of use of the water rights and which water rights go to which property. I also attached my deed plotter drawing showing the 5 tracts. It does appear two of the water rights would require a split those numbers are 22-2244, 22-11376.

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From: Dustin Orr <Dustin.Orr@agwestfc.com>

Sent: Thursday, August 8, 2024 10:25 AM

To: Baily, Jonie <Jonie.Baily@idwr.idaho.gov>

Subject: RE: Deeds for Landon

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Sorry, you can put them as you had them per your map. Saurey Holdings and Landon Saurey as the ground is now deeded.

From: Baily, Jonie <Jonie.Baily@idwr.idaho.gov>

Sent: Thursday, August 8, 2024 9:52 AM

To: Dustin Orr <Dustin.Orr@agwestfc.com>

Subject: RE: Deeds for Landon

Meaning? Put the water rights in all in XS Farms?

From: Dustin Orr <Dustin.Orr@agwestfc.com>

Sent: Thursday, August 8, 2024 9:50 AM

To: Baily, Jonie <Jonie.Baily@idwr.idaho.gov>

Subject: RE: Deeds for Landon

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Hi Jonie,

Lets proceed as you have it so it doesn't complicate anything.

Thanks!

From: Baily, Jonie <Jonie.Baily@idwr.idaho.gov>
Sent: Thursday, August 1, 2024 4:50 PM
To: Dustin Orr <Dustin.Orr@agwestfc.com>
Subject: RE: Deeds for Landon

I am guessing for the 2 split water rights? That would require a transfer if the water right is moved into another quarter quarter or if the number of acres per quarter quarter changes. A transfer application must be advertised in the newspaper and is subject to protest. He could also do an agreement or deed the water rights only to Saurey Holdings LLC, that will not change the place of use of the water right but would allow ownership to be updated without a split.

From: Dustin Orr <Dustin.Orr@agwestfc.com>
Sent: Thursday, August 1, 2024 4:45 PM
To: Baily, Jonie <Jonie.Baily@idwr.idaho.gov>
Subject: RE: Deeds for Landon

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Thanks Jonie,
I can confirm with Landon but what if he wanted to just move everything onto those tracts 2 and 5 as that is what he is farming with his irrigation system. Is that very complicated?
Thanks!

From: Baily, Jonie <Jonie.Baily@idwr.idaho.gov>
Sent: Thursday, August 1, 2024 4:15 PM
To: Dustin Orr <Dustin.Orr@agwestfc.com>
Cc: XS Farms <xsfarms24@gmail.com>
Subject: RE: Deeds for Landon

After our conversation, I looked at the deed you sent then I looked again at the Madison County parcel map. So tracts 2 and 5 went to Saurey Holdings LLC and tracts 1, 2 and 4 to Landon Saurey. The ownership change the department received is to XS Farms and will need to be revised.

We will need an ownership change to Landon Saurey and an ownership change to Saurey Holdings LLC. I have attached maps showing the place of use of the water rights and which water rights go to which property. I also attached my deed plotter drawing showing the 5 tracts. It does appear two of the water rights would require a split those numbers are 22-2244, 22-11376.

Water rights to Landon Saurey would be 22-11021, 22-7343 (and a portion of 22-2244, 22-11376, specifically 4 acres in the SESE 13, T6N, R40E) The department has not received a copy of the deed going into Landon Saurey, so a copy of that deed will also be required.

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For the 2 water rights that would require a split there is an additional filing fee for split water rights. The filing fee for a split is \$100.00 per water right. Therefore, an additional filing fee of \$150.00 would be required (We already received \$25.00 per water right).

I have attached a blank ownership change application in order for an amended application to be submitted.

Please let me know if you have any questions.

 IDAHO DEPARTMENT OF
WATER RESOURCES
Jonie Baily | Technical Records Specialist
900 N Skyline Drive Ste. A, Idaho Falls, ID 83402
Phone number: (208) 525-7161
Fax number: (208) 525-7177
Email: jonie.baily@idwr.idaho.gov
Website: www.idwr.idaho.gov

From: Dustin Orr <Dustin.Orr@agwestfc.com>
Sent: Thursday, August 1, 2024 2:26 PM
To: Baily, Jonie <Jonie.Baily@idwr.idaho.gov>
Subject: FW: Deeds for Landon

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Hi, Jonie,

This is the deed from XS Farms to Saurey Holdings. I also attached the map. Tract 5 is 457 acres and tract 2 is 280 acres. Let me know if you have any questions.

Thanks!

From: Dustin Orr
Sent: Monday, July 22, 2024 10:03 AM
To: XS Farms <xsfarm24@gmail.com>
Subject: Deeds for Landon

Hi Raine,

Here are the deeds for Landon. It's a bit tricky because there is the deed from Huskinson Investments to XS Farms for everything. Then they deeded what we had for our loan from XS Farms to Saurey Holdings. That is the one the IDWR would need as it has the farm ground only that would have the water with it as well. Let me know if you have any questions. Have a great day!

Thanks!



Dustin Orr

Branch Manager / VP

1036 Erikson Drive Rexburg, ID 83440

P. 208 656 2108 | AgWestFC.com

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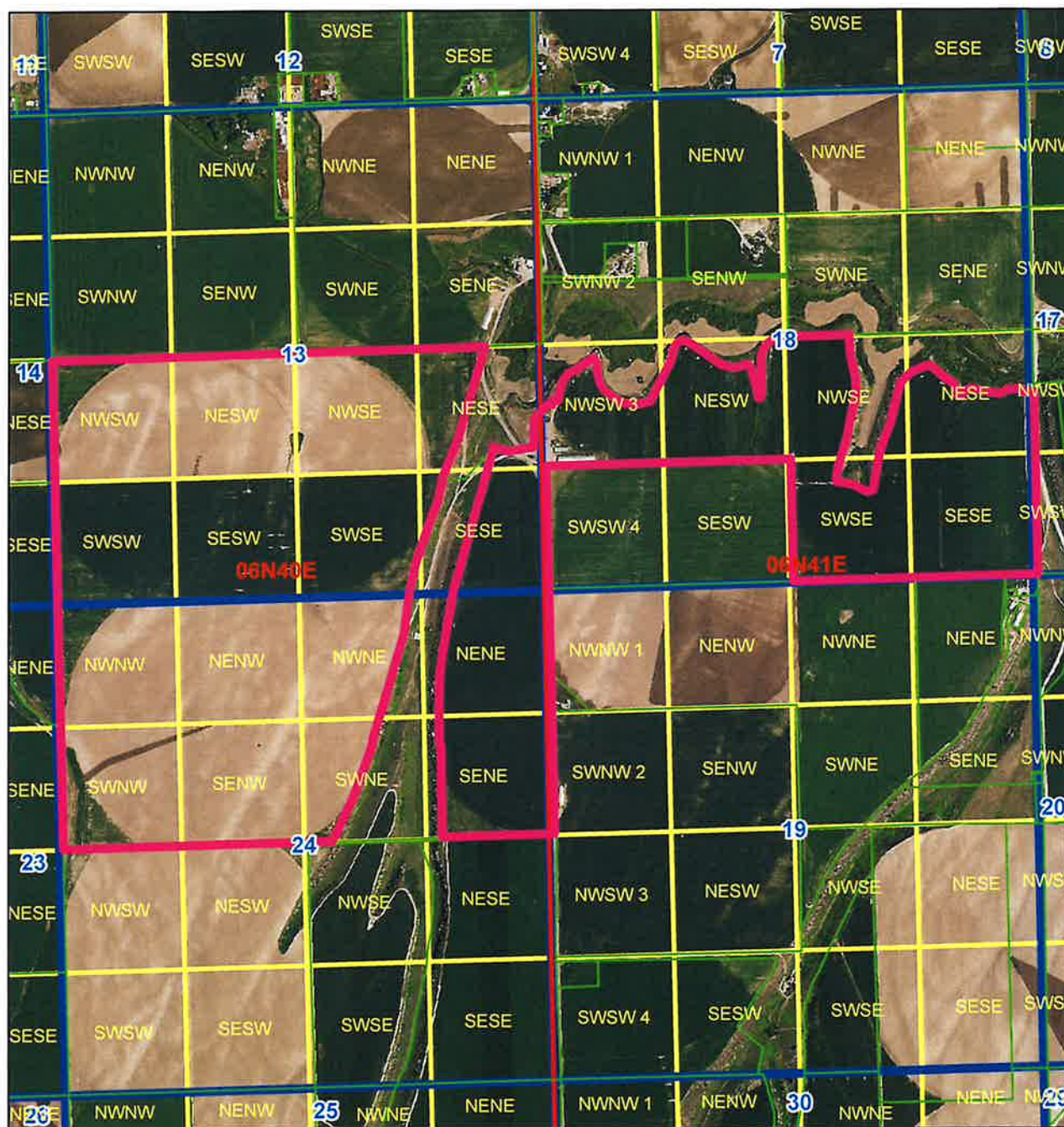
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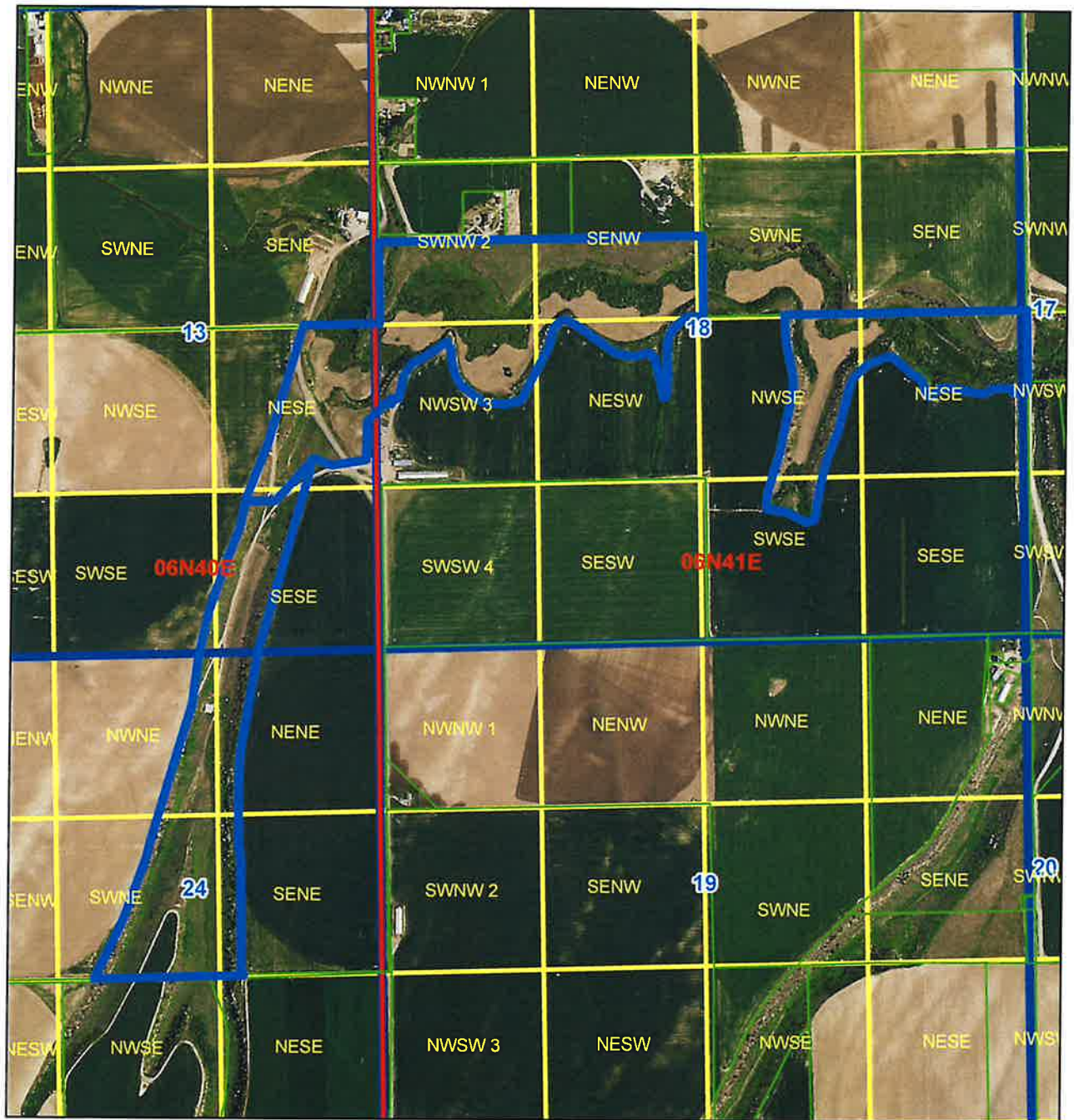
Idaho Department of Water Resources



Legend

- Saurey Holdings LLC
- Parcels
- Township/Range
- Sections
- QQ

Idaho Department of Water Resources



Legend

-  Landon Saurey
-  Parcels
-  Township/Range
-  Sections
-  QQ

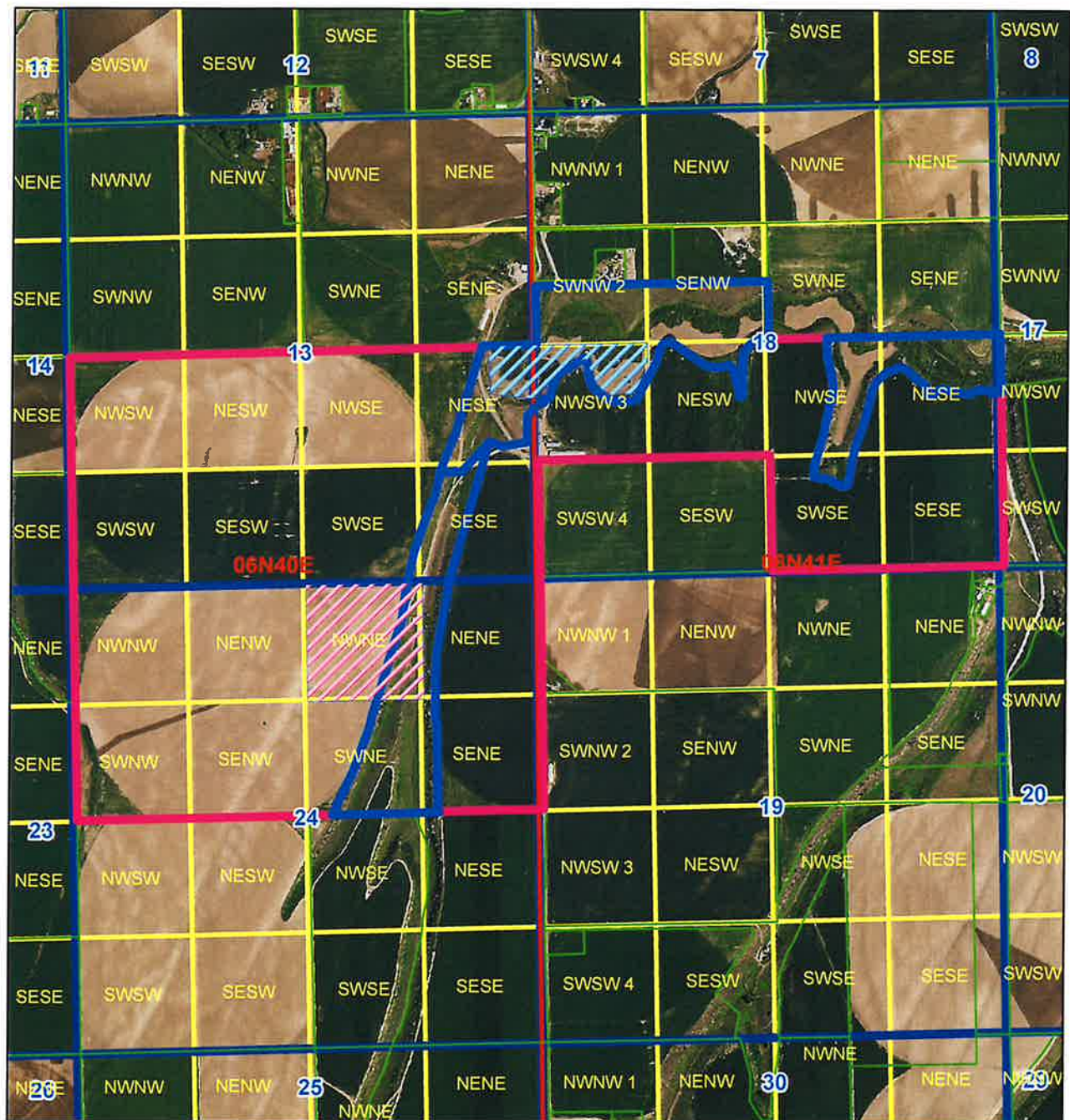
Idaho Department of Water Resources



Legend

-  POU 22-7083A
 POU 22-7598
 POU 22-7498, 22-7047A, 22-11019
 POU 22-7553A
 Landon Saurey
 Saurey Holdings LLC
 Parcels

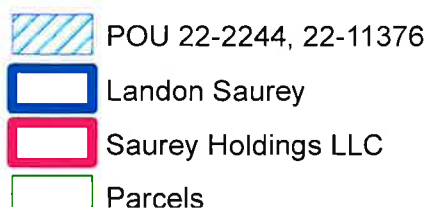
Idaho Department of Water Resources



Legend

-  POU 22-11021
-  POU 22-7343
-  Landon Saurey
-  Saurey Holdings LLC
-  Parcels

Legend



Idaho Department of Water Resources



Legend

-  Saurey Holdings LLC
 Parcels
 Township/Range
 Sections
 QQ

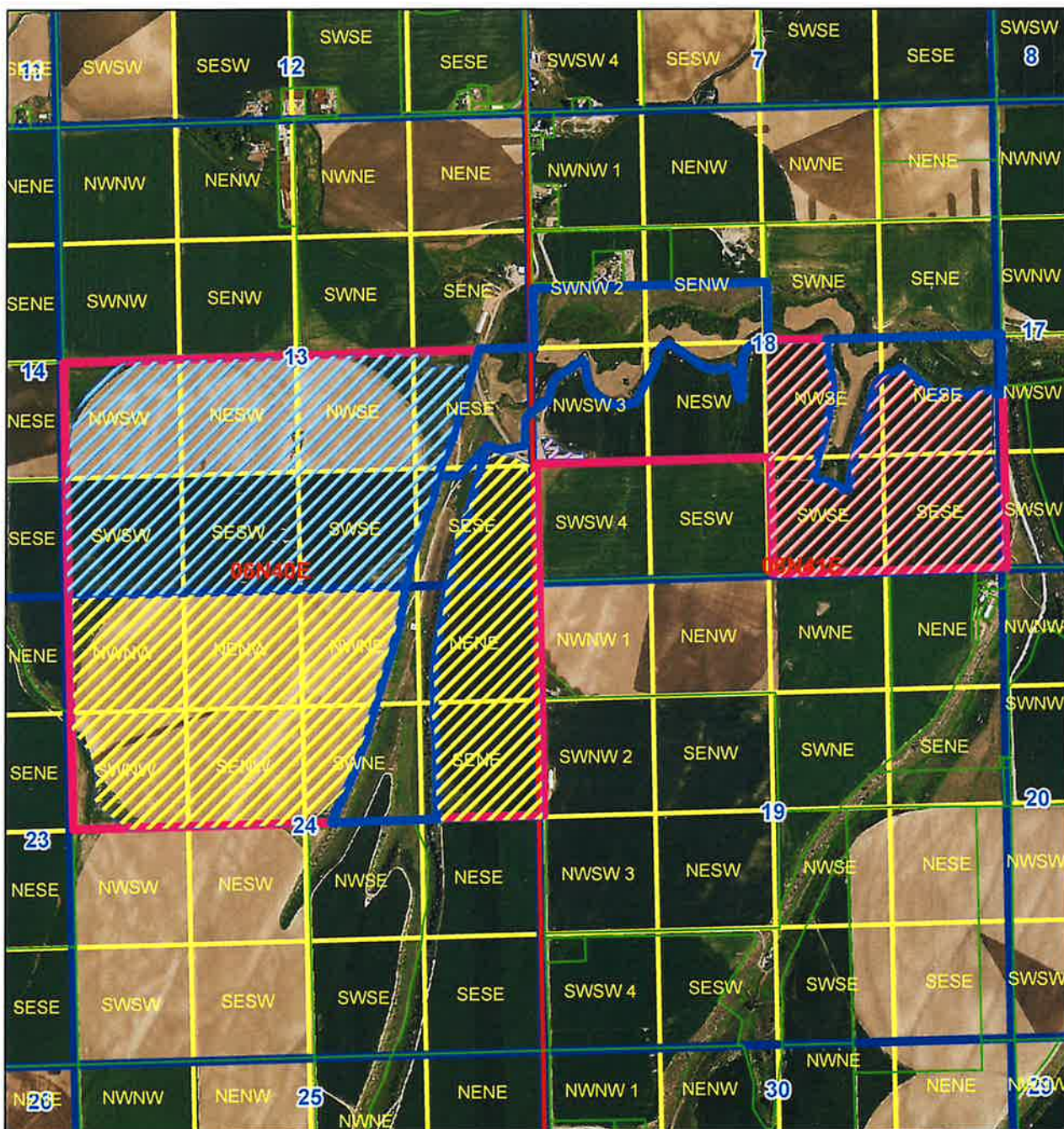
Idaho Department of Water Resources



Legend

-  Landon Saurey
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Idaho Department of Water Resources



Legend

-  POU 22-7083A
 POU 22-7598
 POU 22-7498, 22-7047A, 22-11019
 POU 22-7553A
 Landon Saurey
 Saurey Holdings LLC
 Parcels

 POU 22-11021
 POU 22-7343
 Landon Saurey
 Saurey Holdings LLC
 Parcels

[illegible]

 POU 22-2244, 22-11376
 Landon Saurey
 Saurey Holdings LLC
 Parcels



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

July 1, 2024

XS FARMS
1264 N 5000 E
SUGAR CITY ID 83448

RE: Change in Ownership Water Right No. 22-7553A, 22-11021, 22-7498, 22-2244, 22-11376, 22-7047A, 22-11019, 22-7083A, 22-7598, 22-7343

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Evidence of Ownership:** In order for the department to update ownership of a water right a copy of the 'recorded' Warranty Deed or other legal document indicating your ownership in the water right and/or property is required. Please provide evidence of ownership.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Baily
Technical Records Specialist