

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED
JAN 30 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 #7 of the instructions.

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

2. Previous Owner's Name: Cannon Shelley Property LP
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Idaho Falls Farms LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

1318 Dale Street

Mailing address

(509) 430-6592

Telephone

Raleigh

City

tmckay@intlfarming.com

Email

NC

State

27605

Zip

RECEIVED

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.

FEB 02 2023

Department of Water Resources
Eastern Region

5. Date you acquired the water rights and/or claims listed above: December 30, 2022
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:
- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
 - ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
 - ☒ Filing fee (see instructions for further explanation):
 - ☐ \$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 # 35-7203

8. Signature: Wendi Knapke Wendi Knapke
Signature of new owner/claimant Title, if applicable
Print name

1/18/2023

Date

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

For IDWR Office Use Only:

Received by A. SKINNER Date 1/30/2023 Receipt No. 5039642 Receipt Amt. \$250.00
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by JB Processed by JB Date 2/10/2023



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

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

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

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

Accompanying this memo, please find the following documents:

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

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

Best,

Matthew Pope
Director | Investments
International Farming Corporation

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

AFTER RECORDING RETURN TO:

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

GRANT DEED

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

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

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

[Signature Page Follows]

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

GRANTOR:

Cannon Shelley Property Limited Partnership,
an Idaho limited partnership

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

STATE OF Idaho
COUNTY OF Boiseville

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

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



(Notary Stamp)

Marci Serr
Official Signature of Notary

Marci Serr
Notary's printed or typed name

My commission expires: 5-21-2026

Exhibit A**(Legal Description of the Land)**

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

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

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

LESS AND EXCEPTING FROM TRACT 6:

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

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

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

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

[End of Exhibit A]

Exhibit B
(Permitted Exceptions)

As to Tract 6:

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

As to Tract 7:

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

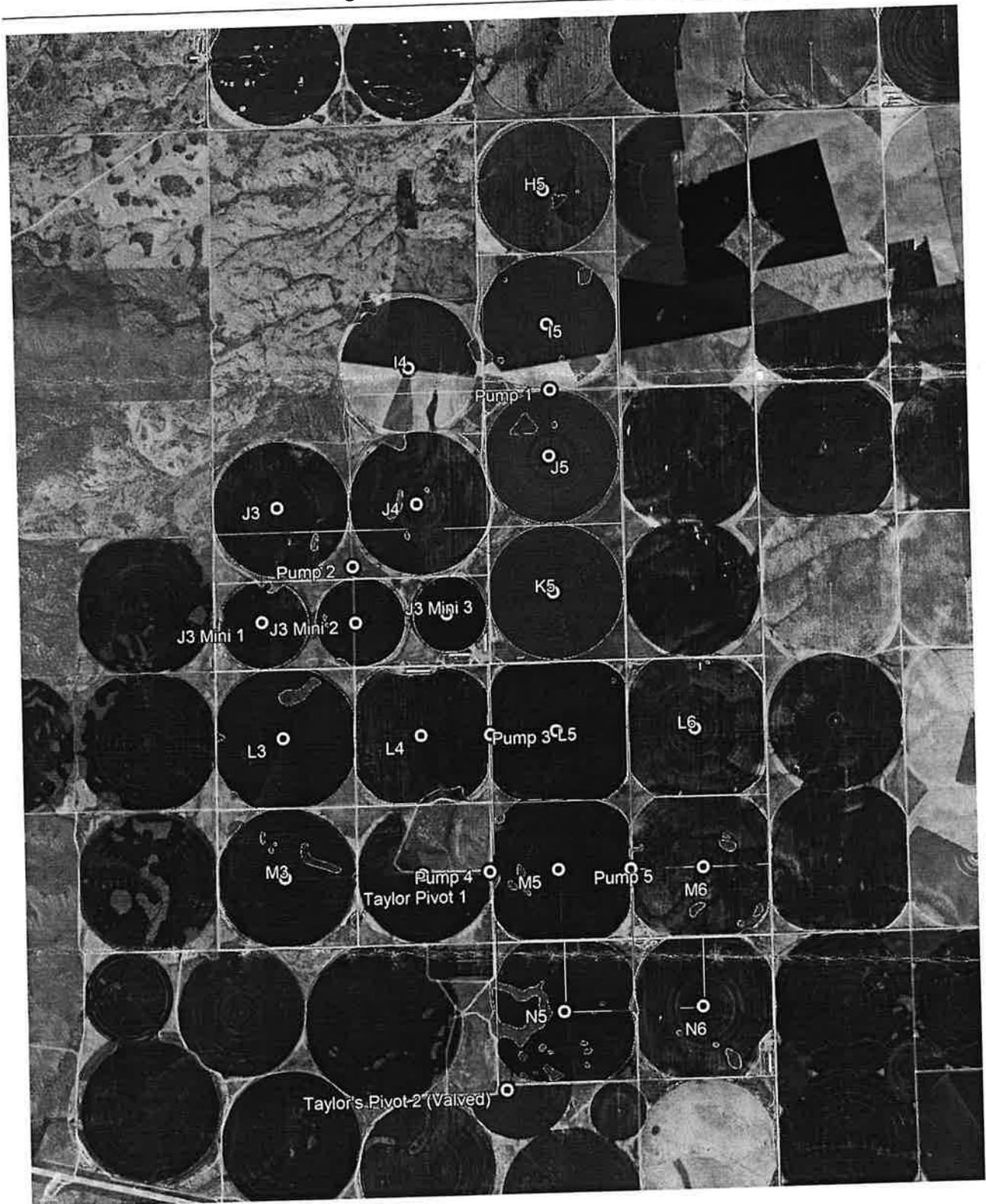
15. Easement granted to Utah Power and Light Company, recorded May 20, 1976, as Instrument No. 496758, as approximately shown on the survey performed by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077.
16. Easement granted to Utah Power and Light Company, recorded June 7, 1978, as Instrument No. 542734, as approximately shown on the survey performed by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077.

As to Tracts 6 and 7:

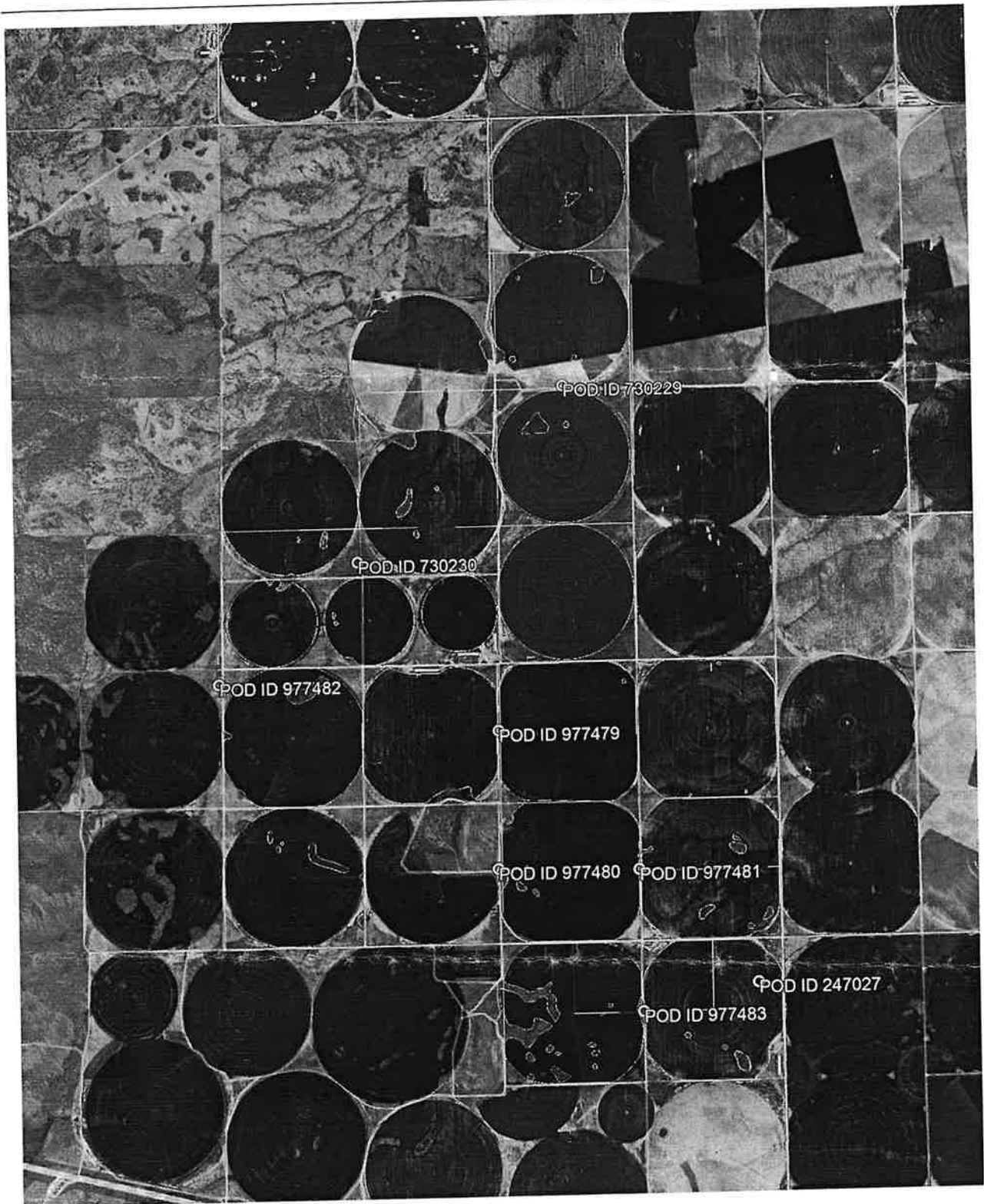
17. An inspection of said land discloses the existence of unnamed creek, ditch, or canal, and any rights, easements, interests or claims which may exist by reason thereof, as approximately shown on the survey performed by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077.
18. Any right, title, or interest in any minerals, mineral rights, or related matters, including, but not limited to oil, gas, coal, and other hydrocarbons, sand, gravel, or other common variety materials, shown by the public record.
19. Rights of the public in and to those portions of the subject property within the bounds of county roads or highways, as approximately shown on the survey performed by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077.
20. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS Land Title survey made by Blew & Associates, PA, dated December 29, 2022, designated CDS Project Number 22-11-0077:
 - (A) fence appears to extend beyond the boundary line by as much as 3.9';
 - (b) overhead electric lines without the benefit of a recorded easement; and
 - (c) electric cabinets situated on the land without the benefit of a recorded easement
21. Unpatented mining claims and reservations or exceptions in patents or in Acts authorizing the issuance thereof.
22. Taxes for the year 2023, and all subsequent years, a lien not yet due and payable.

[End of Exhibit B]

Irrigation Map and Property Outline



POD Map



Ownership Change - Idaho Falls Farms



16

15

14

13

21

22

23

24

2/6/2023

Scale: 1 inch = 2500 feet

File: Idaho Falls Farms LLC 2023.ndp

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

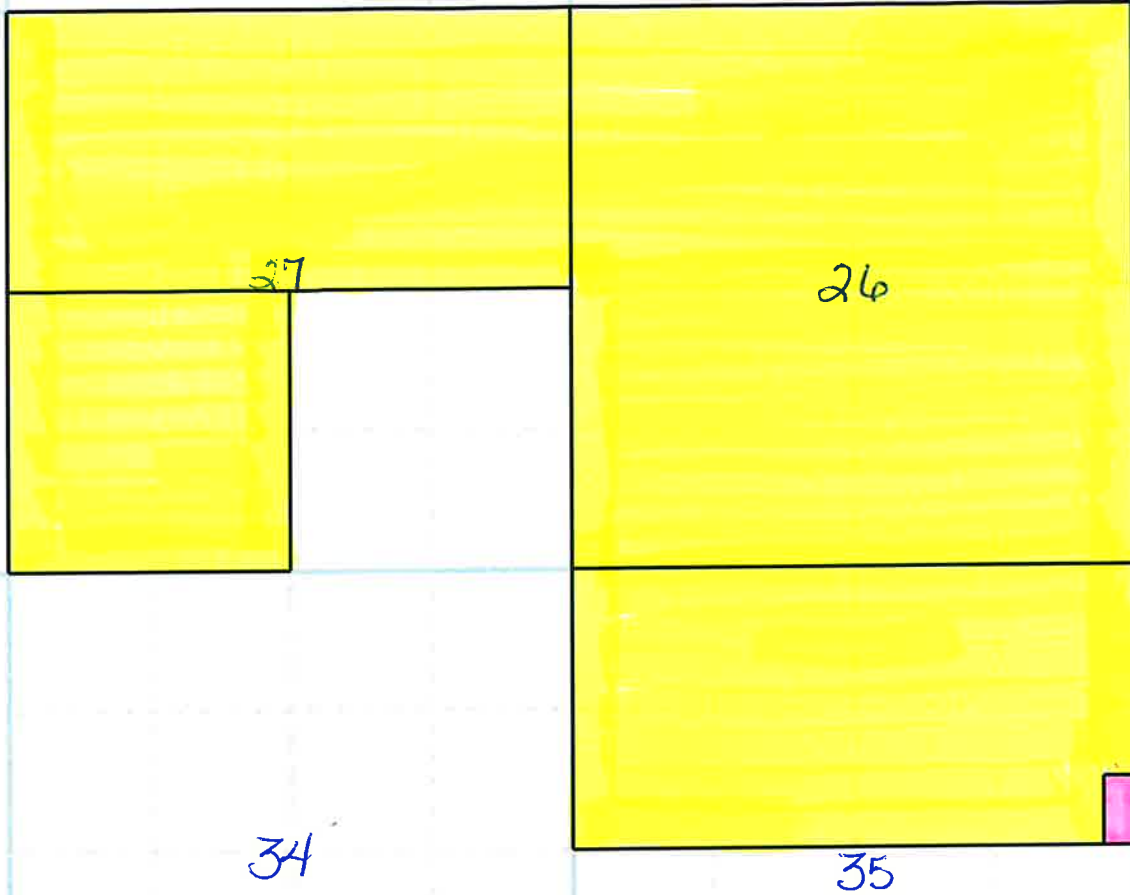
Idaho Falls Farms

Exception

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

26 @0
 27 /ne,s,15,3n,35e
 28 s0w 2640.00
 29 s90w 5280.00
 30 n0e 2640.00
 31 n90e 5280.00
 32 @0
 33 /ne,22,3n,35e
 34 s0w 5280.00
 35 s90w 5280.00
 36 n0e 5280.00
 37 n90e 5280.00
 38 @0
 39 /ne,w,23,3n,35e
 40 s0w 5280.00
 41 s90w 2640.00
 42 n0e 5280.00
 43 n90e 2640.00

Ownership Change ~ aldahe Falls Farms



2/6/2023

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

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

01 /se,ne,35,3n,35e
 02 n00e 650
 03 n90w 300
 04 s00e 650
 05 n90e 300
 06 @0
 07 /ne,26,3n,35e
 08 s0w 5280.00
 09 s90w 5280.00
 10 n0e 5280.00
 11 n90e 5280.00
 12 @0
 13 /ne,n,27,3n,35e
 14 s0w 2640.00
 15 s90w 5280.00
 16 n0e 2640.00
 17 n90e 5280.00
 18 @0

19 /ne,sw,27,3n,35e
 20 s0w 2640.00
 21 s90w 2640.00
 22 n0e 2640.00
 23 n90e 2640.00
 24 @0
 25 /ne,n,35,3n,35e
 26 s0w 2640.00
 27 s90w 5280.00
 28 n0e 2640.00
 29 n90e 5280.00

aldahe Falls Farms
 Exception



IDAHO DEPARTMENT OF
WATER RESOURCES

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

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

Governor Brad Little

Director Gary Spackman

February 06, 2023

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

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

Dear Water Right Holder(s):

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

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

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

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

Sincerely,

Jonie Barg
Technical Records Specialist 1

Enclosure(s)

cc: RABO AGRIFINANCE LLC