

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
JUL 24 2024
DEPT. OF WATER RESOURCES
SOUTHERN 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?	Lensed to Water Supply Bank?	Water Right/Claim No.	Split?	Lensed to Water Supply Bank?
36-16924	Yes ☐	Yes ☐	36-16826	Yes ☐	Yes ☐
36-39-2122B	Yes ☐	Yes ☐	36-2124	Yes ☐	Yes ☐
36-7193	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-2190A	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-2123	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: SSJ Farms, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): US Row Farmland LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 6075 Poplar Avenue Ste 202 Memphis TN 38119
Mailing address City State Zip
- 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.
June 26, 2024
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 ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Michael Stockburger
 Signature of new owner/claimant Title, if applicable Date
Michael Stockburger

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

Received by SG Date 7/24/2024 For IDWR Office Use Only: Receipt No. 5040304 Receipt Amt. \$200-
 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 JA Date 9-11-24

SUPPORT DATA
IN FILE # 36-2122B

Recorded For:

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

Instrument # 577210
MINIDOKA COUNTY, RUPERT, IDAHO
06-28-2024 12:57:18 PM No. of Pages: 7
Recorded for: TITLEONE - BURLEY
TONYA PAGE Fee: \$15.00
Ex-Officio Recorder Deputy Chelsea West
Electronically Recorded by Simplifile

24507752

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **SSJ FARMS LLC**, an Idaho limited liability company, the GRANTOR, does hereby GRANT, SELL, CONVEY AND WARRANT unto **US ROW FARMLAND LLC**, a Delaware limited liability company, the GRANTEE, whose current address is 6075 Poplar Avenue, Suite 202, Memphis, TN 38119, Attn: Michael Stockburger, the real property in Minidoka County, State of Idaho, more particularly described on Exhibit A, attached hereto and made a part hereof (the "**Property**").

Together with all of Grantor's right, title and interest in and to together with all mineral, oil, gas, and hydrocarbon substances, development rights, air rights, water rights, and water stock owned by Seller relating to the real property; all easements and rights of way owned by Seller that are appurtenant to the real property and any appurtenance, or the operation, use or enjoyment of any of the foregoing.

TO HAVE AND TO HOLD the Property, with its appurtenances, unto Grantee, its successors, heirs and assigns, forever.

SUBJECT TO the following: (a) general taxes and assessments, which are not yet due and payable; and (b) the encumbrances, easements, restrictions and matters set forth on Exhibit B attached hereto and incorporated herein ((a), and (b), collectively the "**Permitted Exceptions**").

FURTHER Grantor does hereby warrant to Grantee, its heirs and assigns forever, that Grantor has not previously conveyed the Property to any person other than Grantee, and that the Property is free from any and all liens, claims, encumbrances or other defects of title, except the Permitted Exceptions, and that Grantor shall and will warrant and defend the same against all lawful claims whatsoever.

[remainder of page intentionally left blank]

Dated effective as of the 26 day of June, 2024 (the "Effective Date").

GRANTOR:

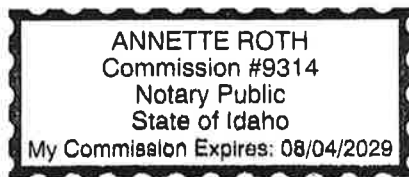
SSJ FARMS LLC, an Idaho limited liability company

By: Shirley Dahl
Name: Shirley Dahl
Title: Owner, Manager

STATE OF Idaho)
) ss.
County of Cassia)

On this 26 day of June, 2024 before me, a Notary Public in and for the above State, personally appeared Shirley Dahl, known or identified to me to be the Owner, Manager of SSJ FARMS LLC, an Idaho limited liability company, 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.

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



Annette Roth
Notary Public for State of Idaho
Residing at: Rupert, ID
My commission expires: 8-4-2029

EXHIBIT A

Legal Description of Real Property

PARCEL NO. 1: (RP06S24E260605)
TOWNSHIP 6 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO
Section 26: NW¼, W½NE¼, S½, EXCEPT the following described tracts:

Tract No. 1:

Beginning at the Southeast corner of Section 26, said corner marked by a U.S. General Land Office iron pipe with brass cap which shall be the POINT OF BEGINNING;
Thence North 89°44'23" West along the South section line for 2633.94 feet to a U.S. General Land Office iron pipe with brass cap at the S¼ section corner of Section 26;
Thence North 00°04'04" East for 1681.61 feet to a ½ inch rebar;
Thence South 89°23'51" East for 2636.58 feet to a ½ inch rebar on the East line of Section 26;
Thence South 00°09'18" West along the East line of Section 26 for 1665.86 feet to the POINT OF BEGINNING.

Tract No. 2:

Beginning at the Southwest corner of Section 26, said corner marked by a 2-inch iron pipe; Thence South 89°52'01" East along the South line of the SW¼ for 1285.70 feet to a point which shall be the POINT OF BEGINNING;
Thence North 00°07'59" East for 103.93 feet;
Thence South 89°52'01" East for 100.00 feet;
Thence South 00°07'59" West for 103.93 feet to the South line of the SW¼;
Thence North 89°52'01" West along said line for 100.00 feet to the POINT OF BEGINNING.

PARCEL NO. 2: (RP06S24E269000)
TOWNSHIP 6 SOUTH, RANGE 24 EAST, BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO
Section 26: Part of the SE¼, more particularly described as follows:
Beginning at the Southeast corner of Section 26, said corner marked by a U.S. General Land Office iron pipe with brass cap which shall be the POINT OF BEGINNING;
Thence North 89°44'23" West along the South section line for 2633.94 feet to a U.S. General Land Office iron pipe with brass cap at the South quarter section corner of Section 26;
Thence North 00°04'04" East for 1681.61 feet to a ½ inch rebar;
Thence South 89°23'51" East for 2636.58 feet to a ½ inch rebar on the East line of Section 26;
Thence South 00°09'18" West along the East line of Section 26 for 1665.86 feet to the POINT OF BEGINNING.

PARCEL NO. 3: (RP06S24E266700)
TOWNSHIP 6 SOUTH, RANGE 24 EAST, BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO
Section 26: Part of the SW¼, more particularly described as follows:
Beginning at the Southwest corner of Section 26, said corner marked by a 2-inch iron pipe; Thence South 89°52'01" East along the South line of the SW¼ for 1285.70 feet to a point which shall be the POINT OF BEGINNING;
Thence North 00°07'59" East for 103.93 feet;
Thence South 89°52'01" East for 100.00 feet;

Thence South 00°07'59" West for 103.93 feet to the South line of the SW¼;
Thence North 89°52'01" West along said line for 100.00 feet to the POINT OF BEGINNING.

PARCEL NO. 4: (RP06S24E350000)
TOWNSHIP 6 SOUTH, RANGE 24 EAST, BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO
Section 35: All

PARCEL NO. 5: (RP06S24E349020)
TOWNSHIP 6 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO
Section 34: SE¼SE¼, SAVE AND EXCEPT the following described:
Commencing at the Southeast corner of said Section 34; Thence North 89°45' West along the South section line for 779.00 feet to a point,
which point shall be known as the TRUE POINT OF BEGINNING;
Thence North 89°45' West for 274.00 feet;
Thence North 0°15'00" East for 217 feet;
Thence South 89°45'00" East for 274.00 feet;
Thence South 0°15'00" West for 217 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 6: (RP07S24E052850)
TOWNSHIP 7 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO
Section 5: Lot 3

EXHIBIT B

Permitted Exceptions

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
7. Minerals of whatsoever kind, subsurface and surface substances, including by not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Taxes, including any assessments collected therewith, for the year 2024 which are a lien not yet due and payable.
9. The land described herein is located within the boundaries of the Magic Valley Ground Water District and is subject to any assessments levied thereby.
10. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
11. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.
12. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities

Recorded: March 16, 1954
Instrument No.: 116953
Book 29 of Deeds at Page(s) 564, records of Minidoka County, Idaho.
(Parcels No. 1, 2 and 3)

13. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company, a corporation

Purpose: Public Utilities
Recorded: March 10, 2000
Instrument No.: 446758, records of Minidoka County, Idaho.
(Parcel No. 1)

14. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: June 7, 2001
Instrument No.: 453577, records of Minidoka County, Idaho.
(Parcel No. 1)

15. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company, its licensees, successors and assigns
Purpose: Public Utilities
Recorded: October 31, 2003
Instrument No.: 469122, records of Minidoka County, Idaho.
(Parcel No. 1)

16. All matters, and any rights, easements, interests or claims as disclosed by Survey recorded November 27, 2023 as Instrument No. 574927, records of Minidoka County, Idaho.

(Parcel No. 5)

17. All matters, and any rights, easements, interests or claims as disclosed by Survey recorded October 1, 2012 as Instrument No. 519208, records of Minidoka County, Idaho.

(Parcel No. 6)



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 • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 11, 2024

US ROW FARMLAND LLC
6075 POPLAR AVE STE 202
MEMPHIS TN 38119-0109

Re: Change in Ownership for Water Right Nos: 36-2122B, 36-2123, 36-2124, 36-2190A, 36-7193, 36-16826 & 36-16924

Dear Water Right Holders:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water rights 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) 293-3033.

Sincerely,

Bill Mills
Water Resource Agent, Senior

Enclosures

C: TITLEONE, Burley; Water District 130

Mills, Bill

From: Mills, Bill
Sent: Wednesday, September 11, 2024 11:21 AM
To: IdwrPayable
Subject: Refund of overpayment for ownership change
Attachments: Receipt S040304 and Ownership Change Notice.pdf

Please refund \$25.00 to TITLEONE. They paid \$200.00 for a notice of change in water right ownership for seven undivided water rights (receipt #S040304; check #52985). The fee for an undivided water right is \$25.00, which makes the total fee \$175.00 for seven undivided water rights. Copy of receipt and notice are attached.

Mailing address is:

TITLEONE
PO BOX 177
BURLEY ID 83318-0177

Thank you!



Bill Mills
Sr Water Resource Agent
Idaho Dept. of Water Resources, Southern Region
650 Addison Ave W Ste 500
Twin Falls ID 83301-5858
(208) 736-3033
bill.mills@idwr.idaho.gov



211 W. 13th St.
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

Idaho Department of Water Resources
650 Addison Avenue West
Suite 500
Twin Falls, ID 83301

RECEIVED
JUL 24 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: July 22, 2024

Escrow No. 24507752

Greetings,

Enclosed please find the following:

- TitleOne Check No. 52985 in the amount of \$200.00
- Notice of Change in Water Right Ownership
- Copy of original executed Warranty Deed, Instrument No. 577210

Please make the necessary changes to your records to reflect new ownership and send a receipted copy to TitleOne, PO Box 177, Burley, ID 83318. Please contact us at the number above should you have any questions.

Best Regards,
TITLEONE


Ashley Martinkus
Ag Escrow Assistant

AR/am
Enc.
FedEx