

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED ✓
MAY 13 2024
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?
36-7255	Yes ☐	Yes ☐	36-11098	Yes ☐	Yes ☐
36-8060	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-8222	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-8224	Yes ☐	Yes ☐		Yes ☐	Yes ☐
36-8422	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Veenhouwer Family Farms, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Crossbred Dairy
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 2930 S. 2300 E. Wendell ID 83355
Mailing address City State Zip
- 208.536.6148 onaindiarick@bettencourtdairy.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: April 25, 2024
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). **SUPPORT DATA**
☒ 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.

IN FILE # 36-7255

8. Signature: [Signature] Managing Member of Terceira, LLC, Managing Partner 4/25/24
Signature of new owner/claimant Title, if applicable Date
Luis Bettencourt
Print name
- Signature: [Signature] Managing Member of Onaindia Family, LLC, Managing Partner 4/25/24
Signature of new owner/claimant Title, if applicable Date
Rick Onaindia
Print name

Received by SG Date 5/13/2024 For IDWR Office Use Only: Receipt No. 5040219 Receipt Amt. \$150-

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by _____ Processed by DM Date 7-16-2024

23479806

WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged **VEENHOUWER FAMILY FARMS LLC**, an Idaho limited liability company, the "Grantor", does hereby grant, sell and convey unto **CROSSBRED DAIRY**, an Idaho general partnership, whose mailing address is 2930 S. 2300 E., Wendell, Idaho 83355, the "Grantee", the following described premises located in Jerome County, Idaho:

PARCEL NO. 1:

TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 34: S $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$

PARCEL NO. 2:

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 33: NE $\frac{1}{4}$ SAVE AND EXCEPT the following described tracts

:

Tract No. 1:

Beginning at the Northeast corner of said Section 33, which shall be the POINT OF BEGINNING;

Thence Westerly along the Northerly boundary of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, North 89°35'17" West, 424.85 feet to the center of a drainage ditch;

Thence Southerly along the center of said drainage ditch, the following courses and distances:

Thence South 06°32'11" West 163.90 feet;

Thence South 32°59'40" East, 679.14 feet;

Thence South 11°31'23" East, 376.38 feet to the Easterly boundary of said NE $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence Northerly along the Easterly boundary of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ North 00°04'42" West, 1098.18 feet to the POINT OF BEGINNING.

Tract No. 2:

A County Road right-of-way as set forth in Warranty Deed recorded August 7, 2008 as Instrument Number 2084328, Jerome County records, being part of an entire tract of property, situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, Township 8 South, Range 16 East of the Boise Meridian, Jerome County, Idaho. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract which point is 424.85 feet North 89°13'03"

West along the section line from the Northeast corner of said Section 33;
Thence South 6°54'25" West, 51.54 feet along the Easterly boundary line of said entire tract to a point 50.00 feet perpendicularly distant Southerly from the center line of Bob Barton Road, Project No. STP-2765(100), opposite approximate Engineers Station 201+32.38;
Thence North 87°16'23" West, 467.65 feet;
Thence North 0°45'58" East, 35.38 feet to the Northerly boundary line of said entire tract and Northerly section line of said Section 33;
Thence South 89°13'03" East, 472.89 feet along said boundary line and section line to the POINT OF BEGINNING.

PARCEL NO. 3:

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 33: Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ more particularly described as follows:

Beginning at the Northeast corner of said Section 33, which shall be the POINT OF BEGINNING;

Thence Westerly along the Northerly boundary of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, North 89°35'17" West, 424.85 feet to the center of a drainage ditch;

Thence Southerly along the center of said drainage ditch, the following courses and distances:

Thence South 06°32'11" West 163.90 feet;

Thence South 32°59'40" East, 679.14 feet;

Thence South 11°31'23" East, 376.38 feet to the Easterly boundary of said NE $\frac{1}{4}$ NE $\frac{1}{4}$;

Thence Northerly along the Easterly boundary of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ North 00°04'42" West, 1098.18 feet to the POINT OF BEGINNING.

SAVE AND EXCEPT a parcel of land in fee for a County Road right-of-way as set forth in Warranty Deed recorded August 7, 2008 as Instrument Number 2084329, Jerome County records, being part of an entire tract of property, situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, Township 8 South, Range 16 East of the Boise Meridian, Jerome County, Idaho. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said Section 33, which point is the Northeast corner of said entire tract;

Thence South 0°16'12" West, 50.92 feet along the section line and Easterly boundary line of said entire tract;

Thence North 89°42'28" West, 25.02 feet to the Westerly highway right of way line of 300 West Street at a point 50.00 feet perpendicularly distant Southerly from the center line of Bob Barton Road, Project No. STP-2765(100), opposite approximate Engineers Station 205+38.17;

Thence North 89°14'02" West, 405.79 feet to the Westerly boundary line of said entire tract;
Thence North 6°54'25" East, 51.54 feet along said boundary line to the Northwest corner of
entire tract and the Northerly section line of said Section 33;
Thence South 89°13'03" East, 424.85 feet along said section line and the Northerly boundary line
of said entire tract to the POINT OF BEGINNING.

Together with all water rights appurtenant thereto including, but not limited to, One
Hundred Sixty (160) shares of Stock of the North Side Canal Company, Ltd., and
Water Rights Nos.: 36-7255, 36-8060, 36-8222, 36-8224, 36-8422, and 36-11098.

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

Grantor warrants that it is the owner in fee simple of the premises; that it has not conveyed
any interest in the premises to any person other than Grantee; that the premises are free from all
encumbrances; and that Grantor will warrant and defend the same against all lawful claims of all
persons, SUBJECT TO the following:

1. Taxes and assessments for 2024 and future years.
2. The land described herein is located within the boundaries of the American Falls Reservoir
District and is subject to any assessments levied thereby.
3. The land described herein is located within the district boundaries of the North Side Canal
Company, Ltd. and is subject to any assessments levied thereby.
4. The land described herein is located within the boundaries of the North Snake Ground Water
District and is subject to any assessments levied thereby.
5. Right-of-way for roads, canals, laterals and waste ditches and the rights of access thereto for
maintenance.
6. County Road Right-of-ways and the rights of access thereto for maintenance.
7. 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.
8. An easement, including the terms and conditions thereof, and rights incidental thereto as set
forth in a/an Power Line Easement.
Granted to: Idaho Power Company
Recorded: September 4, 1941
Instrument No.: 81346
(Covers the SW¼NW¼ in Section 34, Township 8 South, Range 16 East of the Boise
Meridian)
9. Right-of-Way Deed including the terms and conditions thereof, by and between Allen
Walker and Lila Walker, husband and wife and Glee R. Starr, Henry A. Silvers, James A.
Lenon and A.D. Owen.
Recorded: March 15, 1951

Instrument No.: 112223

(Covers the S $\frac{1}{2}$ NW $\frac{1}{4}$ and the N $\frac{1}{2}$ SW $\frac{1}{4}$ in Section 34, Township 8 South, Range 16 East of the Boise Meridian)

10. An easement, including the terms and conditions thereof, and rights incidental thereto as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: August 18, 1970

Instrument No.: 185953

(Covers the N $\frac{1}{2}$ NE $\frac{1}{4}$ in Section 33, Township 8 South, Range 16 East of the Boise Meridian)

11. An easement, including the terms and conditions thereof, and rights incidental thereto as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: April 4, 1972

Instrument No.: 196577

(Covers the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, Township 8 South, Range 16 East of the Boise Meridian)

12. An easement, including the terms and conditions thereof, and rights incidental thereto as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: January 30, 1978

Instrument No.: 230747

(Covers a portion of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, Township 8 South, Range 16 East of the Boise Meridian)

13. Easement Agreement including the terms and conditions thereof by and between Johnny H. Lopez and Karen M. Lopez, husband and wife and Calvin Dekruyf and Alice Ruth Dekruyf, husband and wife.

Recorded: October 5, 1999

Instrument No.: 995099

(Covers Section 33 and additional property not included herein)

14. A Financing Statement filed in the Office of the County Recorder showing:

Debtor: David Veenhouwer and Tobie Veenhouwer

Secured Party: Metropolitan Life Insurance Company

Recorded: April 4, 2005

Instrument No.: 2051773

Amendment recorded November 16, 2009 as Instrument No. 2095581.

Amendment recorded February 18, 2014 as Instrument No. 2140547.

Amendment recorded February 18, 2014 as Instrument No. 2140549.

File Number: 23479806 ALTA Commitment (7/1/21)

Amendment recorded March 5, 2015 as Instrument No. 2150814.

Continuation recorded October 18, 2019 as Instrument No. 2194980.

15. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in a Statement of Intent to Declare Manufactured Home as Real Property.

Recorded: July 10, 2007

- Instrument No.: 2074117
16. A Financing Statement filed in the Office of the County Recorder showing:
Debtor: David Veenhouwer and Tobie Veenhouwer
Secured Party: Metropolitan Life Insurance Company
Recorded: January 22, 2008
Instrument No.: 2080369
Amendment recorded November 26, 2012 as Instrument No. 2125104.
Amendment recorded February 18, 2014 as Instrument No. 2140541.
Amendment recorded February 18, 2014 as Instrument No. 2140543.
Amendment recorded August 24, 2017 as Instrument No. 2173189.
Amendment recorded September 6, 2022 as Instrument No. 2224163.
17. Stipulations contained in Agriculture Site Zoning Permit for a Farm Equipment Storage located on Tax 10A of NE¼NE¼ of Section 33, Township 8 South, Range 16 East Boise Meridian,
Recorded: July 10, 2013
Instrument No.: 2133170
18. Mortgage, Assignment of Rents, Security Agreement and Fixture Filing to secure an indebtedness as shown below and any other obligations secured thereby:
Amount: \$4,700,000.00
Mortgagor: Veenhouwer Family Farms, LLC, an Idaho limited liability company, and Veenhouwer Family Dairy, LLC, an Idaho limited liability company
Mortgagee: Metropolitan Life Insurance Company, a New York corporation
Dated: May 24, 2018
Recorded: May 25, 2018
Instrument No.: 2182124
Assignment of Mortgage, recorded February 4, 2022 as Instrument No. 2220553.
First Amendment to Mortgage, recorded February 4, 2022 as Instrument No. 2220555.
19. Assignment of Bonuses, Rentals and Royalties - Oil, Gas and Minerals
Mortgagor: David Veenhouwer and Tobie Veenhouwer, husband and wife, David Lee Veenhouwer, Jr. and Melissa Veenhouwer, husband and wife, Veenhouwer Family Farms, LLC, an Idaho limited liability company and Veenhouwer Family Dairy, LLC, an Idaho limited liability company
Mortgagee: Metropolitan Life Insurance Company, a New York corporation
Recorded: May 25, 2018
Instrument No.: 2182125
20. Intercreditor Agreement by and between Rabo Agrifinance, LLC, a Delaware limited liability company, formerly known as Rabo Agrifinance, Inc., a Delaware corporation and Metropolitan Life Insurance Company, a New York corporation
Recorded: May 25, 2018
Instrument No.: 2182126
First Amendment to Intercreditor Agreement, recorded March 15, 2022 as Instrument No. 2221264.

21. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in a Statement of Intent to Declare Manufactured Home as Real Property.

Recorded: July 10, 2007

Instrument No.: 2080369

DATED this 25 day of April, 2024.

"GRANTOR"

VEENHOUWER FAMILY FARMS, LLC

An Idaho limited liability company



DAVID VEENHOUWER, Managing Member

STATE OF IDAHO)

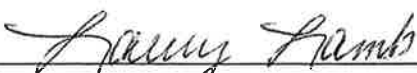
ss:

County of Jerome)

On this 25 day of April, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DAVID VEENHOUWER, as Managing Member of VEENHOUWER FAMILY FARMS, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.





NOTARY PUBLIC for Idaho
Residing at: Jerome, ID
Commission Expires: 04/02/2028



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

July 25, 2024

CROSSBRED DAIRY
2930 S 2300 E
WENDELL ID 83355-3150

Re: Change in Ownership for Water Right No(s): 36-7255, 36-8060, 36-8222, 36-8224, 36-8422,
and 36-11098

Re: Notice of Security Interest for Water Right No(s): 36-8224

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department also acknowledges receipt of correspondence adding security interest to water right 36-8224 to MetLife Real Estate Lending LLC, c/o MetLife Investment Management LLC. The Department has modified its records and has enclosed a computer-generated report for you.

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

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

If you have any questions concerning the enclosed information, please contact me at (208) 293-9908.

Sincerely,

Denise Maline

Administrative Assistant 1

Enclosure(s)

c: TitleOne, Burley, ID (File #23479806)
MetLife Real Estate Lending LLC, Fresno, CA (36-8224)
Water District 130



211 W. 13th St.
P. O. Box 177
Burley, ID 83318
Ph. 208-878-3524
www.titleonecorp.com

ID Dept. of Water Resources
650 Addison Ave. West, Ste. 500
Twin Falls, ID 83301

RECEIVED
MAY 13 2024
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: 05/10/2024

Escrow No. 23479806 Crossbred Dairy/Veenhouwer Family Farms, LLC

Dear Clerk:

Enclosed with this letter please find the following documents in connection with the above referred to transaction:

- The original executed Notice of Change in Water Right Ownership
- A copy of the recorded Warranty Deed
- TitleOne check no. 51562
- The original executed Notice of Security Interest in a Water Right
- A copy of the recorded Mortgage and Assignment of Rents
- TitleOne check no. 51563

Please make the necessary changes in the records to indicate the new Owner. Please send a receipted copy to this office.

Should you have any questions, please contact Ashley Martinkus at the number listed above.

Best regards,
TITLEONE

Nancy Garrett
Ag Escrow Assistant

AR/nrg
Enc.
FedEx