

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP


RECEIVED
JUL 24 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?	Lensed to Water Supply Bank?	Water Right/Claim No.	Split?	Lensed to Water Supply Bank?
See attached	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: JK Potatoes, 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 Ave 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.
5. Date you acquired the water rights and/or claims listed above: June 26, 2024
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 Title, if applicable _____ Date _____
Signature of new owner/claimant
Michael Stockburger
Print name

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

Received by SC Date 7/24/2024 For IDWR Office Use Only: Receipt No. 5040303 Receipt Amt. \$350
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 AS Date 9-11-24

LIST OF WATER RIGHTS

Water Right
Number

36-16554
36-16553
36-8624
36-7934
36-8432
36-15170A
36-15536
36-196
36-15167A
36-16555
36-16552
36-7523
36-17065
36-7835

LINCOLN COUNTY
Recorded for:
TITLEONE - BURLEY
08:09:01 AM 07-23-2024
0000209529
No. Pages 11 Fee: \$15.00
Cindi Slevers
County Clerk
Deputy: SC
Electronically Recorded by Simplifile

Recorded For:

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

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **JK POTATOES 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 and Lincoln 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:

JK Potatoes, LLC, an Idaho limited liability company

By: Jentsch-Kearl Farms, Member

By: [Signature]
Darek J. Jentsch, Authorized Agent

State of Idaho, County of Minidoka, ss.

On this 26 day of June in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Darek J. Jentsch known or identified to me to be the Authorized Agent of JK Potatoes, LLC, 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.

[Signature]
Notary Public
Residing at: Rupert Id
My Commission Expires: 8-4-2029
(seal)



EXHIBIT A

Legal Description of Real Property

Legal Description for Parcels in Minidoka County

PARCEL NO. 1: Commonly known as Parcel (RP07S25E060000) Home. More specifically described as:

TOWNSHIP 7 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 5: Lot 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 6: ALL

PARCEL NO. 2: Commonly known as Parcel (RP06S24E330000) Harris. More specifically described as:

TOWNSHIP 6 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 33: E $\frac{1}{2}$

PARCEL NO. 3: Commonly known as Parcel (RP07S24E011200) Linear. More specifically described as:

TOWNSHIP 7 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 1: Lots 1, 2, 3 and 4 and the S $\frac{1}{2}$ N $\frac{1}{2}$

PARCEL NO. 4: Commonly known as Parcel (RP06S24E344800) Klosterman. More specifically described as:

TOWNSHIP 6 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 34: SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL NO. 5 Commonly known as Parcel (RP07S24E024810) Sec 2. More specifically described as:

Township 7 South, Range 24 East, Boise Meridian, Minidoka County, Idaho

Section 2: SW $\frac{1}{4}$

Legal Description for Parcels in Lincoln County

JK POTATOES - LINCOLN COUNTY

PARCEL NO. 1: (RP06S23E312400)

TOWNSHIP 6 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 31: Part of the W½, more particularly described as follows:

Beginning at the Southwest Corner of Section 31, said corner marked by a U.S. B.L.M.

aluminum pipe with cap on top which

shall be the Point of Beginning;

Thence North 00°00'57" East along the west line of Section 31 for a distance of 469.20 feet;

Thence South 89°59'03" East for a distance of 25.00 feet to a ½ inch rebar;

Thence South 89°59'03" East for a distance of 401.97 feet to a ½ inch rebar;

Thence along a non-tangent curve to the right for a distance of 191.65 feet to a ½ inch rebar, said curve having a radius of

1542.57 feet, a delta angle of 07°07'07", and a long chord bearing of North 40°34'03" West for a distance of 191.53 feet;

Thence North 17°53'02" West for a distance of 129.96 feet to a ½ inch rebar;

Thence North 01°52'51" East for a distance of 195.71 feet to a ½ inch rebar;

Thence North 24°07'21" West for a distance of 103.97 feet to a ½ inch rebar;

Thence North 57°18'59" West for a distance of 117.64 feet to a ½ inch rebar;

Thence North 89°59'03" West for a distance of 102.26 feet to a ½ inch rebar;

Thence North 89°59'03" West for a distance of 25.00 feet to the west line of Section 31;

Thence North 00°00'57" East along said line for a distance of 1548.66 feet to a U.S. G.L.O. iron pipe with brass cap on top at

the West quarter Corner of Section 31;

Thence North 00°04'46" West along said line for a distance of 2642.31 feet to an iron pipe at the Northwest Corner of

Section 31;

Thence South 89°53'12" East along the north line of Section 31 for a distance of 1715.51 feet to a U.S. B.L.M. aluminum

pipe with cap on top at the Northeast Corner of Government Lot 1;

Thence South 89°51'26" East along said line for a distance of 1321.14 feet to a U.S. B.L.M. aluminum pipe with cap on top at

the North quarter Corner of Section 31;

Thence South 00°08'40" East along the east line of the W½ of Section 31 for a distance of 5283.71 feet to a 5/8 inch rebar at

the South quarter Corner of Section 31;

Thence North 89°53'36" West along the south line of Section 31 for a distance of 185.50 feet to a 5/8 inch rebar at the

Northeast Corner of Section 4;

Thence North 89°51'45" West along said line for a distance of 2628.19 feet to a 3/4 inch rebar with 3 inch cap on top at the

North quarter Corner of Section 4;

Thence North 89°53'23" West along said line for a distance of 233.36 feet to the Point of Beginning.

EASEMENT NO. 1:

A non-exclusive perpetual easement for access, irrigation and irrigation equipment for the benefit of Parcel No. 1, more

particularly described as follows:

TOWNSHIP 6 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 31: Part of Government Lot 4, more particularly described as follows:

Beginning at the Southwest Corner of Section 31, said corner marked by a U.S. B.L.M.

aluminum pipe with cap on top;

Thence North 00°00'57" East along the west line of Section 31 for a distance of 1092.31 feet;

Thence South 89°59'03" East

for a distance of 25.00 feet to a ½ inch rebar; Thence South 89°59'03" East for a distance of
73.16 feet to the Point of

Beginning;

Thence South 89°59'03" East for a distance of 29.10 feet to a ½ inch rebar;

Thence South 57°18'59" East for a distance of 117.64 feet to a ½ inch rebar;

Thence South 24°07'21" East for a distance of 103.97 feet to a ½ inch rebar;

Thence South 01°52'51" West for a distance of 195.71 feet to a ½ inch rebar;

Thence along a non-tangent curve to the right for a distance of 391.35 feet, said curve having a
radius of 1505.00 feet, a

delta angle of 14°53'55", and a long chord bearing of North 24°52'48" West for a distance of
390.25 feet to the Point of

Beginning.

PARCEL NO. 2: (RP07S23E043005)

TOWNSHIP 7 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 4: Lots 1 and 2 and S½NE¼

PARCEL NO.3: (RP07S23E047200)

TOWNSHIP 7 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,
LINCOLN COUNTY, IDAHO

Section 4: SE¼

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.

TRACT A - MINIDOKA COUNTY

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 A&B Irrigation District and is subject to any assessments levied thereby.
10. The land described herein is located within the boundaries of the Minidoka Irrigation District and is subject to any assessments levied thereby.
11. The land described herein is located within the boundaries of the Magic Valley Ground Water District and is subject to any assessments levied thereby.

12. County Road Right-of-way and the rights of access thereto for maintenance.
13. An easement, including the terms and conditions thereof, and rights incidental thereto as reserved in Easement -Organization (Underground).

Purpose: Ingress and egress to install and maintain underground electric power line
Recorded: November 13, 2007
Instrument No: 493880
(Covers E½NE¼ of Section 6, Township 7 South, Range 25 East of the Boise Meridian)

14. An easement, including the terms and conditions thereof, for the purpose shown below and rights incidental thereto as reserved in Easement - Organization (Underground).

Purpose: Ingress and egress to install and maintain underground electric power line
Recorded: November 13, 2007
Instrument No: 493881
(Covers SW¼SE¼ of Section 6, Township 7 South, Range 25 East of the Boise Meridian)

15. An easement, including the terms and conditions thereof, for the purpose shown below and rights incidental thereto as reserved in Easement -

Organization (Underground).
Purpose: Ingress and egress to install and maintain underground electric power line
Recorded: November 13, 2007
Instrument No: 493882
(Covers E½NW¼ of Section 6, Township 7 South, Range 25 East of the Boise Meridian)

16. 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: February 28, 1961
Instrument No.: 148921
(Covers the E½SE¼ of Section 33 Township 6 South, Range 24 East of the Boise Meridian)

17. The effect of a Judgment, In the District Court of The Eleventh Judicial District of the State of Idaho, In and For The County of Minidoka, Civil Case No. 4820, I. G. Harris and Shirley M. Harris, husband and wife, and W. J. Garrett and Louise H. Garrett, husband and wife, Plaintiff, vs. The Idaho State Department of Reclamation and R. Keith Higgenson, State Reclamation Engineer, Defendants, and also ALL other persons Unknown Claiming A Prior Appropriators Right to Underground Water Utilized Upon the Real Property Described in the Complaint, and Appurtenant thereto, and adverse to the Establishment by the Plaintiffs of a Priority Right To Withdrawal and use of the

Ground Water as of the Date, And in the amount set out in the complaint, Defendants,

Recorded: January 6, 1967
Instrument No. 187699

(Wherein judgment was entered January 5, 1967 in favor of the Plaintiff's, wherein it is hereby ordered, adjudged and decreed to Plaintiffs for the irrigation of and domestic purposes of those certain lands situated in Minidoka County, Idaho; the use of six cubic feet per second of time (three hundred miners inches) of the underground waters diverted on the approximate center of the E½ of Section 33 Township 6 South, Range 24 East, Boise Meridian, with a priority of June 22, 1960)

18. An easement, including the terms and conditions thereof, and rights incidental thereto as set forth in a/an Easement for Construction and

Maintenance of Highway.

Granted to: Minidoka County Highway District

Recorded: March 19, 1992

Instrument No.: 401145

(Covers the South 25 feet of the E½ of Section 33, Township 6 South, Range 24 East of the Boise Meridian)

19. An easement, including the terms and conditions thereof, and rights incidental thereto as set forth in a/an Easement for Construction and Maintenance of Highway.

Granted to: Minidoka County Highway District

Recorded: March 19, 1992

Instrument No.: 401148

(Covers the North 25 feet of Section 1, Township 7 South, Range 24 East of the Boise Meridian and additional property not included herein)

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

Granted to: Project Mutual Telephone Cooperative Association

Recorded: April 17, 1957

Instrument No.: 127659

(Covers Unit A 3, Section 3. Township 8 South, Range 24 East of the Boise Meridian)

21. 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: June 27, 1973

Instrument No.: 234824

(Covers the NW¼SW¼ of Section 2, Township 7 South, Range 24 East of the Boise Meridian)

22. An easement, including the terms and conditions thereof, and rights incidental thereto as set forth in a/an Easement - Individual (Underground).

Granted to: Idaho Power Company

Recorded: January 24, 2003

Instrument No.: 463441

(Covers a portion of the SW¼SW¼ of Section 2, Township 7 South, Range 24 East of the Boise Meridian)

23. An easement, including the terms and conditions thereof, and rights incidental thereto as set forth in a/an Project Mutual Telephone Company Easement.

Granted to: Project Mutual Telephone Company, Inc.

Recorded: September 3, 2003

Instrument No.: 467912

(Covers part of the SW¼ of Section 2, Township 7 South, Range 24 East of the Boise Meridian)

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

Easement for Construction and Maintenance of Highway.

Granted to: Minidoka County Highway District

Purpose: Right of Way Easement

Recorded: March 19, 1992

Instrument No.: 401146

(34-6-24)

25. 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: December 16, 1994

Instrument No.: 416210

(34-6-24)

26. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded August 7, 1996 as Instrument No. 425315, records of Minidoka County, Idaho. (34-6-24)

TRACT B - LINCOLN COUNTY

Special Warranty Deed - 9

167942505.1

27. Power Line Easement, including the terms and conditions thereof, to Idaho Power Company, a corporation,

Dated: January 25, 1965

Recorded: August 16, 1965

Instrument No.: 117327

(Covers the S½NW¼ of Section 31, Township 6 South, Range 23 East of the Boise Meridian)

28. Reservation contained in Patent given by the United States of America, to Ronald Edward MacKenzie,

Dated: August 16, 1965

Recorded: October 7, 1965

Instrument No.: 117465

(Reserving a road right-of-way 25 feet in width along Lots 1, 2, 3, and 4 of Section 31, Township 6 South, Range 23 East of the Boise Meridian)

29. Reservation contained in Patent given by the United States of America to Robert L. Hisaw and Edna Hisaw,

Dated: August 5, 1966

Recorded: December 27, 1971

Instrument No.: 125306

(Reserving oil and gas rights on the NE¼NW¼ of Section 31, Township 6 South, Range 23 East of the Boise Meridian)

30. Power Line Easement, including the terms and conditions thereof, to Idaho Power Company, a corporation,

Dated: April 14, 1973

Recorded: January 31, 1974

Instrument No.: 128391

(Covers the NE¼SE¼ of Section 4, Township 7, South, Range 23 East of the Boise Meridian)

31. Power Line Easement, including the terms and conditions thereof, to Idaho Power Company, a corporation,

Dated: October 23, 2002

Recorded: January 23, 2003

Instrument No.: 174117

(Covers the NE¼NW¼ and SE¼NW¼ of Section 31, Township 6 South, Range 23 East of the Boise Meridian, Lincoln County, Idaho)

32. Power Line Easement, including the terms and conditions thereof, to Idaho Power Company, a corporation,

Dated: November 11, 2002

Recorded: January 23, 2003

Instrument No.: 174118

(Covers the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4, Township 7 South, Range 23 East of the Boise Meridian)

33. Terms, conditions, easements and, obligations, if any, contained in Warranty Deed by and between RJ L.L.C., an Idaho limited liability company and Young Farm LLC, a Delaware limited liability company.

Recorded: December 23, 2015

Instrument No: 196956



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: 36-196, 36-7523, 36-7835, 36-7934, 36-8432, 36-8624, 36-15167A, 36-15170A, 36-15536, 36-16552, 36-16553, 36-16554, 36-16555 & 36-17065

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



TitleOne
a title & escrow co.

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. 24507755

Greetings,

Enclosed please find the following:

- TitleOne Check No. 52566 in the amount of \$350.00
- Notice of Change in Water Right Ownership
- Copy of original executed Warranty Deed, recorded in Minidoka and Lincoln County

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

Best Regards,
TITLEONE


Ashley Martinkus
Ag Escrow Assistant

AR/am
Enc.
Fedex