

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
JUL 16 2024

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?
See Attache Exhibit 'A'	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: Oak Valley Land Company, LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Idaho Agri Investments, LLC an Idaho limited liability company
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
7 Cobblestone Way Suite #3, P.O. Box 609 342 Turner Clarion IA ME 04282 50525-0342
Mailing address City State Zip
515-851-0831 plarson@wrightcountyega.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: June 20, 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: Patsy Anne Larson, Manager Manager 6/21/2024
Signature of new owner/claimant Title, if applicable Date
Patsy Anne Larson
Print name
Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

SUPPORT DATA

IN FILE # 45-7237

Received by SG Date 7/16/2024 For IDWR Office Use Only: Receipt No. 3040290 Receipt Amt. \$950
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 [Signature] Date 8-5-24

EXHIBIT A-1 **WATER RIGHTS**

The following decreed irrigation, stock water, commercial and domestic water rights:

Owner	Water Right #		
OAK VALLEY LAND CO LLC	45-13924	45-	13924
OAK VALLEY LAND CO LLC	45-13926	45-	13926
OAK VALLEY LAND CO LLC	45-13928	45-	13926
OAK VALLEY LAND CO LLC	45-14167	45-	13928
OAK VALLEY LAND CO LLC	45-14169	45-	14167
OAK VALLEY LAND CO LLC	45-13930	45-	14169
OAK VALLEY LAND CO LLC	45-13932	45-	14169
OAK VALLEY LAND CO LLC	45-13934	45-	13930
OAK VALLEY LAND CO LLC	45-13936	45-	13932
OAK VALLEY LAND CO LLC	45-13938	45-	13932
OAK VALLEY LAND CO LLC	45-14306	45-	13934
OAK VALLEY LAND CO LLC	45-14308	45-	13936
OAK VALLEY LAND CO LLC	45-14310	45-	13936
OAK VALLEY LAND CO LLC	45-13919	45-	13938
OAK VALLEY LAND CO LLC	45-13921	45-	14306
OAK VALLEY LAND CO LLC	45-13923	45-	14308
OAK VALLEY LAND CO LLC	45-13925	45-	14308
OAK VALLEY LAND CO LLC	45-13927	45-	14310
OAK VALLEY LAND CO LLC	45-13929	45-	13919
OAK VALLEY LAND CO LLC	45-13931	45-	13919
OAK VALLEY LAND CO LLC	45-14168	45-	13921
OAK VALLEY LAND CO LLC	45-14170	45-	13923
OAK VALLEY LAND CO LLC	45-13933	45-	13925
OAK VALLEY LAND CO LLC	45-13935	45-	13925
OAK VALLEY LAND CO LLC	45-13937	45-	13927
OAK VALLEY LAND CO LLC	45-13939	45-	13929
OAK VALLEY LAND CO LLC	45-13934	45-	13931
OAK VALLEY LAND CO LLC	45-14005	45-	14168
		45-	14170
		45-	13933
		45-	13935
		45-	13937
		45-	13939
		45-	13984
		45-	14005

List continued, the following decreed irrigation, stock water, commercial and domestic water rights:

Water Right #	
	45-13941
	45-13943
	45- ~~13945~~ -13945
	45-14533
	45-14307
	45-14309
	45-14311
	45-13985
	45-14006
	45-7237

**Recording Requested By and
When Recorded Return to:**

**Idaho Agri Investments LLC
PO Box 342
Clarion, Iowa 50525-0342**

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated June 21, 2024, is between OAK VALLEY LAND COMPANY, L.L.C., an Idaho limited liability company ("**Oak Valley Land**"), OAK VALLEY NORTHSIDE LAND HOLDINGS, LLC, an Idaho limited liability company ("**Oak Valley Holdings**", and together with Oak Valley Land are collectively "**Grantor**", and IDAHO AGRICULTURE INVESTMENTS LLC, an Idaho limited liability company ("**Grantee**"), whose mailing address is PO Box 342, Clarion, IA 50525-0342.

WITNESSETH:

For value received Grantor does hereby bargain, sell, and convey to Grantee the following described real property situate in the County of Cassia, State of Idaho, to wit:

Described on attached EXHIBIT "A".

TOGETHER WITH all buildings, structures and improvements thereon, if any, water and water rights thereto, if any, and any rights of ways, easements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, and the remainder and remainders thereof and the rents, issues and profits thereof (collectively the "**Premises**").

TO HAVE AND TO HOLD said Premises unto Grantee's successors and assigns forever.

Grantor makes no covenants or warranties with respect to title to the Premises, express or implied, other than (i) that previous to the date of this instrument, Grantor has not conveyed the same estate or any right, title or interest therein to any person other than Grantee and (ii) Grantor hereby covenants with Grantee that the Premises at the execution of this instrument are free from all encumbrances done, made or suffered by Grantor or any person claiming under Grantor, SUBJECT TO (a) reservations or restrictions in federal patents or state deeds or in laws providing for such patents or deeds, and (b) to all easements, restrictions, agreements or other matters of record or appearing from a survey or inspection of the Premises as of the date of this instrument or which would be disclosed by a survey or inspection of the Premises; and (c) the Permitted Encumbrances as set forth on the attached **Exhibit "B"**.

IN WITNESS WHEREOF, Grantor has duly executed this Special Warranty Deed as of the day and year herein first above written.

GRANTOR:
OAK VALLEY LAND COMPANY, L.L.C.

By: 
Ashlyn J. Brown fka
Ashlyn J. Aardema-Brown
Title: Manager

OAK VALLEY NORTHSIDE LAND HOLDINGS, LLC

By: 
Ashlyn J. Brown fka
Ashlyn J. Aardema-Brown
Title: Manager

STATE OF IDAHO)
County of Cassia) ss.

On this 20 day of June, 2024, before me, Annette Roth,
a Notary Public in and for said State, personally appeared Ashlyn J. Brown, as Manager of Oak Valley Land Company, L.L.C., an Idaho limited liability company, and Oak Valley Northside Land Holdings, LLC, an Idaho limited liability company, known or identified to me to be 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 in this certificate first above written.



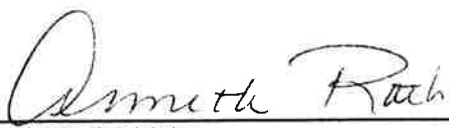

Notary Public for Idaho
Residing at Rupert, Id
My commission expires 8.4.2029

**EXHIBIT A TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF PROPERTY**

A parcel of real property located in Cassia County, Idaho, more particularly described as follows:

Legal Description:

TRACT A - CASSIA COUNTY

PARCEL NO. 1:
TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 19: All, EXCEPT the following described tracts:

Tract No. 1:

Beginning at the North section corner of said Section 19, said corner marked by a 5/8 inch rebar; thence South 89°45'45" West along the North line of Section 19 for a distance of 235.52 feet to a 1/2 inch rebar which shall be the Point of Beginning;
Thence South 57°18'10" West for a distance of 246.13 feet to a 1/2 inch rebar;
Thence South 03°09'35" West for a distance of 62.62 feet to a 1/2 inch rebar;
Thence South 63°05'13" West for a distance of 75.18 feet to a 1/2 inch rebar;
Thence North 75°54'21" West for a distance of 500.89 feet to a 1/2 inch rebar;
Thence North 00°35'32" West for a distance of 104.37 feet to a 1/2 inch rebar on the North line of Section 19;
Thence North 89°45'45" East along the North line of Section 19 for a distance of 764.51 feet to the Point of Beginning.

Tract No. 2:

Beginning at the West 1/4 Corner of Section 19, said corner marked by a U.S. GLO iron pipe with brass cap; Thence North 00°08'06" West along the west line of Section 19 for a distance of 705.77 feet; Thence South 89°40'10" East for a distance of 4434.48 feet to a 1/2 inch rebar which shall be the Point of Beginning;
Thence South 89°40'10" East for a distance of 245.83 feet to a 1/2 inch rebar;
Thence South 02°01'20" East for a distance of 39.99 feet to a 1/2 inch rebar;
Thence North 89°34'34" East for a distance of 445.52 feet to a 1/2 inch rebar;
Thence South 00°04'22" East for a distance of 433.00 feet to a 1/2 inch rebar;
Thence South 87°37'28" West for a distance of 692.81 feet to a 1/2 inch rebar;
Thence North 00°07'27" West for a distance of 499.80 feet to the Point of Beginning.

Section 20: SW1/4

PARCEL NO. 2:
TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 13: ALL, EXCEPT the NE1/4NE1/4, ALSO EXCEPT the following described tracts:

Tract No. 1:

Beginning at the West Quarter Corner of said Section 13;
Thence North 0°16'00" West for 190 feet to a point;
Thence East for 545 feet to a point;
Thence South 62°00' East for 503 feet to a point;
Thence South 61°30' West for 639.6 feet to a point;
Thence West for 427 feet more or less to a point on the West section line of said Section 13;
Thence North 0°16'00" West for 355 feet to the Point of Beginning.

Tract No. 2:

Beginning at the Northwest corner of said Section 13, said corner marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence South 89°58'45" East along the North line of Section 13 for a distance of 1531.21 feet;
Thence South 89°05'08" West for a distance of 1531.33 feet to the West line of Section 13;
Thence North 00°10'19" West along the West line of Section 13 for a distance of 25.00 feet to the Point of Beginning.

[continued next page]

[continuing - 2]

Tract No. 3

Beginning at the North Quarter Corner of Section 13 said corner marked by a 5/8 inch rebar with a 3 inch cap which shall be the Point of Beginning;

Thence South 89°59'51" East along the north line of Section 13 for a distance of 18.62 feet to a 1/2 inch rebar;

Thence South 00°00'17" West for a distance of 173.52 feet to a 1/2 inch rebar;

Thence North 89°59'43" West for a distance of 251.05 feet to a 1/2 inch rebar;

Thence North 00°00'17" East for a distance of 173.52 feet to a 1/2 inch rebar on the North line of Section 13;

Thence South 89°59'43" East along said line for a distance of 232.43 feet to the Point of Beginning.

**TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 14: ALL, EXCEPTING THEREFROM the following described tracts:

Tract No. 1:

Beginning at the Northeast corner of the NE 1/4 SE 1/4 of said Section 14; Thence South 0°16'00" East along section line for 692.66 feet to a point which shall be the True Point of Beginning;

Thence South 0°16'00" East along section line for 357.34 feet to a point;

Thence Westerly parallel with the North line of said NE 1/4 SE 1/4 for 400.00 feet to a point;

Thence North 0°16'00" West for 357.34 feet to a point;

Thence Easterly parallel with the North line of said NE 1/4 SE 1/4 for 400.00 feet to the True Point of Beginning.

Tract No. 2:

Beginning at the Northeast corner of Section 14 marked by a 5/8 inch rebar with an aluminum cap;

Thence along the east side of Section 14, South 00°13'45" East for a distance of 1016.76 feet to a 5/8 inch rebar;

Thence South 89°46'15" West for a distance of 132.35 feet to a 5/8 inch rebar marking the beginning of a curve concave to the southwest having a radius of 1274.32 feet and a central angle of 52°10'48" and being subtended by a chord which bears North 37°26'58" West for a distance of 1120.85 feet;

Thence northerly and northwesterly along said curve, an arc distance of 1160.54 feet to a 5/8 inch rebar;

Thence North 00°14'32" East for a distance of 130.88 feet to the intersection with the north line of Section 14 marked by a 5/8 inch rebar;

Thence along the north line of Section 14 South 89°45'28" East for a distance of 809.28 feet to the Point of Beginning.

Section 15: E 1/2

Section 23: E 1/2

Section 24: W 1/2, W 1/2 E 1/2, NE 1/4 NE 1/4 SAVE AND EXCEPT the following described:

Beginning at the West 1/4 Corner of Section 24, said corner marked by a 5/8 inch rebar with a 3 inch aluminum cap on top; Thence North 00°15'16" West along the west line of Section 24 for a distance of 925.43 feet; Thence North 89°44'44" seconds East for a distance of 1588.38 feet to a 1/2 inch rebar which shall be the Point of Beginning;

Thence South 89°31'59" East for a distance of 246.57 feet to a 1/2 inch rebar;

Thence South 00°18'26" West for a distance of 66.20 feet to a 1/2 inch rebar;

Thence South 89°42'31" East for a distance of 716.11 feet to a 1/2 inch rebar;

Thence South 03°42'00" East for a distance of 84.59 feet;

Thence South 30°38'10" West for a distance of 127.46 feet;

Thence South 75°59'20" West for a distance of 97.70 feet;

Thence South 04°46'43" West for a distance of 528.25 feet;

Thence South 54°01'43" West for a distance of 63.38 feet to a 1/2 inch rebar;

Thence South 89°43'45" West for a distance of 714.49 feet to a 1/2 inch rebar;

Thence North 00°07'06" East for a distance of 856.61 feet to the Point of Beginning.

Section 24: Part of the E 1/2 SE 1/4 described as follows:

Beginning at the Southwest corner of the E 1/2 SE 1/4;

Thence running East along the South boundary of said E 1/2 SE 1/4 660 feet;

Thence running Northwesterly to the Southwest corner of the SE 1/4 NE 1/4;

Thence running South along the West boundary of said E 1/2 SE 1/4 to the Southwest corner of said E 1/2 SE 1/4 to the Point of Beginning.

[continued next page]

[continuing - 3]

EASEMENT NO. 1:

An easement for a buried PVC irrigation pipeline for the benefit of Section 24, Township 11 South, Range 21 East of the Boise Meridian as created by Agreement and Grant of Easement For An Irrigation pipeline by and between Glen E Larson and Carol Larson, husband and wife, Grantor, and Glen R. Kunau and Dona Kunau, husband and wife, Water User, dated March 27, 1996 and recorded April 12, 1996 as Instrument No. 242187 on Film No. 275, records of Cassia County, Idaho, across the following described parcel:

**TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 18: Part of the SW $\frac{1}{4}$, described as follows:

Beginning at a point on section line 1532.64 feet North 0°14' West from the Southwest corner of said Section 18, which shall be the True Point of Beginning;

Thence North 0°14' West along section line for 1121.88 feet to a point;

Thence North 89°46' East for 2704.02 feet to a point;

Thence South 45°18' West for 1603.37 feet to a point;

Thence South 89°45' West for 1560.91 feet to the True Point of Beginning.

PARCEL NO. 3:

**TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 17: S $\frac{1}{2}$

Section 20: E $\frac{1}{2}$, NW $\frac{1}{4}$

Section 18: SE $\frac{1}{4}$

PARCEL NO. 4:

**TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 23: W $\frac{1}{2}$

Section 22: E $\frac{1}{2}$, EXCEPTING THEREFROM, the following described tract:

Commencing at the Northwest corner of said E $\frac{1}{2}$;

Thence East 100 feet along the North boundary line to a point;

Thence Southwesterly 141.2 feet, more or less, to a point which is 100 feet South from the Northwest corner;

Thence North along the West boundary line 100 feet to the Point of Beginning.

PARCEL NO. 5:

**TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 22: W $\frac{1}{2}$ and a parcel in the Northwest corner of the E $\frac{1}{2}$ of said Section 22, described as follows:

Commencing at the Northwest corner of said E $\frac{1}{2}$;

Thence East 100 feet along the North boundary line to a point;

Thence Southwesterly 141.2 feet, more or less, to a point which is 100 feet South from the Northwest corner;

Thence North along the West boundary line 100 feet to the Point of Beginning.

PARCEL NO. 6:

**TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 13: Part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and part of NW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Beginning at the West quarter corner of said Section 13;

Thence North 0°16'00" West for 190 feet to a point;

[continued next page]

[continuing - 4]

Thence East for 545 feet to a point;
Thence South 62°00' East for 503 feet to a point;
Thence South 61°30' West for 639.6 feet to a point;
Thence West for 427 feet more or less to a point on the West section line of said Section 13;
Thence North 0°16'00" West for 355 feet to the Point of Beginning.

PARCEL NO. 7:
TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 14: Part of the NE¼SE¼, more particularly as follows:

Beginning at the Northeast corner of the NE¼SE¼ of said Section 14; Thence South 0°16'00" East along section line for 692.66 feet to a point which shall be the True Point of Beginning;
Thence South 0°16'00" East along section line for 357.34 feet to a point;
Thence Westerly parallel with the North line of said NE¼SE¼ for 400.00 feet to a point;
Thence North 0°16'00" West for 357.34 feet to a point;
Thence Easterly parallel with the North line of said NE¼SE¼ for 400.00 feet to the True Point of Beginning.

PARCEL NO. 8:
TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 19: Part of the N¼, more particularly described as follows:

Beginning at the North quarter section corner of said Section 19, said corner marked by a 5/8 inch rebar; thence South 89°45'45" West along the North line of Section 19 for a distance of 235.52 feet to a ½ inch rebar which shall be the Point of Beginning;
Thence South 57°18'10" West for a distance of 246.13 feet to a ½ inch rebar;
Thence South 03°09'35" West for a distance of 62.62 feet to a ½ inch rebar;
Thence South 63°05'13" West for a distance of 75.18 feet to a ½ inch rebar;
Thence North 75°54'21" West for a distance of 500.89 feet to a ½ inch rebar;
Thence North 00°35'32" West for a distance of 104.37 feet to a ½ inch rebar on the North line of Section 19;
Thence North 89°45'45" East along the North line of Section 19 for a distance of 764.51 feet to the Point of Beginning.

PARCEL NO. 9:
TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: A parcel beginning at a point on section line 1560.91 feet North 89°45' East from the Southwest corner of said Section 18, which shall be the True Point of Beginning;

Thence North 0°14' West for 1532.64 feet to a point;
Thence North 45°18' East for 1603.37 feet to a point;
Thence South 0°10' East for 2655.5 feet to a point on section line;
Thence South 89°45' West along section line for 1141.13 feet to the True Point of Beginning.

LESS, the following described tract:

Part of the SE¼SW¼, described as follows:

Beginning at the Southwest corner of said Section 18; Thence North 89°45' East for 1560.91 to the True Point of Beginning;
Thence North 0°14' West for 1532.64 feet to a point;
Thence North 45°13' East for 616.2 feet to a point;
Thence South 0°10' East for 1953 feet more or less to a point on the South Section line of said Section 18;
Thence South 89°45' West for 450 feet to the True Point of Beginning.

[continued next page]

[continuing – 5]

PARCEL NO. 10:
TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: Part of the SW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Southwest corner of said Section 18, which shall be the True Point of Beginning;
Thence North 0°14' West along section line for 1532.64 feet to a point;
Thence North 89°54' East for 1560.91 feet to a point;
Thence South 0°14' East for 1532.64 feet to a point on section line;
Thence South 89°45' West along section line for 1560.91 feet to the True Point of Beginning.

PARCEL NO. 11:
TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: Part of the SE $\frac{1}{4}$ /SW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Southwest corner of said Section 18; thence North 89°45' East for 1560.91 feet to the True Point of Beginning;
Thence North 0°14' West for 1532.64 feet to a point;
Thence North 45°13' East for 616.2 feet to a point;
Thence South 0°10' East for 1953 feet more or less, to a point on the South Section line of said Section 18;
Thence South 89°45' West for 450 feet, more or less to the True Point of Beginning.

PARCEL NO. 12:
TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 14: Part of the NE $\frac{1}{4}$ /NE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Northeast corner of Section 14 marked by a 5/8 inch rebar with an aluminum cap, which shall be the Point of Beginning;
Thence along the east side of Section 14, South 00°13'45" East for a distance of 1016.76 feet to a 5/8 inch rebar;
Thence South 89°46'15" West for a distance of 132.35 feet to a 5/8 inch rebar marking the beginning of a curve concave to the southwest having a radius of 1274.32 feet and a central angle of 52°10'48" and being subtended by a chord which bears North 37°26'58" West for a distance of 1120.85 feet;
Thence northerly and northwesterly along said curve, an arc distance of 1160.54 feet to a 5/8 inch rebar;
Thence North 00°14'32" East for a distance of 130.88 feet to the intersection with the north line of Section 14 marked by a 5/8 inch rebar;
Thence along the north line of Section 14 South 89°45'28" East for a distance of 809.28 feet to the Point of Beginning.

PARCEL NO. 13:
TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 24: Part of the SE $\frac{1}{4}$ /SE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Southeast corner of said Section 24, said corner marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence North 89°35'34" West along section line for a distance of 664.41 feet to a 1/2 inch rebar, said rebar lying South 89°35'34" East along the section line for 660.00 feet from the Southwest corner of the E $\frac{1}{4}$ /SE $\frac{1}{4}$;
Thence North 13°57'52" West (Northwesterly towards the Southwest corner of the SE $\frac{1}{4}$ /NE $\frac{1}{4}$) for a distance of 560.01 feet to a 1/2 inch rebar;
Thence South 89°35'34" East for a distance of 799.92 feet to a 1/2 inch rebar on section line;
Thence South 00°02'00" West along section line for a distance of 479.90 feet to an iron pipe with brass cap at the Southwest corner of Section 19, in Township 11 South, Range 22 East of the Boise Meridian;
Thence South 00°04'36" West along section line for a distance of 62.60 feet to the Point of Beginning.

[continued next page]

[continuing – 6]

PARCEL NO. 14:
TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO

Section 12: Part of the SE $\frac{1}{4}$ /SW $\frac{1}{4}$, more particularly described as follows:

Beginning at the South $\frac{1}{4}$ corner of Section 12, said corner marked by a 5/8 inch rebar with a 3 inch cap; Thence North 89°59'43" West along the south Section line of Section 12 for a distance of 232.43 feet to a $\frac{1}{2}$ inch rebar which shall be the Point of Beginning;
Thence North 89°59'43" West continuing along said south Section line for a distance of 889.65 feet;
Thence North 89°04'13" East along the south right-of-way of the county road for a distance of 889.77 feet;
Thence South 00°00'17" West for a distance of 14.51 feet to the Point of Beginning.

PARCEL NO. 15:
TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO

Section 12: Part of the SW $\frac{1}{4}$ /SE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Southeast corner of the SW $\frac{1}{4}$ /SE $\frac{1}{4}$ of Section 12, which shall be the Point of Beginning;
Thence North 89°59'51" West along the south section line of Section 12 for a distance of 1308.01 feet to a $\frac{1}{2}$ inch rebar;
Thence North 00°00'17" East for a distance of 18.61 feet to the south right-of-way of a county road;
Thence North 89°04'13" East along said right-of-way for a distance of 1308.51 feet;
Thence South 00°27'56" West for a distance of 39.89 feet to the Point of Beginning.

PARCEL NO. 16:
TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: N $\frac{1}{2}$ SAVE AND EXCEPT the following described tract:

Beginning at the Northeast corner of Section 18, said corner marked by a 5/8 inch rebar which shall be the Point of Beginning;
Thence South 00°06'47" East along the East line of Section 18 for a distance of 25.00 feet;
Thence South 89°54'53" West for a distance of 2662.21 feet;
Thence South 89°12'54" West for a distance of 2705.98 feet to the West line of Section 18;
Thence North 00°27'49" East along the West line of Section 18 for a distance of 50.00 feet;
Thence North 89°12'54" East for a distance of 1234.96 feet to the North line of Section 18;
Thence South 89°59'21" East along the North line of Section 18 for a distance of 1470.40 feet to a 5/8 inch rebar at the North quarter section corner of Section 18;
Thence South 89°59'13" East along the North line of Section 18 for a distance of 2662.24 feet to the Point of Beginning.

PARCEL NO. 17:
TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 18: Part of the SW $\frac{1}{4}$, more particularly described as follows:

Beginning at a point on section line 1532.25 feet North 00°13'59" West (1532.64 feet North 0°14' West, rec.) from the Southwest corner of said Section 18, which shall be the True Point of Beginning;
Thence North 00°13'59" West (North 0°14' West, rec.) along section line for 1035.72 feet (1121.88 feet, rec.) to a point;
Thence North 00°07'48" West for a distance of 85.87 feet to the West $\frac{1}{4}$ corner of Section 18;
Thence North 89°41'13" East (North 89°46' East, rec.) for 2702.40 feet (2704.02 feet, rec.) to a point;
Thence South 45°13'10" West (South 45°18' West, rec.) for 1602.21 feet (1603.37 feet, rec.) to a point;
Thence South 89°42'54" West (South 89°45' West, rec.) for 1560.71 feet (1560.91 feet, rec.) to the True Point of Beginning.

EASEMENT NO. 2:
A perpetual easement by and between Oak Valley Land Company, L.L.C., an Idaho limited liability company, Grantor, and Oak Valley Heffers, LLC, an Idaho limited liability company, Grantee, dated December 5, 2012 and recorded December 6, 2012 as Instrument No. 2012-005579, records of Cassia County, Idaho, for location, use, access, management, maintenance and repair of pond and existing well/water line for the benefit of Parcel Nos. 10 and 11, more particularly described as follows:

[continued next page]

[continuing – 7]

**POND EASEMENT:
TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 18: Part of the SE¼, more particularly described as follows:

Beginning at the West ¼ corner of Section 18; Thence North 89°46' East for 2640.00 feet to a point, which shall be the True Point of Beginning;
Thence South 00°06'47" East for 200.00 feet to a point;
Thence North 89°46' East for 575.00 feet to a point;
Thence North 00°06'47" West for 200.00 feet to a point;
Thence South 89°46' West for 575.00 feet to the True Point of Beginning.

WELL/WATER LINE:
A 20.0 foot wide easement, extending 10.0 feet on either side of the following described centerline:

**TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 18: Part of the SW¼, more particularly described as follows:

Beginning at the Southwest corner of Section 18; Thence North 89°46' East for 2150.00 feet along the South section line of said Section 18 to a point, which shall be the True Point of Beginning;
Thence North 00°28' West for 190.00 feet to a point;
Thence North 45°00' West for 225.00 feet to a point;
Thence North 00°14' West for 800.00 feet to a point;
Thence North 45°00' West for 608.10 feet to a point;
Thence North 00°28' West for 1121.88 feet to a point lying on the Southern boundary of the N½ of Section 18.

TRACT D - CASSIA COUNTY 1 AC HOME

**TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Sections 12 & 13: Part of the SW¼SE¼ and the SE¼SW¼ of Section 12 and part of the NW¼NE¼ and the NE¼NW¼ of Section 13, more particularly described as follows:

Beginning at the North quarter Corner of Section 13 said corner marked by a 5/8 inch rebar with 3 inch cap; Thence South 89°59'51" East along the North line of Section 13 for a distance of 18.62 feet to a ½ inch rebar which shall be the Point of Beginning;
Thence South 00°00'17" West for a distance of 173.52 feet to a ½ inch rebar;
Thence North 89°59'43" West for a distance of 251.05 feet to a ½ inch rebar;
Thence North 00°00'17" East for a distance of 173.52 feet to a ½ inch rebar on the North line of Section 13;
Thence North 00°00'17" East for a distance of 14.51 feet to the southerly right of way of 400 South Road;
Thence North 89°04'13" East along said right of way for a distance of 251.08 feet;
Thence South 00°00'17" West for a distance of 18.61 feet to the Point of Beginning.

Together will all of Seller's right, title and interest in the West Cassia Pipeline; and also

Together with all of Seller's right, title and interest in the Southwest Irrigation District.

[end]

**EXHIBIT B TO SPECIAL WARRANTY DEED
PERMITTED ENCUMBRANCES**

[see attached]

TRACT A - OAK VALLEY - DAIRY AND FARM GROUND

9. Taxes, including any assessments collected therewith, for the year 2024 which are a lien not yet due and payable.
10. The Land described herein is located within the boundaries of the Southwest Irrigation District and is subject to any assessments levied thereby.
11. Right-of-way for roads, canals, laterals and waste ditches and the rights of access thereto for maintenance.
12. 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.
13. County Road Right-of-ways and the rights of access thereto for maintenance.

PARCEL NOS. 1 THROUGH 11

14. An easement, including the terms and provisions thereof, as set forth in a/an State of Idaho Easement No. 2143.

Granted to: Idaho Power Company

Recorded: March 12, 1955

Instrument No.: 185377

(Covers the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, Township 11 South, Range 22 East of the Boise Meridian)

15. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: May 8, 1958

Instrument No.: 197161

(Covers the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 11 South, Range 22 East of the Boise Meridian)

16. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: March 27, 1962

Instrument No.: 5978

(Covers the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 11 South, Range 21 East of the Boise Meridian)

17. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: June 11, 1963

Instrument No.: 13378

(Covers the S $\frac{1}{2}$ of Section 17, Township 11 South, Range 22 East of the Boise Meridian)

18. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: December 18, 1963

Instrument No.: 16081

(Covers the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, Township 11 South, Range 21 East of the Boise Meridian)

19. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: August 16, 1965

Instrument No.: 25614

(Covers the N $\frac{1}{2}$ of Section 19, Township 11 South, Range 22 East of the Boise Meridian)

20. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: February 23, 1966

Instrument No.: 28352

(Covers the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 20, Township 11 South, Range 22 East of the Boise Meridian)

21. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: August 27, 1968

Instrument No.: 42500

(Covers the SE $\frac{1}{4}$ of Section 14 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, All in Township 11 South, Range 21 East of the Boise Meridian)

22. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: July 3, 1972

Instrument No.: 63844

(Covers the East $\frac{1}{4}$ corner and the SW $\frac{1}{4}$ of Section 18, Township 11 South, Range 22 East of the Boise Meridian)

23. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: March 22, 1974

Instrument No.: 75521

(Pole for Mobile Home in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, Township 11 South, Range 21 East of the Boise Meridian)

24. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: August 23, 1974

Instrument No.: 78411

(Covers the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 11 South, Range 22 East of the Boise Meridian)

25. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: November 18, 1975

Instrument No.: 86772

(Covers the S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18, Township 11 South, Range 22 East of the Boise Meridian)

26. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: May 19, 1976

Instrument No.: 90765

(Covers the North 50 feet of the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 13, Township 11 South, Range 21 East of the Boise Meridian)

27. County Road right-of-way as disclosed by Quitclaim Deed executed by Glen Larson and Carol Larson, husband and wife, and Mary J. Conrad, to Max W. Bingham and LaDonna Bingham, husband and wife,

Recorded: August 22, 1980

Instrument No.: 128596

(Which reads: "LESS a 25.0 foot wide county road right-of-way on the South and West sides." Parcel No. 10)

28. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: December 23, 1985

Instrument No.: 174988

(Covers the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18, Township 11 South, Range 22 East of the Boise Meridian)

29. Agreement and Grant of Easement for an Irrigation Pipeline including the terms and provisions thereof executed by Glen E. Larson and Carol Larson, husband and wife, to Glen R. Kunau and Dona Kunau, husband and wife,

Recorded: April 12, 1996

Instrument No.: 242187

30. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: June 19, 1998

Instrument No.: 256209

(Covers the SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 11 South, Range 21 East of the Boise Meridian)

31. Cassia County Ordinance No. 99-10-02, including the terms and provisions thereof, pertaining to confined animal feeding operations.

Recorded: October 27, 1999

Instrument No.: 265642

32. Resolution of Cassia County Planning and Zoning Commission Resolution No. 2001-07-03, including the terms and provisions thereof, pertaining to a conditional use permit to temporarily install 8 mobile generators at the Golden Valley Substation.

Recorded: July 20, 2001

Instrument No.: 276215

33. Resolution No. 2005-07-3 of Cassia County Planning and Zoning Commission, including the terms and provisions thereof, pertaining to confined animal feeding operation.

Recorded: July 25, 2005

Instrument No.: 303239

Resolution No. 2008-06-1 (Amending Resolution No. 2005-07-3), recorded June 20, 2008 as Instrument No. 2008-003687.

Resolution No. 2010-05 (Amending Resolution No. 2008-06-1), recorded April 19, 2010 as Instrument No. 2010-001863.

Resolution No. 2018-30 (Amending Resolution No. 2005-07-3), recorded October 15, 2018 as Instrument No. 2018-004038, Re-Recorded May 25, 2022 as Instrument No. 2022-002336.

34. An easement, including the terms and provisions thereof, as set forth in a/an Easement (Overhead).

Granted to: Idaho Power Company

Recorded: January 13, 2006

Instrument No.: 306174

(Covers the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, Township 11 South, Range 21 East of the Boise Meridian)

35. An easement, including the terms and provisions thereof, as set forth in a/an Easement (Underground).

Granted to: Idaho Power Company

Recorded: January 13, 2006

Instrument No.: 306175

(Covers the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13 and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, All in Township 11 South, Range 21 East of the Boise Meridian)

36. Resolution No. 2006-03-01 of Cassia County Planning and Zoning Commission, including the terms and provisions thereof, pertaining to confined animal feeding operation.

Recorded: March 3, 2006

Instrument No.: 307041

(Covers Section 18, Township 11 South, Range 21 East of the Boise Meridian)

37. An easement, including the terms and provisions thereof, as set forth in a/an Easement (Overhead).

Granted to: Idaho Power Company

Recorded: May 4, 2006

Instrument No.: 308329

(Covers the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 13, Township 11 South, Range 21 East of the Boise Meridian)

38. An easement, including the terms and provisions thereof, as set forth in a/an a/an Easement (Overhead).

Granted to: Idaho Power Company

Recorded: June 11, 2007

Instrument No.: 316377

(Covers the S½SW¼ of Section 24, Township 11 South, Range 21 East of the Boise Meridian)

39. An easement, including the terms and provisions thereof, as set forth in a/an Easement-Organization.

Granted to: Idaho Power Company

Recorded: May 4, 2009

Instrument No.: 2009-002207

(Covers the SW¼ of Section 18, Township 11 South, Range 22 East of the Boise Meridian)

40. Statement of Intent to Declare Manufactured Home Real Property,

Recorded: June 3, 2009

Instrument No.: 2009-002771

(Parcel No. 8)

41. Statement of Intent to Declare Manufactured Home Real Property,

Recorded: June 3, 2009

Instrument No.: 2009-002772

(Part of Parcel No. 3 and all of Parcel Nos. 9, 10 & 11)

42. Statement of Intent to Declare Manufactured Home Real Property,

Recorded: June 3, 2009

Instrument No.: 2009-002773

(Parcel No. 2)

43. Resolution No. 2010-12 of Cassia County Planning and Zoning Commission, including any terms and provisions thereof, pertaining to confined animal feeding operation.

Recorded: June 21, 2010

Instrument No.: 2010-002972

Amendment, recorded October 15, 2015 as Instrument No. 2015-004547.

44. An easement, including the terms and provisions thereof, as set forth in a/an Pipeline Easement.

Recorded: June 3, 2009

Instrument No.: Pipeline Easement.

Granted to: Southwest Irrigation District

Recorded: September 23, 2010

Instrument No.: 2010-004445

45. Notice of an Operating Agreement of West Cassia Irrigation, LLC,

Recorded: December 8, 2010

Instrument No.: 2010-005696

46. Easement, including the terms and provisions thereof, by and between Oak Valley Land Company, L.L.C., an Idaho limited liability company and Oak Valley Heifers, LLC, an Idaho limited liability company.

Recorded: December 6, 2012

Instrument No.: 2012-005579

(Covers the SE¼ of Section 18, Township 11 South, Range 22 East of the Boise Meridian)

47. An easement, including the terms and provisions thereof, as set forth in a/an Easement-Organization.

Granted to: Idaho Power Company

Recorded: August 30, 2013

Instrument No.: 2013-003998

(Covers Section 24, Township 11 South, Range 21 East of the Boise Meridian)

48. Resolution 2019-09 of Cassia County Planning and Zoning Commission, including the terms and provisions thereof, to construct and operate a bio digester facility and solar farm.

Recorded: September 20, 2019

Instrument No.: 2019-003905

(Covers Section 24 of Township 11 South, Range 21 East of the Boise Meridian)

Resolution No 2019-014 (Amending Cup Resolution 2019-09, recorded January 17, 2020 as Instrument No. 2020-000335.)

49. Pipeline Easement including the terms and provisions thereof, by and between Oak Valley Energy, LLC, an Idaho limited liability company, Alliance Land & Livestock, L.L.C., an Idaho limited liability company and Oak Valley Land Company, L.L.C., an Idaho limited liability company.

Recorded: August 5, 2020

Instrument No: 2020-003964

50. Pipeline Easement including the terms and provisions thereof, by and between Oak Valley Energy, LLC, an Idaho limited liability company and Oak Valley Land Company, L.L.C., an Idaho limited liability company.

Recorded: April 23, 2021

Instrument No: 2021-002164

51. Right-of-way and Easement for Gas Pipeline including the terms and provisions thereof by and between Oak Valley Land Company, LLC, an Idaho limited liability company grants unto Oak Valley Energy, LLC, an Idaho limited liability company and Highland Energy, LLLC, an Idaho limited liability company,

Recorded: July 1, 2022

Instrument No.: 2022-002927

52. Right-of-way and Easement for Gas Pipeline including the terms and provisions thereof by and between Oak Valley Land Company, LLC, an Idaho limited liability company grants unto Oak Valley Energy, LLC, an Idaho limited liability company and Highland Energy, LLLC, an Idaho limited liability company,

Recorded: July 1, 2022

Instrument No.: 2022-002928

53. Right-of-way and Easement for Gas Pipeline including the terms and provisions thereof by and between Oak Valley Land Company, LLC, an Idaho limited liability company grants unto Oak Valley Energy, LLC, an Idaho limited liability company and Highland Energy, LLLC, an Idaho limited liability company,

Recorded: July 1, 2022

Instrument No.: 2022-002929

54. Easement Agreement, including the terms and provisions thereof, by and between AMC Rentals, LLC, an Idaho limited liability company and Oak Valley Land Company, LLC, an Idaho limited liability company and Oak Valley Dairy, LLC, an Idaho limited liability company.

Recorded: August 17, 2023

Instrument No.: 2023-002602

55. All matters, and any rights, easements, interests or claims as disclosed by Survey

Recorded November 21, 2023

Instrument No.: 2023-003786

(Covers Sections 13, 14, and 15 of Township 11 South, Range 21 East of the Boise Meridian and Sections 17 and 20 of Township 11 South, Range 22 East of the Boise Meridian)

PARCEL NO. 12

56. Resolution No. 2005-07-3 of Cassia County Planning and Zoning Commission, including any terms and provisions thereof, pertaining to confined animal feeding operation.

Recorded: July 25, 2005

Instrument No.: 303239

Resolution No. 2008-06-1 (Amending Resolution No. 2005-07-3), recorded June 20, 2008 as Instrument No. 2008-003687.

Resolution No. 2010-05 (Amending Resolution No. 2008-06-1), recorded April 19, 2010 as Instrument No. 2010-001863.

Resolution No. 2018-30 (Amending Resolution No. 2005-07-3), recorded October 15, 2018 as Instrument No. 2018-004038, Re-Recorded May 25, 2022 as Instrument No. 2022-002336.

57. Exclusions contained in Quitclaim Deed from Idaho Rentals, LLC, an Idaho limited liability company to Marion Vance and Barbara Vance, husband and wife,
Recorded: February 12, 2015
Instrument No.: 2015-000612

58. Easement Agreement, including the terms and provisions thereof, by and between AMC Rentals, LLC, an Idaho limited liability company and Oak Valley Land Company, LLC, an Idaho limited liability company and Oak Valley Dairy, LLC, an Idaho limited liability company.
Recorded: August 17, 2023
Instrument No.: 2023-002602

59. All matters, and any rights, easements, interests or claims as disclosed by Survey
Recorded November 21, 2023
Instrument No.: 2023-003786
(Covers Sections 13, 14, and 15 of Township 11 South, Range 21 East of the Boise Meridian and Sections 17 and 20 of Township 11 South, Range 22 East of the Boise Meridian)

PARCEL NO. 13

60. An easement for the purpose shown below, including the terms and provisions thereof, as set forth in Quitclaim Deed.
Granted to: David R. Jarolimek and Karen Jarolimek, husband and wife
Purpose: 25' Wide County Road Right-of-Way along the South and East sides
Recorded: April 15, 1994
Instrument No.: 230276

61. An Irrigation Pipeline, including the terms and provisions thereof, as set forth in a/an Easement.
Granted to: LeRoy Jarolimek and Peggy L. Jarolimek, husband and wife
Recorded: April 15, 1994
Instrument No.: 230277

62. All matters, and any rights, easements, interests or claims as disclosed by Survey,
Recorded: May 13, 1994
Instrument No.: 230820

63. Addendum to Exchange Agreement including the terms and provisions thereof, by and between David R. Jarolimek and Karen J. Jarolimek, husband and wife and Leroy A. Jarolimek and Peggy L. Jarolimek, husband and wife.
Recorded: July 14, 1995
Instrument No.: 237604

64. Easement Agreement, including the terms and provisions thereof, by and between AMC Rentals, LLC, an Idaho limited liability company and Oak Valley Land Company, LLC, an Idaho limited liability company and Oak Valley Dairy, LLC, an Idaho limited liability company.
Recorded: August 17, 2023
Instrument No.: 2023-002602

PARCEL NOS. 14 AND 15

65. County Road Right-of-way and the rights of access thereto for maintenance of said 400 South Road.

66. Easement Agreement, including the terms and provisions thereof, by and between AMC Rentals, LLC, an Idaho limited liability company and Oak Valley Land Company, LLC, an Idaho limited liability company and Oak Valley Dairy, LLC, an Idaho limited liability company.

Recorded: August 17, 2023

Instrument No.: 2023-002602

PARCEL NOS. 16 AND 17

67. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: September 21, 1970

Instrument No.: 53019

(Covers the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 11 South, Range 22 East of the Boise Meridian)

68. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Recorded: July 3, 1972

Instrument No.: 63844

(Within 100 feet West of the East $\frac{1}{4}$ corner of Section 18, Township 11 South, Range 22 East of the Boise Meridian and in the SW $\frac{1}{4}$ of the same quarter section)

69. A Right-of-Way for a 25 foot county road on the West side as contained in Warranty Deed executed by Bart A. Robins and Linda Robins, husband and wife, to Glen E. Larson and Carol Larson, husband and wife,

Dated: December 9, 1988

Recorded: December 16, 1988

Instrument No.: 199347

(Parcel No. 17)

70. Exception and Reservation contained in State of Idaho Deeds to Glen E. Larson and Carol Larson, husband and wife,

Dated: October 1, 1965

Recorded: February 27, 1998

Instrument No.: 253998 and 253999

(Parcel No. 16)

71. Cassia County Ordinance No. 99-10-02, including any terms and provisions thereof, pertaining to confined animal feeding operations,

Recorded: October 27, 1999

Instrument No.: 265642

72. Resolution of Cassia County Planning and Zoning Commission Resolution No. 2001-07-03, including any terms and provisions thereof, pertaining to a conditional use permit to temporarily install 8 mobile generators at the Golden Valley Substation,

Dated: July 19, 2001

Recorded: July 20, 2001

Instrument No.: 276215

(Parcel No. 12)

73. Resolution No. 2006-03-01 of Cassia County Planning and Zoning Commission, including any terms and provisions thereof, pertaining to confined animal feeding operations,

Dated: March 2, 2006

Recorded: March 3, 2006

Instrument No.: 307041

(Covers Section 18, Township 11 South, Range 22 East of the Boise Meridian, Cassia County, Idaho)

74. Board of Commissioners for Cassia County, Idaho Resolution No. 2007-02-05, including any terms and provisions thereof,
Recorded: February 23, 2007
Instrument No.: 314072

Commissioner Minutes,
Recorded: September 27, 2007
Instrument No.: 2007-318464

75. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.
Granted to: Idaho Power Company
Recorded: May 27, 2008
Instrument No.: 2008-003219
(Covers the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 18, Township 11 South, Range 22 East of the Boise Meridian)

Corrected by Power Line Easement, recorded May 4, 2009 as Instrument No. 2009-002208.

76. An easement, including the terms and provisions thereof, as set forth in a/an Easement-Organization.
Granted to: Idaho Power Company
Recorded: May 4, 2009
Instrument No.: 2009-002207
(Covers the SW $\frac{1}{4}$ of Section 18, Township 11 South, Range 22 East of the Boise Meridian)

77. Easement Agreement, including the terms and conditions thereof, by and between AMC Rentals, LLC, an Idaho limited liability company and Oak Valley Land Company, LLC, an Idaho limited liability company and Oak Valley Dairy, LLC, an Idaho limited liability company.
Recorded: August 17, 2023
Instrument No.: 2023-002602

TRACT D - OAK VALLEY - 1 AC HOME

78. Taxes, including any assessments collected therewith, for the year 2024 which are a lien not yet due and payable.

79. The Land described herein is located within the boundaries of the Southwest Irrigation District and is subject to any assessments levied thereby.

80. County Road Right-of-way and the rights of access thereto for maintenance of said 400 South Road.

81. Cassia County Ordinance No. 99-10-02, including any terms and provisions thereof, pertaining to confined animal feeding operations,
Recorded: October 27, 1999
Instrument No.: 265642

82. Resolution No. 2006-12-1 of Cassia County Planning and Zoning Commission, including any terms and provisions thereof, granting a Confined Animal Feeding Operation Permit,
Recorded: December 26, 2006
Instrument No.: 312888

Decision on Appeal, In Re the Appeal of the CAFO Permit for: Alliance Land & Livestock, LLC, recorded March 20, 2007 as Instrument No. 314557.

Resolution No. 2012-01 (Amending Resolution No. 2006-12-1), recorded February 29, 2012 as Instrument No. 2012-000853.

97. Notice of an Operating Agreement of West Cassia Irrigation, LLC,
Dated: December 7, 2010
Recorded: December 8, 2010
Instrument No.: 2010-005696



0005351849



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0005351849

Date Filed: 8/4/2023 9:00:01 AM

Entity Name and Mailing Address:

Entity Name: IDAHO AGRI INVESTMENTS LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000393718
Address: PO BOX 342
CLARION, IA 50525-0342

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W128676

The registered agent on record is:

Registered Agent: Theodore R Larsen
Registered Agent
Physical Address
153 E MAIN ST
JEROME, ID 83338
Mailing Address
PO BOX 168
JEROME, ID 83338-0168

Limited Liability Company Managers and Members

Name	Title	Business Address
PATSY ANNE LARSON	Manager	PO BOX 342 CLARION, IA 50525-0342

The annual report must be signed by an authorized signer of the entity.

Job Title: Registered Agent

Theodore R. Larsen

Sign Here

08/04/2023

Date

B0827-2197 08/04/2023 9:00 AM Received by Office of the Idaho Secretary of State



0005532688

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***AMENDMENT TO CERTIFICATE OF
ORGANIZATION OF LIMITED LIABILITY COMPANY**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$30.00

*For Office Use Only***-FILED-**

File #: 0005532688

Date Filed: 1/3/2024 3:38:33 PM

Filing Fee

Selected Service Type: Standard (filing fee \$30)

The current name of the limited liability company is:

IDAHO AGRI INVESTMENTS LLC

The file number of this entity on the records of the Idaho
Secretary of State is:

0000393718

Entity Type:

Limited Liability Company

Entity Subtype:

Limited Liability Company

The date the certificate of organization was originally filed:

2013-08-29 12:00:00.000

Limited Liability Company Name

Entity name

IDAHO AGRI INVESTMENTS LLC

2. The complete street address of the principal office is amended to:

Principal Office Address

7 COBBLESTONE DR
STE 3
TURNER, ME 04282

3. The mailing address of the principal office is amended to:

Mailing Address

PO BOX 609
TURNER, ME 04282

4. Managers and Members

Name	Title	Address
☒ PATSY ANNE LARSON	Manager	PO BOX 342 CLARION, IA 50525-0342

Signature of Authorized Person:*Patsy Anne Larson, Manager**01/03/2024*

Sign Here

Date

B0869-6972 01/03/2024 3:38 PM Received by Office of the Idaho Secretary of State



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

August 02, 2024

IDAHO AGRI INVESTMENTS LLC
PO BOX 342
CLARION IA 50525-0342

Re: Change in Ownership for Water Right Nos: 45-7237, 45-13919, 45-13921, 45-13923, 45-13924, 45-13925, 45-13926, 45-13927, 45-13928, 45-13929, 45-13930, 45-13931, 45-13932, 45-13933, 45-13934, 45-13935, 45-13936, 45-13937, 45-13938, 45-13939, 45-13941, 43-13943, 45-13945, 45-13984, 43-13985, 43-14005, 45-14006, 45-14167, 45-14168, 45-14169, 45-14170, 45-14306, 45-14307, 45-14308, 45-45-14309, 45-14310, 45-14311 & 45-14533

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 emailed 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.

Please note that Metropolitan Life Insurance Co. is identified as a security interest holder on most of the water rights. If this is no longer correct, it can be removed from the right upon written notice from the security interest holder that the interest has been terminated. The rights listing Metropolitan Life Insurance Co. as a security interest holder are: 45-13919, 45-13921, 45-13923, 45-13924, 45-13925, 45-13926, 45-13927, 45-13928, 45-13929, 45-13930, 45-13931, 45-13932, 45-13933, 45-13934, 45-13935, 45-13936, 45-13937, 45-13938, 45-13939, 45-13941, 43-13943, 45-13945, 45-14167, 45-14168, 45-14169, 45-14170, 45-14306, 45-14307, 45-14308, 45-45-14309, 45-14310, 45-14311 & 45-14533.

Rabo Agrifinance is identified as a security interest holder on water rights 45-13984, 43-13985, 43-14005 & 45-14006. If this is no longer correct, it can be removed from the right upon written notice from the security interest holder that the interest has been terminated.

Additionally, Travis L Thompson is listed as the attorney of record on most of the water rights. If this is no longer the case, the attorney can be removed by contacting the Department through written correspondence indicating that the attorney is no longer associated with the following water rights: 45-13919, 45-13921, 45-13923, 45-13924, 45-13925, 45-13926, 45-13927, 45-13928, 45-13929, 45-13930, 45-13931, 45-13932, 45-13933, 45-13934, 45-13935, 45-13936, 45-13937, 45-13938, 45-

13939, 45-13941, 43-13943, 45-13945, 45-14167, 45-14168, 45-14169, 45-14170, 45-14306, 45-14307, 45-14308, 45-45-14309, 45-14310, 45-14311 & 45-14533.

If you have any questions concerning the enclosed information, please contact me at (208) 736-3033.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bill Mills", written in a cursive style.

Bill Mills
Water Resource Agent, Senior

Enclosures

c: METROPOLITAN LIFE INSURANCE CO; RABO AGRIFINANCE LLC; WATER DISTRICT 140
via email: TRAVIS L THOMPSON; TITLEONE, BURLEY



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

RECEIVED

JUL 16 2024

DEPT. OF WATER RESOURCES
SOUTHERN REGION

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

Date: 07/15/2024

Escrow No. 24504205

Greetings,

Enclosed please find the following:

- TitleOne check no. 52495 in the amount of \$950.00
- Original executed Notice of Change
- Copy of recorded Special Warranty Deed, instrument no. 2024-002250

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

Best Regards,
TITLEONE

Ashley Martinkus
Ag Escrow Assistant

AR/am
Enc.
FedEx