

RECEIVED

JUL 21 2025

DEPT. OF WATER RESOURCES
EASTERN REGION

STATE OF IDAHO

DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 15 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Lensed to Water Supply Bank?	Water Right/Claim No.	Split?	Lensed to Water Supply Bank?
35-2465 <i>NA</i>	Yes ☐	Yes ☐	<i>ok</i> 35-10442	Yes ☐	Yes ☐
35-10476 <i>NA</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>ok</i> 35-14387	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>ok</i> 35-14388	Yes ☐	Yes ☐		Yes ☐	Yes ☐
<i>ok</i> 35-2218	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Allan Lincoln Driscoll also known as A. Lincoln Driscoll and Stephanie Diane Driscoll

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): US Core Farmland Fund OP LP

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or12821 E. New Market Street Suite 200CarmelIN46032

Mailing address

City

State

Zip

317-678-0700shokrina.beering@us-agriculture.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: _____
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).
- ☐ 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.

8. Signature: David Martin Managing Director 6/18/2025
- Signature of new owner/claimant Title, if applicable Date
- David Martin
- Print name

Signature: _____ Title, if applicable _____ Date _____

Signature of new owner/claimant Title, if applicable Date

Print name

Received by: SG Date: 7-15-2025 For IDWR Office Use Only: Receipt No. 5040705 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: BLC Processed by: JB Date: 9/8/2025

35-2465, 35-10476 updated back to partial decree owner
error in 2008 O/C should not have been updated



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

IDWR
650 Addison Ave. W.
Suite 500
Twin Falls, ID 83301

RECEIVED

JUL 15 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: July 9, 2025

Escrow No. 25539943

Greetings,

Enclosed please find the following:

- TitleOne Check No. 58506 in the amount of \$150.00
- Notice of Change of Ownership
- Copy of original executed Warranty Deed recorded on 6/18/25 as Instrument No. 771751, records of Bingham Co., ID
- Copy of original executed Warranty Deed recorded on 6/18/25 as Instrument No. 771752, records of Bingham Co., ID

Please make the necessary changes to your records to reflect new ownership and send a receipted copy to TitleOne, PO Box 177, Burley, ID 83318. Please 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

25539943

WARRANTY DEED

Instrument # 771751

BINGHAM COUNTY, IDAHO
2025-06-18 02:24:50 PM No. of Pages: 6
Recorded for: TITLEONE - EAST REGION
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy DDavis
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

For Value Received, **Allan Lincoln Driscoll and Stephanie Diane Driscoll**, husband and wife, ("Grantors"), hereby grant, bargain, sell and convey unto **US Core Farmland Fund OP LP**, a Delaware limited partnership, ("Grantee") the premises located in Bingham County, Idaho, and legally described in Exhibit A, which is attached to this instrument.

Grantee's address is provided below:

US Core Farmland Fund OP LP
Attn: Matt Harmon, Regional Director
12821 E. New Market St., Suite 300
Carmel, IN 46032

Grantors convey said premises, with their appurtenances, to Grantee and to its successors and assigns to have and to hold forever. Grantors do hereby covenant to and with Grantee that Grantors own said premises in fee simple, that the premises are free from all encumbrances, except as otherwise provided below, and that Grantors will forever warrant the title to said premises. The appurtenances include all water rights, including ground water and surface water rights; all oil, gas, and mineral rights; and all surface rights. The improvements to the premises are those which are located on or affixed to the premises, and which constitute real property under local law and are used to irrigate the premises.

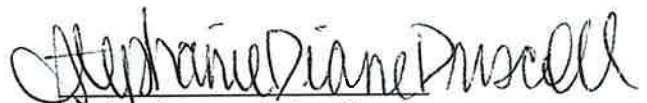
Notwithstanding the foregoing, this conveyance is subject to the Permitted Exceptions, listed in Exhibit B; and further subject to the following exceptions: federal patents; building or use restrictions; building and zoning regulations and ordinances of any governmental unit; all unrecorded rights of way and easements; all easements of record but not listed in the "Permitted Exceptions;" encumbrances which are not shown by public records and which were created prior to Sellers' ownership of the property; and unpatented mining claims.

Date: 6-17-2025

GRANTORS:


Allan Lincoln Driscoll

Date: 6-17-2025

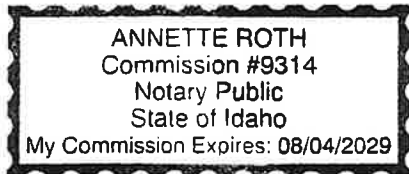

Stephanie Diane Driscoll

STATE OF IDAHO)
 : ss.
County of Cassia)

On this 17 day of June, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Allan Lincoln Driscoll and Stephanie Diane Driscoll**, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they 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.

(SEAL)



Annette Roth
NOTARY PUBLIC FOR IDAHO
Residing at: Reupert Id
Commission Expires: 8-4-2029

Exhibit A

Parcel 1

Township 4 South, Range 31, E.B.M., Bingham County, Idaho

Section 11: N1/2NE1/4

Section 12: NW1/4, W1/2NE1/4,

EXCEPTING THEREFROM: Commencing at the Northwest corner of Section 12, being marked by a 1/2 inch rebar in the center of Beasley Road, thence N. 89°31'00" E. along the North line of said Section, a distance of 1503.37 feet to the POINT OF BEGINNING being marked with a 1/2 inch rebar; thence continuing N. 89°31'00" E. along the North line of said Section a distance of 659.00 feet to a 1/2 inch rebar; thence S. 00°29'00" E. a distance of 529.00 feet to a 1/2 inch rebar; thence S. 89°31'00" W., parallel and 529.0 feet from the North line of said Section, a distance of 659.00 feet to a 1/2 inch rebar; thence N. 00°29'00" W. a distance of 529.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM: Commencing at the Northwest corner of Section 12 being marked by a 1/2 inch iron rod in the center of Beasley Road, thence N. 89°31'00" E. along the North line of said Section a distance of 2162.37 feet to the POINT OF BEGINNING being marked with a 1/2 inch rebar; thence continuing N. 89°31'00" E. along the North line of said Section, a distance of 988.00 feet to a 1/2 inch rebar; thence S. 00°29'00" E. a distance of 529.00 feet to a 1/2 inch rebar; thence S. 89°31'00" W. parallel and 529.00 feet from the North line of said Section, a distance of 988.00 feet to a 1/2 inch rebar; thence N. 00°29'00" W. a distance of 529.00 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM: Commencing at the Northwest corner of Section 12 being marked by a 1/2 inch iron rod in the center of Beasley Road, thence N. 89°31'00" E. along the North line of said Section, a distance of 3150.37 feet to the POINT OF BEGINNING being marked with a 1/2 inch rebar; thence continuing N. 89°31'00" E. along the North line of said Section a distance of 838.46 feet, more or less, to the East 1/16 corner on the North line of said Section and also being a 1/2 inch rebar; thence approximately S. 01°04'56" W. along the East 1/16 line of said Section a distance of 529.20 feet to a 1/2 inch rebar; thence S. 89°31'00" W. parallel and 529.00 feet from the North line of said Section a distance of 824.00 feet, more or less, to a 1/2 inch rebar; thence N. 00°29'00" W. a distance of 529.00 feet to the point of beginning.



Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (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.
2. Taxes, including any assessments collected therewith, for the year 2025 which are a lien not yet due and payable.
3. The Land described herein is located within the boundaries of Aberdeen Springfield Canal Co. Irrigation District and is subject to any assessments levied thereby and any easements.
4. The Land described herein is located within the boundaries of American Falls - Aberdeen Ground Water District and is subject to any assessments levied thereby and any easements.
5. Right-of-way for Aberdeen-Springfield Canal and the rights of access thereto for maintenance of said Canal.
6. (a) Any past or future change in Aberdeen-Springfield Canal.
(b) Any dispute arising over the location of the old bed.
(c) Any variance between the boundary line as originally conveyed and the current boundary thereof as now used or occupied.

7. Title to, and easements in, that portion of the land lying within the bounds of W 700 S.
PARCEL 1

8. Exceptions and reservations contained in a Deed from the State of Idaho, wherein mineral rights are reserved to the state (47-701 Idaho Code).
Recorded: December 6, 1921
Book 22 of Deeds, at Page 370, records of Bingham County, Idaho.

Together with any and all assignments of the above-referenced mineral and/or royalty interest, and the royalties, bonuses, rentals and all other rights in connection with this interest, together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of this interest.
PARCEL 2

9. 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.

10. Terms and conditions contained in a/an Idaho Power Company Application for Electric Service.
Recorded: June 1, 1928
Book H of Miscellaneous, at Page(s) 464, records of Bingham County, Idaho.
PARCEL 2

11. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: July 13, 1928
Book H of Miscellaneous at Page(s) 596, records of Bingham County, Idaho.
PARCEL 2

12. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: April 26, 1948
Book O of Miscellaneous at Page(s) 571, records of Bingham County, Idaho.
PARCEL 2
13. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: March 15, 1951
Book Q of Miscellaneous at Page(s) 214, records of Bingham County, Idaho.
PARCEL 2
14. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: September 7, 1951
Book Q of Miscellaneous at Page(s) 496, records of Bingham County, Idaho.
PARCEL 2
15. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: April 22, 1953
Book R of Miscellaneous at Page(s) 455, records of Bingham County, Idaho.
PARCEL 2
16. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: February 4, 1954
Book S of Miscellaneous at Page(s) 135, records of Bingham County, Idaho.
PARCEL 2
17. Terms and conditions contained in a/an Transfer Deed.
Recorded: February 14, 1955
Book 89 of Deeds, at Page(s) 196, records of Bingham County, Idaho.
PARCEL 2
18. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: October 20, 1959
Instrument No.: 69865
Book 1A of Miscellaneous at Page(s) 88, records of Bingham County, Idaho.
PARCEL 1
19. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: December 12, 1960
Instrument No.: 78251
Book 2 of Miscellaneous at Page(s) 254, records of Bingham County, Idaho.
PARCEL 1
20. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded September 7, 1962 in Book 112 of Deeds, at Page 300, records of Bingham County, Idaho.
PARCEL 1

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

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: October 10, 1973

Instrument No.: 185143, records of Bingham County, Idaho.

PARCEL 1

22. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded January 27, 1976 as Instrument No. 208324, records of Bingham County, Idaho.

PARCEL 2

23. Terms and provisions, including any negative easements, conditions, restrictions, and access rights contained in a deed to the State of Idaho.

Recorded: June 8, 1976

Instrument No.: 213087, records of Bingham County, Idaho.

PARCEL 2

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.

Granted to: The State of Idaho, by and through the Idaho Transportation Board for the Division of Highways

Purpose: Constructing Dikes and a Small Ditch

Recorded: June 8, 1976

Instrument No.: 213088, records of Bingham County, Idaho.

PARCEL 2

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

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: December 24, 1979

Instrument No.: 261177, records of Bingham County, Idaho.

PARCEL 2

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

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: June 25, 2007

Instrument No.: 582396, records of Bingham County, Idaho.

PARCEL 2

27. Rights of tenants in possession as tenants only under unrecorded leases.

28. The following matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by ALTA/NSPS Land Title Survey made by Harper Leavitt Engineering on May 29, 2025, designated as Job No. 2025-041.

Description of Matters Found:

(a) Location of Fence Lines

NOTE: THIS EXCEPTION IS SUBJECT TO CHANGE PENDING RECEIPT OF AN UPDATED SURVEY

25539943

WARRANTY DEED

(3)

Instrument # 771752
BINGHAM COUNTY, IDAHO
2025-06-18 02:24:50 PM No. of Pages: 6
Recorded for: TITLEONE - EAST REGION
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy DDavis
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

For Value Received, **A. Lincoln Driscoll**, ("Grantor"), hereby grants, bargains, sells and conveys unto **US Core Farmland Fund OP LP**, a Delaware limited partnership, ("Grantee") the premises located in Bingham County, Idaho, and legally described in Exhibit A, which is attached to this instrument.

Grantee's address is provided below:

US Core Farmland Fund OP LP
Attn: Matt Harmon, Regional Director
12821 E. New Market St., Suite 300
Carmel, IN 46032

Grantor conveys said premises, with their appurtenances, to Grantee and to its successors and assigns to have and to hold forever. Grantor does hereby covenant to and with Grantee that Grantor owns said premises in fee simple, that the premises are free from all encumbrances, except as otherwise provided below, and that Grantor will forever warrant the title to said premises. The appurtenances include all water rights, including ground water and surface water rights; all oil, gas, and mineral rights; and all surface rights. The improvements to the premises are those which are located on or affixed to the premises, and which constitute real property under local law and are used to irrigate the premises.

Notwithstanding the foregoing, this conveyance is subject to the Permitted Exceptions, listed in Exhibit B; and further subject to the following exceptions: federal patents; building or use restrictions; building and zoning regulations and ordinances of any governmental unit; all unrecorded rights of way and easements; all easements of record but not listed in the "Permitted Exceptions;" encumbrances which are not shown by public records and which were created prior to Sellers' ownership of the property; and unpatented mining claims.

Date: 6-17-2025

GRANTOR:

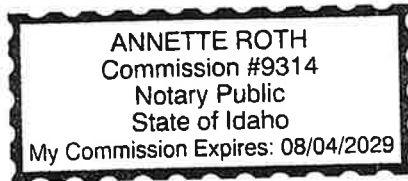

A. Lincoln Driscoll

STATE OF IDAHO)
 : ss.
County of Cassia)

On this 17 day of June, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Lincoln Driscoll**, known or identified to me to be the person whose names are subscribed to the within instrument, and acknowledged to me that he 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.

(SEAL)



Annette Roth
NOTARY PUBLIC FOR IDAHO
Residing at: Keper A
Commission Expires: 8-4-2029

Exhibit A

PARCEL 2:

Township 4 South, Range 31, E.B.M., Bingham County, Idaho

Section 11: S1/2NE1/4; E1/2SE1/4; NW1/4SE1/4

EXCEPT STATE Highway 39

SECTION 12: SW1/4; W1/2SE1/4; LOTS 1, 2, 3 AND 4.

EXCEPT STATE Highway 39 and the County Road along the East side.

ALSO EXCEPTING THEREFROM: Beginning at the SE corner of said section and running thence N. 1112 feet to the TRUE POINT OF BEGINNING; thence W. 208 feet; thence N. 1144 feet; thence E. 208 feet; thence S. 1144 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: Part of Government Lots 2 and 3 of Sections 12, of Township 4 South, Range 31 East of the Boise Meridian, described as:

Commencing at the SE corner of said Section 12, Thence N 01° 45' 17" E 850.43 feet along the East line of said Section 12, to the intersection of said East line and a fence line extended, to the Point of Beginning; Thence, along an existing fence line, and extension of said fence, the following three (3) courses; (1) Thence N 86° 43' 09" W 233.19 feet; (2) Thence, N 00° 56' 34" E 1134.53 feet; (3) Thence, N 89° 01' 34" E 41.23 feet, to a point of intersection of said fence line and the West line of Deed Inst. No. 485979; Thence along the boundary of said Deed, the following two (2) courses: (1) Thence, S 01° 45' 17" W 881.02 feet, to the SW corner of said Deed; (2) Thence, S 88° 14' 43" E 208.00 feet, to a point on the East line of said Section 12; Thence S 01° 45' 17" W along said East line, 261.57 feet to the Point of Beginning.

SECTION 13: NW1/4; NW1/4NE1/4; Lot 1

EXCEPT THAT PORTION lying East of the Aberdeen-Springfield Canal

ALSO EXCEPTING THEREFROM: STATE Highway 39.

ALSO EXCEPTING THEREFROM: A parcel of land being on the South side of the centerline of State Highway No. 39, Project No. RS-1721(15) Highway survey as shown on the plans thereof now on file in the Office of the Idaho Transportation Department, Division of Highways, and being a portion of the NW1/4NE1/4 of Section 13, commencing at the N1/4 corner of said Section 13, thence S. 00° 42' 04" W. along the W. line of the NW1/4NE1/4 a distance of 360.0 feet, more or less, to a point in a line parallel with and 85.0 feet Southerly from the centerline of said State Highway No. 39, Project No. RS-1721(15) Highway Survey; thence S. 89° 46' 36" E. along said parallel line 149.0 feet, more or less, to a point opposite Station 1287+80.70 of said Highway Survey, and being the REAL POINT OF BEGINNING; thence S. 06° 07' 01" E. 34.80 feet; thence S. 50° 06' 08" E. 329.11 feet; thence S. 81° 31' 09" E. 52.32 feet; thence N. 81° 54' 20" E. 259.65 feet; thence N. 09° 05' 25" E. 214.02 feet to a point in a line parallel with and 85.0 feet southerly from the centerline and opposite Station 1293+89.12 of said Highway Survey; thence N. 89° 46' 36" W. along said last parallel line 608.42 feet to the REAL POINT OF BEGINNING.

SECTION 14: E1/2NE1/4.

EXCEPT STATE Highway 39



Exceptions from Coverage

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (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.
2. Taxes, including any assessments collected therewith, for the year 2025 which are a lien not yet due and payable.
3. The Land described herein is located within the boundaries of Aberdeen Springfield Canal Co. Irrigation District and is subject to any assessments levied thereby and any easements.
4. The Land described herein is located within the boundaries of American Falls - Aberdeen Ground Water District and is subject to any assessments levied thereby and any easements.
5. Right-of-way for Aberdeen-Springfield Canal and the rights of access thereto for maintenance of said Canal.
6. (a) Any past or future change in Aberdeen-Springfield Canal.
(b) Any dispute arising over the location of the old bed.
(c) Any variance between the boundary line as originally conveyed and the current boundary thereof as now used or occupied.
7. Title to, and easements in, that portion of the land lying within the bounds of W 700 S.
PARCEL 1

8. Exceptions and reservations contained in a Deed from the State of Idaho, wherein mineral rights are reserved to the state (47-701 Idaho Code).
Recorded: December 6, 1921
Book 22 of Deeds, at Page 370, records of Bingham County, Idaho.

Together with any and all assignments of the above-referenced mineral and/or royalty interest, and the royalties, bonuses, rentals and all other rights in connection with this interest, together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of this interest.
PARCEL 2

9. 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.

10. Terms and conditions contained in a/an Idaho Power Company Application for Electric Service.
Recorded: June 1, 1928
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Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: July 13, 1928
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12. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: April 26, 1948
Book O of Miscellaneous at Page(s) 571, records of Bingham County, Idaho.
PARCEL 2

13. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: March 15, 1951
Book Q of Miscellaneous at Page(s) 214, records of Bingham County, Idaho.
PARCEL 2

14. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: September 7, 1951
Book Q of Miscellaneous at Page(s) 496, records of Bingham County, Idaho.
PARCEL 2

15. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: April 22, 1953
Book R of Miscellaneous at Page(s) 455, records of Bingham County, Idaho.
PARCEL 2

16. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: February 4, 1954
Book S of Miscellaneous at Page(s) 135, records of Bingham County, Idaho.
PARCEL 2

17. Terms and conditions contained in a/an Transfer Deed.
Recorded: February 14, 1955
Book 89 of Deeds, at Page(s) 196, records of Bingham County, Idaho.
PARCEL 2

18. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: October 20, 1959
Instrument No.: 69865
Book 1A of Miscellaneous at Page(s) 88, records of Bingham County, Idaho.
PARCEL 1

19. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: December 12, 1960
Instrument No.: 78251
Book 2 of Miscellaneous at Page(s) 254, records of Bingham County, Idaho.
PARCEL 1

20. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded September 7, 1962 in Book 112 of Deeds, at Page 300, records of Bingham County, Idaho.
PARCEL 1

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

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: October 10, 1973

Instrument No.: 185143, records of Bingham County, Idaho.

PARCEL 1

22. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded January 27, 1976 as Instrument No. 208324, records of Bingham County, Idaho.

PARCEL 2

23. Terms and provisions, including any negative easements, conditions, restrictions, and access rights contained in a deed to the State of Idaho.

Recorded: June 8, 1976

Instrument No.: 213087, records of Bingham County, Idaho.

PARCEL 2

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.

Granted to: The State of Idaho, by and through the Idaho Transportation Board for the Division of Highways

Purpose: Constructing Dikes and a Small Ditch

Recorded: June 8, 1976

Instrument No.: 213088, records of Bingham County, Idaho.

PARCEL 2

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

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: December 24, 1979

Instrument No.: 261177, records of Bingham County, Idaho.

PARCEL 2

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

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: June 25, 2007

Instrument No.: 582396, records of Bingham County, Idaho.

PARCEL 2

27. Rights of tenants in possession as tenants only under unrecorded leases.

28. The following matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by ALTA/NSPS Land Title Survey made by Harper Leavitt Engineering on May 29, 2025, designated as Job No. 2025-041.

Description of Matters Found:

(a) Location of Fence Lines

NOTE: THIS EXCEPTION IS SUBJECT TO CHANGE PENDING RECEIPT OF AN UPDATED SURVEY



IDAHO DEPARTMENT OF
WATER RESOURCES

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

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

Governor Brad Little

Director Mathew Weaver

September 08, 2025

US CORE FARMLAND FUND OP LP
C/O ADAM D GORE
12821 E NEW MARKET ST STE 300
CARMEL IN 46032-7258

Re: Change in Ownership for Water Right No(s): 35-2465, 35-10476, 35-14387, 35-14388, 35-2218, 35-10442

Dear Water Right Holder(s):

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

During our review the department found that water right numbers 35-2465, 35-10476 are not appurtenant to your property. It appears these were erroneously updated in a previous ownership change in 2008. The department has updated their records to reflect the original partial decree owner as the owner. The department will mail a carbon copy of this letter to all affected applicants. A copy of the proof reports for all the water rights, including the ones that could not be updated are attached.

Because the department could not update your ownership on those two water rights, you are entitled to a partial refund of \$50.00. The department has initiated the refund, and it should arrive from the state office a couple of weeks.

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

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

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

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: RABO AGRIFINANCE LLC
WATER DISTRICT 120
ABERDEEN AMERICAN FALLS GROUND WATER DISTRICT
LINCOLN DRISCOLL
CHRIS DRAKOS
BONNIE BEASLEY
DARRELL BEASLEY