

25549700

WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged **DV DAIRY, LLC**, an Idaho limited liability company, the "Grantor", does hereby grant, sell and convey unto **EGBAR PROPERTIES, LLC**, an Idaho limited liability company, whose mailing address is 711 River View Dr., Twin Falls, Idaho, 83301, the "Grantee", the following described real property located in Twin Falls County, Idaho:

PARCEL NO. 1:

**TOWNSHIP 10 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 9: S½NE¼

SAVE AND EXCEPT the following described:

Commencing at the Northeast Section corner of said Section 9 from which the East one quarter corner of said Section 9 bears South 00°09'15" West 2656.26 feet; Thence South 00°09'15" West along the East boundary of the NE¼ of said Section 9 for a distance of 1328.13 feet to the Northeast corner of the SE¼NE¼ said Northeast corner of the SE¼NE¼ being the TRUE POINT OF BEGINNING;
Thence continuing South 00°09'15" West along the East boundary of the NE¼ of said Section 9 for a distance of 300.00 feet;
Thence South 89°22'12" West for a distance 208.35 feet;
Thence North 02°09'03" East for a distance of 92.14 feet;
Thence North 06°57'40" East for a distance of 211.96 feet to a point on the North boundary of the SE¼NE¼ of said Section 9;
Thence South 89°56'41" East along the North boundary of the SE¼NE¼ of said Section 9 for a distance of 180.00 feet to the Northeast corner of the SE¼NE¼ of said Section 9 and being the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

**TOWNSHIP 10 SOUTH, RANGE 14 EAST OF THE BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO**

Section 9: Part of the SE¼NE¼ more particularly described as follows:

Commencing at the Northeast Section corner of said Section 9 from which the East one quarter corner of said Section 9 bears South 00°09'15" West 2656.26 feet; Thence South

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00°09'15" West along the East boundary of the NE¼ of said Section 9 for a distance of 1328.13 feet to the Northeast corner of the SE¼NE¼ said Northeast corner of the SE¼NE¼ being the TRUE POINT OF BEGINNING;
Thence continuing South 00°09'15" West along the East boundary of the NE¼ of said Section 9 for a distance of 300.00 feet;
Thence South 89°22'12" West for a distance of 208.35 feet;
Thence North 02°09'03" East for a distance of 92.14 feet;
Thence North 06°57'40" East for a distance of 211.96 feet to a point on the North boundary of the SE¼NE¼ of said Section 9;
Thence South 89°56'41" East along the North boundary of the SE¼NE¼ of said Section 9 for a distance of 180.00 feet to the Northeast corner of the SE¼NE¼ of said Section 9 and being THE TRUE POINT OF BEGINNING.

Together with all water rights appurtenant thereto, including, but not limited to, eighty (80) shares of stock of the Twin Falls Canal Company, issued under Certificate No. 3430, and the following ground water rights:

47-16330
47-16331
47-17511, and
47-17513

(collectively the "Property")

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

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

1. Taxes and assessments for 2025 and future years.
2. The land described herein is located within the boundaries of the American Falls Reservoir District and is subject to any assessments levied thereby.
3. The land described herein is located within the district boundaries of the Twin Falls Canal Company and is subject to any assessments levied thereby.
4. Right-of-way for roads, canals, laterals and waste ditches and the rights of access thereto for maintenance.
5. 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.
6. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.

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7. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.
Granted to: Idaho Power Company
Recorded: October 24, 1994
Instrument No.: 1994-018435
8. All matters, and any rights, easements, interests or claims as disclosed by Survey
Recorded: September 6, 2005
Instrument No.: 2005-019846
9. All matters, and any rights, easements, interests or claims as disclosed by Survey
Recorded: April 15, 2010
Instrument No.: 2010-007505

DATED THIS 23 day of June, 2025.

"GRANTOR"
DV DAIRY, LLC
An Idaho limited liability company

Gregory J. De Vries member
GREGORY J. DE VRIES, Member

Julie A. De Vries member
JULIE A. DE VRIES, Member

STATE OF IDAHO)
ss:
County of Jerome

On this 23 day of June, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared GREGORY J. DE VRIES, as a Member of DV DAIRY, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same in such capacity.

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



Laury Lamb
NOTARY PUBLIC for Idaho
Residing at: Home, ID
Commission Expires: 04/02/2028

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STATE OF IDAHO)

County of Terrell ^{SS:}

On this 23 day of June, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JULIE A. DE VRIES, as a Member of DV DAIRY, LLC, an Idaho limited liability company, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same in such capacity.

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



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

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0006245436



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

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0006245436

Date Filed: 5/8/2025 9:37:42 AM

Certificate of Organization Limited Liability Company Select one: Standard, Expedited or Same Day Service (see descriptions below) Expedited (+\$40; filing fee \$140)							
1. Limited Liability Company Name Type of Limited Liability Company Entity name	Limited Liability Company EGBAR Properties, LLC						
2. The complete street address of the principal office is: Principal Office Address	711 RIVER VIEW DR TWIN FALLS, ID 83301						
3. The mailing address of the principal office is: Mailing Address	711 RIVER VIEW DR TWIN FALLS, ID 83301-3012						
4. Registered Agent Name and Address Registered Agent	JOHN BEUKERS Registered Agent Physical Address 711 RIVER VIEW DR TWIN FALLS, ID 83301 Mailing Address 83301-2900						
☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.							
5. Governors							
<table border="1"><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>John Beukers</td><td>711 RIVER VIEW DR TWIN FALLS, ID 83301</td></tr><tr><td>Ruth Beukers</td><td>711 RIVER VIEW DR TWIN FALLS, ID 83301</td></tr></tbody></table>		Name	Address	John Beukers	711 RIVER VIEW DR TWIN FALLS, ID 83301	Ruth Beukers	711 RIVER VIEW DR TWIN FALLS, ID 83301
Name	Address						
John Beukers	711 RIVER VIEW DR TWIN FALLS, ID 83301						
Ruth Beukers	711 RIVER VIEW DR TWIN FALLS, ID 83301						
Signature of Organizer: <i>Robert E. Williams</i> Sign Here							
Date <i>05/08/2025</i>							

B1013-0912 05/08/2025 9:57 AM 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

November 18, 2025

EGBAR PROPERTIES LLC
711 RIVER VIEW DR
TWIN FALLS ID 83301-3012

Re: Change in Ownership for Water Right No(s): 47-16330, 47-16331, 47-17511, 47-17513
and 47-17515

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.

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

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

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

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: TitleOne, Burley, Idaho (File #25549700)



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

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

Date: October 21, 2025

Escrow No. 25549700

Greetings,

Enclosed please find the following:

- TitleOne Check No. 58579 in the amount of \$125.00
- Notice of Change
- Copy or recorded Warranty Deed

Please make the necessary changes to your records to reflect new ownership and send a receipted copy to TitleOne, PO Box 177, Burley, ID 8338. 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

RECEIVED

OCT 22 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION