

25563507

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged **STOUDER HOLSTEINS, LLP**, an Idaho limited liability partnership, the "Grantor", does hereby grant, sell, and convey unto **CEDAR RIDGE DAIRY, LLC**, an Idaho limited liability company, whose mailing address is P.O. Box 105, Twin Falls, Idaho 83303, the "Grantee", the following described real property located in Jerome County, Idaho:

PARCEL NO. 1:

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

Section 32: N $\frac{1}{2}$ NW $\frac{1}{4}$ and a Parcel of land located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ more particularly described as follows:

Commencing at the North Quarter corner of Section 32, said corner being the REAL POINT OF BEGINNING;

Thence South 89°51'15" East a distance of 796.41 feet;

Thence South 0°04'05" East a distance of 1321.70 feet;

Thence North 89°48'43" West a distance of 796.41 feet;

Thence North 0°03'42" West a distance of 1321.70 feet to the REAL POINT OF BEGINNING.

PARCEL NO 2:

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

Section 29: SW $\frac{1}{4}$, SAVE AND EXCEPT that part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Commencing at the Southwest corner of Section 29;

Thence North 00°01'00" West, 2638.63 feet to the West quarter corner of Section 29, and being the REAL POINT OF BEGINNING;

Thence South 89°48'31" East, 696.75 feet along the North boundary of SW $\frac{1}{4}$, said Section 29;

Thence South 51°25'39" West, 890.97 feet;

Thence North 00°01'00" West, 557.85 feet along the West boundary of Section 29 to the REAL POINT OF BEGINNING.

(the "Land")

Together with all water rights appurtenant thereto, including, but not limited to, Two Hundred (200) shares of stock of the North Side Canal Company, Ltd., and ground Water Rights Nos. 36-8225A, 36-8225B, 36-8350, and 36-15162.

(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 created or suffered by Grantor; and that Grantor will warrant and defend the same against all lawful claims of all persons claiming by, through or under Grantor, 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 Snake River Ground Water District and is subject to any assessments levied thereby.
3. The Land described herein is located within the project boundaries of the North Side Canal Company, Ltd. 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.
7. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.
Granted to: Idaho Power Company
Recorded: September 4, 1941
Instrument No.: 81342
(Covers the NW¼SW¼ of Section 29, Township 8 South, Range 16 East of the Boise Meridian)
8. An easement, including the terms and provisions thereof, as set forth in a/an Power Line Easement.
Granted to: Idaho Power Company
Recorded: March 9, 1984
Instrument No.: 280081
(Covers the NW¼NE¼ and SW¼NE¼ of Section 32, Township 8 South, Range 16 East of the Boise Meridian)
9. An easement, including the terms and provisions thereof, as set forth in a/an Underground Power Line Easement.

Granted to: Idaho Power Company

Recorded: October 12, 1988

Instrument No.: 313148

(Covers the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 8 South, Range 16 East of the Boise Meridian)

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

Granted to: Idaho Power Company

Recorded: October 12, 1988

Instrument No.: 313149

(Covers the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 8 South, Range 16 East of the Boise Meridian)

11. A Public Right-of-Way Easement, including the terms and provisions thereof, as set forth in a/an Quitclaim Deed by and between Jerome Highway District and Stouder Holsteins LLP, a limited liability partnership.

Recorded: December 12, 2021

Instrument No.: 214453

DATED this 1 day of Oct, 2025.

"GRANTOR"

STOUDER HOLSTEINS, LLP
an Idaho limited liability partnership



GARY STOUDER, Partner

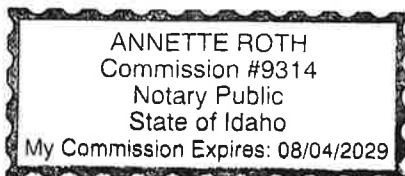
ALLAN STOUDER, Partner

STATE OF IDAHO)

:SS

County of Jerome

On this 30 day of Sept, 2025, before me, the undersigned Notary Public, in and for said County and State, personally appeared GARY STODER, as a Partner of STODER HOLSTEINS, LLP, an Idaho limited liability partnership, 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.



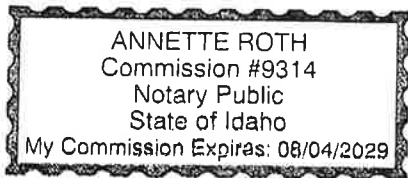
Annette Roth
NOTARY PUBLIC for Idaho
Residing at: Rupert, Id
Commission Expires: 8-4-2029

STATE OF IDAHO)

:SS

County of Jerome

On this 30 day of Sept, 2025, before me, the undersigned Notary Public, in and for said County and State, personally appeared ALLAN STODER, as a Partner of STODER HOLSTEINS, LLP, an Idaho limited liability partnership, 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.



Annette Roth
NOTARY PUBLIC for Idaho
Residing at: Rupert, Id
Commission Expires: 8-4-2029



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

January 12, 2026

CEDAR RIDGE DAIRY LLC
PO BOX 105
TWIN FALLS ID 83303-0105

Re: Change in Ownership for Water Right No(s): 36-8225A, 36-8225B, 36-8350, 36-15162

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.

Please note, Brighthouse Life Insurance Company is identified as a security interest holder on these 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 terminated.

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 208-293-9912.

Sincerely,

Tyler Wallace
Engineer Associate

Enclosure(s)

c:
BRIGHTHOUSE LIFE INSURANCE COMPANY
TITLEONE, BURLEY FILE #25563507
WATER DISTRICT 130



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

RECEIVED

OCT 20 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGION

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

Date: October 16, 2025

Escrow No. 25563507

Greetings

Enclosed please find the following:

- TitleOne Check No. 60389 in the amount of \$100.00
- Original executed Notice of Change of Ownership
- Copy of recorded Warranty Deed

Please make the necessary changes to your records to reflect new owner and send 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