

RECEIVED

FEB 12 2026

Form 42-248/42-1409(6) Rev. 6/22

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
SOUTHERN REGION

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?
45-14011	Yes ☐	Yes ☐		Yes ☐	Yes ☐
45-14013	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Terry G. Hollifield and Carol Jean Hollifield
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Idaho Agri Investments LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
P.O. Box 609 Turner ME 04282
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: February 6, 2026
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.

IN FILE # 45-14011

8. Signature: Patsy Anne Larson, Manager Manager
Signature of new owner/claimant Title, if applicable Date
Print name
Patsy Larson

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

Received by SG Date 2/12/2026 For IDWR Office Use Only: Receipt No. 5040942 Receipt Amt. \$50-
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 TW Date 5/19/2026

26587846

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged **CAROL JEAN HOLLIFIELD**, aka **CAROL J. HOLLIFIELD**, a single woman, the "Grantor", does hereby grant, sell and convey unto **IDAHO AGRI INVESTMENTS LLC**, an Idaho limited liability company, whose mailing address is P.O. Box 609, Turner, ME 04282, the "Grantee", her undivided one-half (1/2) interest the following described real property located in Twin Falls County, Idaho:

TOWNSHIP 10 SOUTH, RANGE 19 EAST, BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Sections 26 and 27: Part of the W½ of Section 26 and Part of the E½ of Section 27, more particularly described as follows:

Commencing at the section corner common to Section 26, 27, 34 and 35; Thence North 00°50'02" East along the West boundary of the SW¼ of Section 26 for a distance of 1320.37 feet to the Southwest corner of the N½SW¼ of Section 26 and being the TRUE POINT OF BEGINNING;
Thence North 88°41'39" West along the South boundary of the N½SE¼ of Section 27 for a distance of 100.67 feet to a point on the Northeasterly right-of-way boundary of Highway US 30;
Thence North 24°39'00" West along the Northeasterly right-of-way boundary of Highway US. 30 for a distance of 2948.15 feet;
Thence North 65°21'00" East along the Northeasterly right-of way boundary of Highway US. 30 for a distance of 30.00 feet;
Thence North 24°39'00" West along the Northeasterly right-of-way boundary of Highway US. 30 for a distance of 240.14 feet to the intersection with the Southwesterly right-of-way of the Union Pacific Railroad, said point being on the arc of a, curve right;
Thence Southeasterly along the Southwesterly right-of-way boundary of the railroad on the arc of the curve right for a distance of 664.35 feet to the point of tangent of the simple curve and being the P.C.S. of a spiral curve to the right, said simple curve arc having a radius of 2864.79 feet and a chord bearing and distance of South 61°25'01" East 662.76 feet;
Thence Southeasterly along the Southwesterly right-of—way boundary of the railroad on the arc of the spiral curve for a distance of 206.33 feet to the point of tangent, said spiral having a chord bearing and distance of South 53°07'38" East 206.32 feet;
Thence South 52°26'53" East along the Southwesterly right-of-way of the railroad on a bearing of South 52°26'53" East for a distance of 3054.41 feet;
Thence leaving the Southwesterly right-of-way boundary of the railroad on a bearing of South 65°35'17" West for a distance of 189.28 feet;
Thence North 89°37'21" West for a distance of 409.82 feet;
Thence South 75°36'08" West for a distance of 108.50 feet;
Thence South 65°00'38" West for a distance of 361.98 feet;

Thence South 65°17'45" West for a distance of 825.50 feet to a point on the Westerly boundary of the N½SW¼ of Section 26;
Thence South 00°50'02" West along the Westerly boundary of the N½SW¼ of Section 26 for a distance of 9.62 feet to the Southwest corner of the N½SW¼ of Section 26 and being the TRUE POINT OF BEGINNING.

EASEMENT NO. 1:

An easement 15.0 feet wide, as disclosed by Quitclaim Deed by and between Kelly Munsee, Phillip Munsee and M Four, LLC, an Idaho limited liability company and Terry Hollifield and Carol Jean Hollifield, husband and wife, recorded June 9, 2004, as Instrument No. 2004- 012380, records of Twin Falls County, Idaho, said line is centered on the following described line:

Commencing at the South ¼ corner of said Section 35, Township 10 South, Range 19 East of the Boise Meridian;

Thence South 89°02'58" East along the South boundary of said Section 35 for a distance of 1893.52 feet; Thence North 00°57'02" East for a distance of 341.26 feet to the TRUE POINT OF BEGINNING;

Thence South 75°36'00" West for a distance of 81.67 feet to a gate valve;

Thence from the gate valve continuing along the main line on a bearing of South 72°22'53" West 344.64 feet to a gate valve and a tee in the main line;

Thence North 31°56'03" West for a distance of 7651.58 feet to the intersection with the South boundary of the Armour Feed Yard parcel being the terminus of the easement.

EASEMENT NO. 2:

A General Easement of ingress and egress on and across existing access roads for the purpose of maintaining water supply systems as described in an Easement by between the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints to Uhlig Ranches, Inc., recorded October 27, 1992, as Instrument No. 1992-015490, records of Twin Falls County, Idaho.

EASEMENT NO. 3:

An unlimited, non-exclusive easement and right-of-way described in Instrument No. 1994-018788 on and across that certain existing roadway, thirty feet in width and extending in an East/West direction from Highway US. 30 through the Southern portion of the parcel of land located in Section 35 of Township 10 South, Range 19 East, and Section 2 of Township 11 South, Range 19 East, Boise Meridian, Twin Falls County, Idaho, and more particularly described as follows:

Commencing at the Southwest corner of said Section 35; Thence South 89°02'58" East along the South boundary of said Section 35 for a distance of 3059.94 feet to the

intersection with the Easterly right-of-way boundary of Highway US. 30; Thence South 24°39'00" East along the Easterly right-of-way boundary of Highway US. 30 for a distance of 21.52 feet to the TRUE POINT OF BEGINNING;
Thence North 64°32'20" East for a distance of 431.44 feet;
Thence North 59°43'11" East for a distance of 478.97 feet;
Thence North 53°24'11" East for a distance of 68.65 feet;
Thence North 29°10'14" East for a distance of 56.83 feet;
Thence North 20°03'31" East for a distance of 34.86 feet;
Thence North 02°12'23" East for a distance of 148.15 feet;
Thence North 01°41'57" East for a distance of 173.98 feet;
Thence North 07°32'46" East for a distance of 115.07 feet;
Thence North 78°40'30" East for a distance of 115.95 feet;
Thence North 69°24'39" East for a distance of 175.01 feet;
Thence South 45°19'03" East for a distance of 276.28 feet;
Thence South 10°05'47" West for a distance of 145.47 feet;
Thence South 20°23'22" East for a distance of 347.84 feet;
Thence South 72°50'39" West for a distance of 98.12 feet;
Thence South 65°55'13" West for a distance of 118.00 feet;
Thence South 56°14'32" West for a distance of 1276.70 feet to a point on the Easterly right-of-way boundary of Highway US. 30;
Thence North 24°39'00" West along the Easterly right-of-way boundary of Highway US. 30 for a distance of 552.95 feet to the TRUE POINT OF BEGINNING.

Together with all water rights appurtenant thereto, including, but not limited to, Water Rights Nos. 45-14011 and 45-14013.

(collectively the "Property")

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

Grantor warrants that she is the owner of an undivided one-half (1/2) fee simple interest in the Property; that she 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 2026 and subsequent years.
2. The Property described herein is located within the boundaries of the American Falls Reservoir District and is subject to any assessments levied thereby.
3. The Property 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.
7. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.
8. Easement, including the terms and provisions thereof, by and between The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints and Uhlig Ranches, Inc.

Recorded: October 27, 1992

Instrument No.: 1992-015490

9. An easement, including the terms and provisions thereof, as set forth in a/an Warranty Deed.

Granted to: Edward L. Uhlig and Katherine M. Uhlig, husband and wife

Recorded: October 28, 1994

Instrument No.: 1994-018788

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

Recorded: February 17, 1995

Instrument No.: 1995-0002402

11. An easement, including the terms and provisions thereof, as set forth in a/an Quitclaim Deed.

Granted to: Terry Hollifield and Carol Jean Hollifield, husband and wife

Recorded: June 9, 2004

Instrument No.: 2004-012380

12. Easement Agreement, including the terms and provisions thereof, by and between Terry Hollifield and M Four, LLC, Phillip Munsee and the Estate of Edward L. Uhlig, deceased.

Recorded: June 9, 2004

Instrument No.: 2004-012381

DATED THIS 6th day of February, 2026

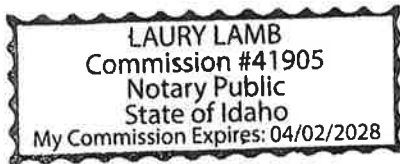
"GRANTOR"

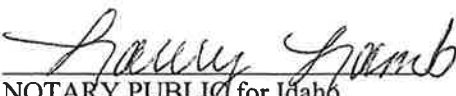

CAROL JEAN HOLLIFIELD, aka
CAROL J. HOLLIFIELD

STATE OF IDAHO)
)SS.
County of Twin Falls)

On this 07th day of February, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CAROL JEAN HOLLIFIELD, aka CAROL J. HOLLIFIELD, 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 WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.




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

26587848

TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - EAST REGION
08:29:12 AM 02-11-2026
2026001963
NO. PAGES 4 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: AP
Electronically Recorded by Simplifile

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made this 10th day of February, 2026, by and between the **ESTATE OF TERRY GENE HOLLIFIELD, aka TERRY G. HOLLIFIELD, aka TERRY HOLLIFIELD**, Deceased, LAWRENCE WILLIAM HOLLIFIELD, Personal Representative, the "Grantor", and to **IDAHO AGRI INVESTMENTS LLC**, an Idaho limited liability company, whose mailing address is P.O. Box 609, Turner, ME 04282, the "Grantee",

RECITALS

- A. TERRY GENE HOLLIFIELD, aka TERRY G. HOLLIFIELD, aka TERRY HOLLIFIELD, ("Decedent") died testate on the 9th day of June, 2025;
- B. By Order of the Magistrate Division of the District Court of the Fifth Judicial District, Twin Falls County, Idaho, dated the 18th day of June 2025, LAWRENCE WILLIAM HOLLIFIELD was appointed Personal Representative of the Estate of the Decedent.

NOW, THEREFORE, by virtue and in exercise of the powers given him by the laws of the State of Idaho, and of every other power and authority hereunto enabling, the Grantor, the Personal Representative as aforesaid, does hereby TRANSFER unto the Grantee all of the Decedent's ownership interest in that real property situated in Twin Falls County, State of Idaho, more particularly described as:

TOWNSHIP 10 SOUTH, RANGE 19 EAST, BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

Sections 26 and 27: Part of the W $\frac{1}{2}$ of Section 26 and Part of the E $\frac{1}{2}$ of Section 27, more particularly described as follows:

Commencing at the section corner common to Section 26, 27, 34 and 35; Thence North 00°50'02" East along the West boundary of the SW $\frac{1}{4}$ of Section 26 for a distance of 1320.37 feet to the Southwest corner of the N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 26 and being the TRUE POINT OF

BEGINNING;

Thence North 88°41'39" West along the South boundary of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 27 for a distance of 100.67 feet to a point on the Northeasterly right-of-way boundary of Highway US 30;

Thence North 24°39'00" West along the Northeasterly right-of-way boundary of Highway US. 30 for a distance of 2948.15 feet;

Thence North 65°21'00" East along the Northeasterly right-of way boundary of Highway US. 30 for a distance of 30.00 feet;

Thence North 24°39'00" West along the Northeasterly right-of-way boundary of Highway US. 30 for a distance of 240.14 feet to the intersection with the Southwesterly right-of-way of the Union Pacific Railroad, said point being on the arc of a, curve right;

Thence Southeasterly along the Southwesterly right-of-way boundary of the railroad on the arc of the curve right for a distance of 664.35 feet to the point of tangent of the simple curve and being the P.C.S. of a spiral curve to the right, said simple curve arc having a radius of 2864.79 feet and a chord bearing and distance of South 61°25'01" East 662.76 feet; Thence Southeasterly along the Southwesterly right-of-way boundary of the railroad on the arc of the spiral curve for a distance of 206.33 feet to the point of tangent, said spiral having a chord bearing and distance of South 53°07'38" East 206.32 feet; Thence South 52°26'53" East along the Southwesterly right-of-way of the railroad on a bearing of South 52°26'53" East for a distance of 3054.41 feet; Thence leaving the Southwesterly right-of-way boundary of the railroad on a bearing of South 65°35'17" West for a distance of 189.28 feet; Thence North 89°37'21" West for a distance of 409.82 feet; Thence South 75°36'08" West for a distance of 108.50 feet; Thence South 65°00'38" West for a distance of 361.98 feet; Thence South 65°17'45" West for a distance of 825.50 feet to a point on the Westerly boundary of the N½SW¼ of Section 26; Thence South 00°50'02" West along the Westerly boundary of the N½SW¼ of Section 26 for a distance of 9.62 feet to the Southwest corner of the N½SW¼ of Section 26 and being the TRUE POINT OF BEGINNING.

EASEMENT NO. 1:

An easement 15.0 feet wide, as disclosed by Quitclaim Deed by and between Kelly Munsee, Phillip Munsee and M Four, LLC, an Idaho limited liability company and Terry Hollifield and Carol Jean Hollifield, husband and wife, recorded June 9, 2004, as Instrument No. 2004-012380, records of Twin Falls County, Idaho, said line is centered on the following described line:

Commencing at the South ¼ corner of said Section 35, Township 10 South, Range 19 East of the Boise Meridian;

Thence South 89°02'58" East along the South boundary of said Section 35 for a distance of 1893.52 feet; Thence North 00°57'02" East for a distance of 341.26 feet to the TRUE POINT OF BEGINNING; Thence South 75°36'00" West for a distance of 81.67 feet to a gate valve; Thence from the gate valve continuing along the main line on a bearing of South 72°22'53" West 344.64 feet to a gate valve and a tee in the main line; Thence North 31°56'03" West for a distance of 7651.58 feet to the intersection with the South boundary of the Armour Feed Yard parcel being the terminus of the easement.

EASEMENT NO. 2:

A General Easement of ingress and egress on and across existing access roads for the purpose of maintaining water supply systems as described in an Easement by between the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints to Uhlig Ranches, Inc., recorded October 27, 1992, as Instrument No. 1992-015490, records of Twin Falls County, Idaho.

EASEMENT NO. 3:

An unlimited, non-exclusive easement and right-of-way described in Instrument No. 1994-018788 on and across that certain existing roadway, thirty feet in width and extending in an East/West direction from Highway US. 30 through the Southern portion of the parcel of land located in Section 35 of Township 10 South, Range 19 East, and Section 2 of Township 11 South, Range 19 East, Boise Meridian, Twin Falls County, Idaho, and more particularly described as follows:

Commencing at the Southwest corner of said Section 35; Thence South 89°02'58" East along the South boundary of said Section 35 for a distance of 3059.94 feet to the intersection with the Easterly right-of-way boundary of Highway US. 30; Thence South 24°39'00" East along the Easterly right-of-way boundary of Highway US. 30 for a distance of 21.52 feet to the TRUE POINT OF BEGINNING;
Thence North 64°32'20" East for a distance of 431.44 feet;
Thence North 59°43'11" East for a distance of 478.97 feet;
Thence North 53°24'11" East for a distance of 68.65 feet;
Thence North 29°10'14" East for a distance of 56.83 feet;
Thence North 20°03'31" East for a distance of 34.86 feet;
Thence North 02°12'23" East for a distance of 148.15 feet;
Thence North 01°41'57" East for a distance of 173.98 feet;
Thence North 07°32'46" East for a distance of 115.07 feet;
Thence North 78°40'30" East for a distance of 115.95 feet;
Thence North 69°24'39" East for a distance of 175.01 feet;
Thence South 45°19'03" East for a distance of 276.28 feet;
Thence South 10°05'47" West for a distance of 145.47 feet;
Thence South 20°23'22" East for a distance of 347.84 feet;
Thence South 72°50'39" West for a distance of 98.12 feet;
Thence South 65°55'13" West for a distance of 118.00 feet;
Thence South 56°14'32" West for a distance of 1276.70 feet to a point on the Easterly right-of-way boundary of Highway US. 30;
Thence North 24°39'00" West along the Easterly right-of-way boundary of Highway US. 30 for a distance of 552.95 feet to the TRUE POINT OF BEGINNING.

Together with all water rights appurtenant thereto, including, but not limited to, Water Rights Nos. 45-14011 and 45-14013.



0006359807



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 #: 0006359807

Date Filed: 7/15/2025 4:55:04 PM

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 609
TURNER, ME 04282

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

Agent or Address Change

☐ Select if you are appointing a new agent.

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

07/15/2025

Date

B1032-3063 07/15/2025 4:55 PM Received by Office of the Idaho Secretary of State



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

May 19, 2026

IDAHO AGRI INVESTMENTS LLC
PO BOX 609
TURNER ME 04282-0609

Re: Change in Ownership for Water Right No(s): 45-14011, 45-14013

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 208-293-9912.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Wallace", is written over a light blue horizontal line.

Tyler Wallace
Engineer Associate

Enclosure(s)

C:
TITLEONE, BURLEY FILE#26587848
WATER DISTRICT 140



RECEIVED

FEB 12 2026

DEPT. OF WATER RESOURCES
SOUTHERN REGION

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

IDWR
650 Addison Ave. W Ste 00
Twin Falls, ID 83301

Date: 02/11/2026

Escrow No. 26587848

Greetings,

Enclosed please find the following:

- TitleOne check No. 63117
- Notice of Change
- Copy of recorded Special Warranty Deed
- Copy of recorded Personal Representatives Deed

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

Best Regards,
TITLEONE

Ashley Martinkus
Ag Escrow Assistant

AR/am
Enc.
FedEx