

RECEIVED

JUN 22 2026

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
EASTERN 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. WD 120/Bingham GWD

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
35-7723 <u>OK</u>	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: Farmer's Merchant, Inc.

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): The Arthur Companies, Inc.

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or467 W. Highway 26BlackfootID83221

Mailing address

City

State

Zip

208-785-4460

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: December 1, 2021

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: [Signature]
- Signature of new owner/claimant
- Austin Hanny
- Print name

General Manager

Title, if applicable

6/18/26

Date

Signature: _____

Signature of new owner/claimant

Print name

Title, if applicable

Date

Received by M. Potts Date 6-22-26 For IDWR Office Use Only: Receipt No. E051737 Receipt Amt. 25.00

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 [Signature] Processed by MP Date 10/26/2026

AT- 577742

Instrument # 740052
BINGHAM COUNTY, IDAHO
2021-12-06 12:37:09 PM No. of Pages: 5
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy JPulley
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made this 1 day of December, 2021, by and between Agspring Idaho, LLC, a Delaware limited liability company, with its principal office at 5250 West 116th Place Suite 200, Leawood, County of Johnson, State of Kansas, GRANTOR and The Arthur Companies, Inc., a North Dakota corporation, with its principal office at 429 Main Street, Arthur, County of Cass, State of North Dakota GRANTEE:

WITNESS, that Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Bingham and State of Idaho described as follows:

See Exhibit A attached hereto

TOGETHER with all and singular the hereditaments and appurtenances thereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, and Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to reservations, restrictions, dedications, easements, rights of way and agreements (if any) of record, and general taxes and assessments (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor will warrant and defend the same against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

[Signature Page Follows]

In witness whereof, Grantor has hereunto set its hand on the day and year first above written.

Agspring Idaho, LLC,
a Delaware limited liability company

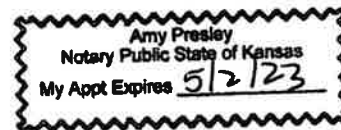
By: [Signature]
Print: Bruce Chapin
Title: Chief Financial Officer

State of Kansas)
)
County of Johnson)

The foregoing instrument was acknowledged before me this 1 day of December, 2021 by Bruce Chapin, as Chief Financial Officer of Agspring Idaho, LLC, a Delaware limited liability company, on behalf of the company.

Amy Presley
Notary Public

My commission expires: 5/2/2023



[Signature page to Special Warranty Deed – 467 & 469 Hwy 26, Blackfoot, ID]

Exhibit A
Legal Description

Parcel 1:

Part of the Northwest Quarter, Section 32, Township 2 South, Range 35 East, Boise Meridian, Bingham County, Idaho, described as:

BEGINNING at a point that is South 0°28'37" East 1506.58 feet along the North-South centerline of said Section 32 (Shown of Record to be 1506.18 feet) to the South right-of-way line of State Highway No. 26 (said point being South 54°41'35" East 14.30 feet from an existing state highway right-of-way Monument Station 3773+66.30) and North 54°41'35" West 1004.69 feet along said South right-of-way line to the TRUE POINT OF BEGINNING from the North Quarter corner of said Section 32 said point of beginning being a point that is 25.00 feet perpendicular from the centerline of an existing railroad spur extended, and running thence parallel with said railroad spur the following two (2) courses:
(1) South 0°00'13" East 768.93 feet to a point of curve with a radius of 520.78 feet and chord that bears South 29°08'01" East 507.02 feet;
(2) thence to the left along said curve 529.54 feet through a central angle of 58°15'35" to the North right-of-way line of the Mackay Railroad Main Branch;
Thence North 73°52'32" West 799.71 feet along said North right-of-way line to the West line of Deed Instrument No. 308577;
Thence North 02°18'16" E. 515.68 feet (Instrument No. 308577 shown to be 515.41 feet) along the West line of said Deed Instrument No. 308577;
Thence North 00°28'37" West 833.94 feet along the West line of Deed Instrument No. 341586 to the South right-of-way line of said U.S. Highway No. 26;
Thence South 54°41'35" East 27.61 feet along said South right-of-way line to the West line of the property as described in Instrument No. 235474;
Thence along said property the following three (3) courses:
(1) South 0°05'48" East 413.28 feet;
(2) Thence North 89°27'05" East 203.63 feet;
(3) Thence North 0°02'55" West 266.79 feet to the South right-of-way line of said Highway No. 26;
Thence South 54°41'35" East 344.27 feet along said South right-of-way to the POINT OF BEGINNING.

Parcel 2:

Part of the Northwest Quarter, Section 32, Township 2 South, Range 35 East, Boise Meridian, Bingham County, Idaho, described as:

BEGINNING at a point that is South 0°28'37" East 1506.58 feet along the North-South centerline of said Section 32 (shown of record to be 1506.18 feet) to the Southwesterly right-of-way line of State Highway No. 26 (said point being South 54°41'35" East 14.30 feet from an existing State Highway right-of-way Monument Station 3773+66.30)
Thence North 54°41'35" West 603.25 feet along said Southwesterly right-of-way;

Thence South 0°00'00" East 461.41 feet to the TRUE POINT OF BEGINNING from the North Quarter corner of said Section 32, said TRUE POINT OF BEGINNING being a point on the West line of the property as described in Instrument No. 415100 and running
Thence South 0°00'00" East 541.72 feet along said West line of property;
Thence North 73°52'32" West 84.05 feet to a point on a curve that is 25.00 feet perpendicular from the centerline of an existing railroad spur;

Thence parallel with said centerline the following two (2) courses:

(1) Northwesterly 529.54 feet along said curve to the right, Curve Data: Delta = 58°15'35", Radius = 520.78 Feet, Chord Bearing North 29°08'00" West 507.02 Feet; Thence

(2) North 0°00'13" West 75.48 feet;

Thence North 89°59'47" East 327.58 feet to the TRUE POINT OF BEGINNING.

Parcel 3:

A 25.00 foot access easement pursuant to Easement License and Utility Service Agreement recorded June 29, 1999, as Instrument No. 480530, located in the Northwest Quarter of Section 32, Township 2 South, Range 35 East of the Boise Meridian, Bingham County, Idaho lying 12.50 feet each side of the following described centerline:

BEGINNING at a point that is South 00°28'37" East 1508.58 feet along the North-South centerline through the section (Deed Instrument No. 275467 shows 1506.18 feet) to the Southwesterly right-of-way line of State Highway No. 26 (said point being South 54°41'35" East 14.30 feet from an existing State Highway right of way Monument Station 3773+66.30) and North 54°41'35" West 707.39 feet along said Southwesterly right-of-way line from the North Quarter corner of said Section 32, said POINT OF BEGINNING being a point on a curve, and running thence 66.71 feet along said curve to the left. Curve Data: Delta = 32°23'28", Radius 118.01 feet, Chord Bearing = South 15°55'17" West 65.83 feet;
Thence South 00°17'31" East 33.49 feet to a point of curve;
Thence 73.34 feet along said curve to the left, Curve Data: Delta = 47°05'05", Radius = 89.24 feet, Chord Bearing = South 23°50'09" East 71.29 feet to a point of reverse curve;
Thence 119.25 feet along said curve to the right, Curve Data: Delta = 47°22'36", Radius = 144.22 feet, Chord Bearing = South 23°41'30" East 115.88 feet;
Thence South 00°00'00" East 253.47 feet to the POINT OF TERMINUS of said centerline.
Said agreement was amended by First Amendment to Easement, License and Utility Service Agreement by and between General Mills Operations, LLC, Successor in Interest to Koch Agriculture Company, and Pendleton Flour Mills, LLC, Successor in Interest to Koch Fisher Mills LLC, Dated April 11, 2014, recorded April 16, 2014, as Instrument No. 657859. The relocated access easement is described as follows:

A 25 foot wide access easement that is 12.5 feet each side of the following described centerline:

Commencing at a point that is South 0°28'37" East 1506.58 feet along the North-South Centerline of said Section 32 (shown of record to be 1506.18 feet) to the Southwesterly right-of-way line of State Highway No. 26 (said point being South 54°41'35" West 14.30 feet from an existing State Highway right-of-way Monument Station 3773+66.30) and

Thence North 54°41'35" West 260.08 feet along said right-of-way to the TRUE POINT OF BEGINNING of centerline of said 25 foot wide easement;
Thence South 33°04'00" West 19.50 feet;
Thence South 01°18'42" West 185.62 feet to a Point of Curve;
Thence Southwesterly 80.41 feet along said curve to the right; Curve Data: Radius = 50.00 Feet; Delta = 92°08'35" Chord Bearing South 47°23'02" West 72.02 feet;
Thence North 86°32'37" West 154.64 feet to a point of curve;
Thence Southwesterly 73.47 feet along said curve to the left;
Curve Data: Radius = 100.00 Feet; Delta = 42°05'43" Chord Bearing South 72°24'29" West 71.83 feet to the North line of Deed Instrument No. 480531 and the POINT OF TERMINUS of said centerline. The side lines of said easement shall be extended or shortened to terminate at the boundary of Deed Instrument No. 480531 and the Southerly right-of-way of Highway 26.

Tract D

A portion of the Northwest Quarter of Section 32, Township 2 South, Range 35 East, Boise Meridian, Bingham County, Idaho, described as:

BEGINNING at a point that is South 0°28'37" East along the North-South Half section line 1506.18 feet and North 54°41'35" West along the Southerly right-of-way line of U.S. Highway 26;
1349.46 feet from the North Quarter corner of said Section 32;
Thence South 0°02'55" East, 266.79 feet;
Thence South 89°27'05" West, 203.63 feet;
Thence North 0°05'48" West, 413.23 feet;
Thence South 54°41'35" East, 250.00 feet to THE POINT OF BEGINNING.

AFTER RECORDING MAIL TO:

Agspring/Idaho, LLC
c/o Agspring, LLC
5250 W. 116th Place
Suite 200
Leawood, KS 66211
Attn: Brad Clark, President

Instrument # 657863

BINGHAM COUNTY, IDAHO
2014-04-16 04:12:15 PM No. of Pages: 6
Recorded for: FIRST AMERICAN NCS MINNEAPOLIS
SARA J. STAUB Fee: \$25.00
Ex-Officio Recorder Deputy KSecrist
Index To: QUIT CLAIM DEED
Electronically Recorded by Simplifile

QUIT CLAIM DEED

For Value Received, General Mills Operations, LLC, a Delaware limited liability company, successor by conversion to General Mills Operations, Inc., a Delaware corporation, does hereby convey, release, remise, and forever quit claim unto Agspring Idaho, LLC, a Delaware limited liability company, whose address is 5250 W. 116th Place, Suite 200, Leawood, KS 66211, the following described premises situated in Bingham County, Idaho, as legally described on Exhibit A attached hereto.

together with their appurtenances.

[Signature Page Follows]

NCS- 617384-6 -MPLS(KC)

Blackfoot, Rockford, Moreland, Bingham County, Idaho
US.53893277.03

SIGNATURE PAGE
TO
QUIT CLAIM DEED

Dated: April 11, 2014

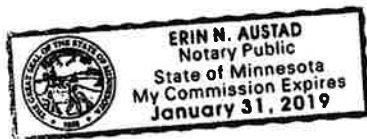
GENERAL MILLS OPERATIONS, LLC,
a Delaware limited liability company, successor by
conversion to General Mills Operations, Inc., a Delaware
corporation,

By: [Signature]
Name: Erik Tone
Title: Authorized Signatory

STATE OF MINNESOTA)
)SS.
COUNTY OF HENNEPIN)

On this 11 day of April, 2014, before me, a Notary Public in and for said State,
personally appeared Erik Tone, the Authorized Signatory of General Mills Operations,
LLC, a Delaware limited liability company, successor by conversion to General Mills Operations, Inc., a
Delaware corporation, known or identified to me to be the person whose name is subscribed to the within
instrument, and acknowledged to me that he executed the same on behalf of the company.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this
certificate first above written.



Erin Austad

Notary Public of Minnesota
Residing at: Number one General Mills Blvd. Minneapolis
My Commission Expires: 1/31/2019

EXHIBIT A

Legal Description

PARCEL 1:

Part of the Northwest Quarter of Section 32, Township 2 South, Range 35 East Boise Meridian, Bingham County, Idaho, described as follows: Beginning at a point that is South 0°28'37" East 1506.58 feet along the North-South centerline of said Section 32 (shown of record to be 1506.18 feet) to the South right-of-way line of State Highway No. 26 (said point being South 54°41'35" East 14.30 feet from an existing State Highway right-of-way monument station 3773+66.30) and North 54°41'35" West 1004.69 feet along said South right-of-way line to the True Point of Beginning, from the north quarter corner of said Section 32 said point of beginning being a point that is 25.00 feet perpendicular from the centerline of an existing railroad spur extended, and running thence parallel with said railroad spur the following two (2) courses: (1) South 0°00'13" East 768.93 feet to a point of curve with a radius of 520.78 feet and chord that bears South 29°08'01" East 507.02 feet; (2) thence to the left along said curve 529.54 feet through a central angle of 58°15'35" to the North right-of-way line of the Mackay Railroad Main Branch; thence North 73°52'32" West 799.71 feet along said North right-of-way line to the West line of Deed Instrument No. 308577; thence North 02°18'16" East 515.68 feet (Instrument No. 308577 shown to be 515.41 feet) along the West line of said Deed Instrument No. 308577; thence North 00°28'37" West 833.94 feet along the West line of Deed Instrument No. 341586 to the South right-of-way line of said U.S. Highway No. 26; thence South 54°41'35" East 27.61 feet along said South right-of-way line to the West line of the property as described in Instrument No. 235474; thence along said property the following three (3) courses: (1) South 0°05'48" East 413.28 feet; (2) thence North 89°27'05" East 203.63 feet; (3) thence North 0°02'55" West 266.79 feet to the South right-of-way line of said Highway No. 26; thence South 54°41'35" East 344.27 feet along said South right-of-way to the Point of Beginning.

PARCEL 2:

Part of the Northwest Quarter of Section 32, Township 2 South, Range 35 East Boise Meridian, Bingham County, Idaho, described as follows: Beginning at a point that is South 0°28'37" East 1506.58 feet along the North-South centerline of said Section 32 (shown of record to be 1506.18 feet) to the Southwesterly right-of-way line of State Highway No. 26 (said point being South 54°41'35" East 14.30 feet from an existing State Highway right-of-way monument station 3773+66.30) thence North 54°41'35" West 603.25 feet along said Southwesterly right-of-way; thence South 0°00'00" East 461.41 feet to the True Point of Beginning, from the north quarter corner of said Section 32 said True Point of Beginning being a point on the West line of the property as described in Instrument No. 415100, and running thence South 0°00'00" East 541.72 feet along said West line of property; thence North 73°52'32" West 84.05 feet to a point on a curve that is 25.00 feet perpendicular from the centerline of an existing railroad spur; thence parallel with said centerline the following two (2) courses: (1) Northwesterly 529.54 feet along said curve to the right, Curve Data: Delta = 58°15'35", Radius = 520.78 feet, Chord Bearing North 29°08'00" West 507.02 feet; (2) thence North 0°00'13" West 75.48 feet; thence North 89°59'47" East 327.58 feet to the True Point of Beginning.

PARCEL 3:

A 25.00 foot access easement pursuant to Easement, License and Utility Service Agreement recorded June 29, 1999 as Instrument No. 480530, located in Northwest Quarter of Section 32, Township 2 South, Range 35 East Boise Meridian, Bingham County, Idaho, lying 12.50 feet each side of the following described centerline: Beginning at a point that is South 00°28'37" East 1508.58 feet along the North-South centerline of said Section 32 (Deed Instrument No. 275467 shows 1506.18 feet) to the Southwesterly Right-of-way line of State Highway No. 26 (said point being South 54°41'35" East 14.30 feet from an existing State Highway Right-of-way monument Station 3773+66.30) and North 54°41'35" West 707.39 feet along said Southwesterly Right-of-way line from the north quarter corner of said Section 32, said Point of Beginning being a point on a curve, and running thence 66.71 feet along said curve to the left, Curve Data: Delta = 32°23'28", Radius 118.01 feet, Chord bearing = South 15°55'17" West 65.83 feet; thence South 00°17'31" East 33.49 feet to a point of curve; thence 73.34 feet along said curve to the left, Curve Data: Delta = 47°05'05", Radius = 89.24 feet, Chord bearing = South 23°50'09" East 71.29 feet to a point of reverse curve; thence 119.25 feet along said curve to the right, Curve Data: Delta = 47°22'36", Radius = 144.22 feet, Chord bearing = South 23°41'30" East, 115.88 feet; thence South 00°00'00" East 253.47 feet to the Point of Terminus of said centerline.

Said agreement was amended by FIRST AMENDMENT TO EASEMENT, LICENSE AND UTILITY SERVICE AGREEMENT by and between General Mills Operations, LLC, successor in interest to Koch Agriculture Company, and PENDLETON FLOUR MILLS, LLC, successor in interest to Koch Fisher Mills L.L.C., dated April 11, 2014, recorded April 16, 2014 as Instrument No. 657859. The relocated access easement is described as follows: A 25 foot wide Access Easement that is 12.5 feet each side of the following described centerline: Commencing at a point that is S 0°28'37" E 1506.58 feet along the north-south centerline of said Section 32 (shown of record to be 1506.18 feet) to the Southwesterly right-of-way line to State Highway No. 26 (said point being S 54°41'35" W 14.30 feet from an existing State Highway right-of-way monument, station 3773+66.30) and thence N 54°41'35" W 260.08 feet along said right-of-way to the True Point of Beginning of centerline of said 25 foot wide easement; Thence S 33°04'00" W 19.50 feet; thence S 01°18'42" W 185.62 feet to a point of curve; thence southwesterly 80.41 feet along said curve to the right; Curve Data: Radius = 50.00 feet; Delta = 92°08'35" Chord Bearing S 47°23'02" W 72.02 feet; thence N 86°32'37" W 154.64 feet to a point of curve; thence southwesterly 73.47 feet along said curve to the left; Curve Data: Radius = 100.00 feet; Delta = 42°05'43" Chord Bearing S 72°24'29" W 71.83 feet to the North line of Deed Instrument No. 480531 and the Point of Terminus of said centerline. The side lines of said Easement shall be extended or shortened to terminate at the boundary of Deed Instrument No. 480531 and the Southerly Right-of-Way of Highway 26.

TRACT A-PARCEL 1:

A portion of the Southeast Quarter of Section 1, Township 3 South, Range 33 East Boise Meridian, and a portion of vacated Block 19 in the Townsite of Rockford, Bingham County, Idaho, described as: Beginning at a point on the westerly right-of-way line of the Aberdeen Branch of the Union Pacific Railroad and on the north line of the Southeast Quarter of said Section 1 that is North 89°37'12" West 457.17 feet along the north line of said Southeast Quarter from the east quarter corner of said Section 1, and running thence South 30°33'41" West 1697.84 feet, more or less, along said westerly right-of-way line, parallel to and 150 feet

Blackfoot, Rockford, Moreland, Bingham County, Idaho
US.53893277.03

perpendicular from the center line of said Union Pacific Railroad to the North-South center line of said Southeast Quarter; thence South 0°01'33" East 196.52 feet along said north-south center line; thence South 30°33'41" West 44.28 feet along a line parallel to and 50 feet perpendicular from the center line of said Union Pacific Railroad; thence West 201.45 feet; thence North 30°33'41" East 1971 feet, more or less, to said north line of the Southeast Quarter; thence South 89°37'12" East 84.99 feet along said north line to the point of beginning.

EXCEPTING THEREFROM: Beginning at a point that is North 89°37'19" West 542.16 feet along the latitudinal center line of said Section 1 and South 30°33'34" West 1313.55 feet along the westerly line of the property described in Bingham County Instrument No. 532206 to the true point of beginning, all from the east quarter corner of said Section 1, and running thence South 00°36'21" West 146.72 feet, more or less, to the westerly line of the Aberdeen Branch of the Union Pacific Railroad property (formerly known as the Oregon Short Line Railroad Co.) as described in Bingham County Records Book 91 Page 110; thence following the boundary of said Union Pacific Railroad property the next two (2) courses; South 30°30'10" West 214.44 feet; thence South 00°01'40" East 196.52 feet along the west line of the Southeast Quarter of the Southeast Quarter of said Section 1; thence South 30°33'34" West 44.28 feet along the westerly line of said Aberdeen Branch of the Union Pacific Railroad; thence South 89°59'53" West 201.45 feet along the southerly line of the property described in Bingham County Instrument No. 532206; thence North 30°33'34" East 657.45 feet along the westerly line of the property described in said Bingham County Instrument No. 532206 to the point of beginning.

TRACT A-Parcel 2:

A portion of the Southeast Quarter of the Northeast Quarter of Section 1, Township 3 South, Range 33 East Boise Meridian, Bingham County, Idaho, described as: Beginning at a point that is North 89°37'12" West 493.50 feet from the east quarter corner of said Section 1, said quarter corner being North 0°00'35" West 2640.30 feet from the southeast corner of said Section 1 and North 30°33'41" East 34.71 feet and North 89°37'12" West 75 feet; and running thence North 89°37'12" West 36.33 feet; thence North 30°33'41" East 324.83 feet; thence South 78°10'57" East 33.16 feet; thence South 30°33'41" West 317.22 feet to the point of beginning.

TRACT A-Parcel 3:

A portion of the Southeast Quarter of the Northeast Quarter of Section 1, Township 3 South, Range 33 East Boise Meridian, Bingham County, Idaho, described as: Beginning at a point where the west line of the County Road intersects the north line of the right-of-way of the Aberdeen Branch of the Oregon Short Line Railroad Company, which point is 25 feet West and approximately 728 feet North of the east quarter corner of said Section 1; thence South 30°30' West along said railroad right-of-way 790.5 feet, more or less, to the north line of a County Road; thence West 34 feet; thence North 30°30' East 287 feet; thence North 54°30' West 70 feet; thence North 30°30' East 693.5 feet; thence South 201.3 feet to the point of beginning.

EXCEPTING THEREFROM: Beginning at a point that is North 89°37'12" West 493.50 feet from the east quarter corner of said Section 1, said quarter corner being North 0°00'35" West 2640.30 feet from the southeast corner of said Section 1 and North 30°33'41" East 34.71 feet; and running thence North 30°33'41" East 312.30 feet; thence South 89°37'13" East 36.33 feet to the westerly right-of-way line of the Union Pacific Railroad; thence South 30°33'41" West

312.30 feet along said right-of-way; thence North 89°37'12" West 36.33 feet to the point of beginning.

ALSO EXCEPTING THEREFROM: Beginning at a point that is North 00°03'50" East 962.00 feet along the east line of said Section 1, and North 89°56'10" West 40.00 feet and South 00°03'50" West 55.07 feet to the true point of beginning, all from the east quarter corner of said Section 1; and running thence South 00°03'50" West 72.73 feet; thence South 57°02'32" West 82.78 feet; thence North 30°33'41" East 136.77 feet to the point of beginning.

TRACT A-Parcel 4:

A portion of the Southeast Quarter of the Northeast Quarter of Section 1, Township 3 South, Range 33 East Boise Meridian, Bingham County, Idaho, described as: Beginning at a point that is North 00°00'35" West 2640.30 feet along the section line to the east quarter corner of said Section 1, and North 89°37'12" West 1040.26 feet and North 00°03'50" East 435.92 feet from the southeast corner of said Section 1; and running thence North 00°03'50" East 64.08 feet; thence North 47°02'50" East 595.74 feet; thence South 75°58'46" East 510.32 feet; thence South 30°33'41" West 541.35 feet; thence South 59°26'18" East 40.85 feet; thence North 89°37'13" West 20.09 feet; thence North 78°10'57" West 685.58 feet to the point of beginning.

PARCEL 4:

A portion of the South Half of Section 26, Township 2 South, Range 34 East Boise Meridian, Bingham County, Idaho, described as follows: Beginning at a point that is North 89°33'49" West 721.00 feet (Basis of Bearing Idaho State Plane Coordinate System Peoples Station) along the East-West center line of said Section 26 and South 0°26'11" West 191.92 feet from the center section corner of said Section 26, which center section point is North 89°34'32" West 2657.47 feet from the east quarter corner of said Section 26, and running thence South 0°38'32" West 25.62 feet; thence South 67°15'58" West 42.82 feet; thence North 83°10'39" West 36.75 feet; thence South 3°57'14" West 73.77 feet; thence South 73°23'45" East 691.00 feet parallel to and 50 feet perpendicular from the center line of the Mackay Branch of the Union Pacific Railroad; thence North 62.50 feet; thence South 73°23'45" East 618.10 feet parallel to the center line of said railroad; thence North 16°36'15" East 70.11 feet; thence North 73°23'45" West 1245.10 feet parallel to and 180 feet perpendicular from the center line of said railroad to the point of beginning.

480531

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made on this 30th day of June 1999, by and between KOCH AGRICULTURE COMPANY, formerly known as Koch Agriculture, Inc., P.O. Box 2256, Wichita, Kansas 67201, referred to as "GRANTOR," and General Mills Operations, Inc., referred to as "GRANTEE."

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to be paid by GRANTEE, the receipt and sufficiency of which is hereby acknowledged does by these presents sell and convey to GRANTEE, its successors and assigns forever, All of GRANTOR's right, title, and interest in the real property in the County of Bingham, State of Idaho, as described on Schedule A attached hereto and by this reference made a part hereof, SUBJECT, HOWEVER, to all easements, rights of way, zoning restrictions or other restrictions or encumbrances of record.

TOGETHER, with all its improvements and appurtenances thereon.

GRANTOR expressly only warrants title to such real property against all persons claiming the same by, through, or under it, but not otherwise. GRANTOR makes no other warranty or representation of any kind, expressed or implied, relative to the real property conveyed hereunder except as provided herein.

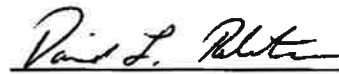
IN WITNESS WHEREOF, GRANTOR has caused its corporate name to be hereunto subscribed by its authorized representative the day and year first above written.

WITNESS:

KOCH AGRICULTURE COMPANY


H. Allan Caldwell, Secretary

By:

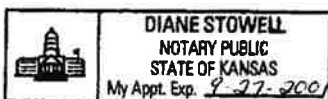

David L. Robertson, President *HRK*

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 30th day of June, 1999, by David L. Robertson, the President of KOCH AGRICULTURE COMPANY, on behalf of KOCH AGRICULTURE COMPANY, a corporation.

My Commission Expires:

Witness my hand and official seal




Notary Public

1999 JUN 30 PM 4:34
RECORDED AT THE REQUEST OF
FEE 9.10 SEP 2
Alameda Title & Escrow Corp.
SINGAPORE, SINGAPORE
BLACK, 201, IDAHO

**COMMITMENT FOR TITLE INSURANCE
CONTINUATION PAGE
SCHEDULE A**

Order Number: 3-22464-J

PARCEL I:

Part of the NW $\frac{1}{4}$, Section 32, Township 2 South, Range 35 East, Boise Meridian, Bingham County, Idaho, described as:

Beginning at a point that is South 0°28'37" East 1506.58 feet along the North-South centerline of said Section 32 (shown of record to be 1506.18 feet) to the South Right-of-way line of State Highway No. 26 (said point being South 54°41'35" East 14.30 feet from an existing State Highway Right-of-way monument station 3773+66.30) and North 54°41'35" West 1004.69 feet along said South Right-of-way line to the True Point of Beginning from the North $\frac{1}{4}$ corner of said Section 32 said Point of Beginning being a point that is 25.00 feet perpendicular from the centerline of an existing railroad spur extended, and running thence parallel with said railroad spur the following two (2) courses: (1) South 0°00'13" East 768.93 feet to a point of curve with a radius of 520.78 feet and chord that bears South 29°08'01" East 507.02 feet; (2) thence to the left along said curve 529.54 feet through a central angle of 58°15'35" to the North Right-of-way line of the Mackay Railroad Main Branch; thence North 73°52'32" West 799.71 feet along said North Right-of-way line to the West line of Deed Instrument No. 308577; thence North 02°18'16" East 515.68 feet (Instrument No. 308577 shown to be 515.41 feet) along the West line of said Deed Instrument No. 308577; thence North 00°28'37" West 833.94 feet along the West line of Deed Instrument No. 341586 to the South Right-of-way line of said U.S. Highway No. 26; thence South 54°41'35" East 27.61 feet along said South Right-of-way line to the West line of the property as described in Instrument No. 235474; thence along said property the following three (3) courses: (1) South 0°05'48" East 413.28 feet; (2) thence North 89°27'05" East 203.63 feet; (3) thence North 0°02'55" West 266.79 feet to the South Right-of-way line of said Highway No. 26; thence South 54°41'35" East 344.27 feet along said South Right-of-way to the Point of Beginning.

PARCEL II:

Part of the Northwest Quarter of Section 32, Township 2 South, Range 35 East of the Boise Meridian, Bingham County, Idaho, described as follows:

Commencing at a point that is South 0°28'37" East 1506.58 feet along the North-South centerline of said Section 32 (shown of record to be 1506.18 feet) to the Southwesterly Right-of-way line of State Highway No. 26 (said point being South 54°41'35" East 14.30 feet from an existing State Highway Right-of-way monument, station 3773+66.30); thence North 54°41'35" West 603.25 feet along said Southwesterly Right-of-way; thence South 0°00'00" East 461.41 feet to the True Point of Beginning from the North $\frac{1}{4}$ corner of said Section 32, said True Point of Beginning being a point on the West line of the property as described in Instrument No. 415100 and running thence South 0°00'00" East 541.72 feet along said West line of property; thence North 73°52'32" West 84.05 feet to a point on a curve that is 25.00 feet perpendicular from the centerline of an existing railroad spur; thence parallel with said centerline the following two (2) courses: (1) Northwesterly 529.54 feet along said curve to the right, Curve Data: Delta = 58°15'35", Radius = 520.78 feet, Chord Bearing North 29°08'00" West 507.02 feet; thence (2) North 0°00'13" West 75.48 feet; thence North 89°59'47" East 327.58 feet to the True Point of Beginning.

PARCEL III:

A 25.00 foot access easement in part of the NW¼ of Section 32, Township 2 South, Range 35 East of the Boise Meridian, Bingham County, Idaho lying 12.50 feet each side of the following described centerline:

Beginning at a point that is South 00°28'37" East 1508.58 feet along the North-South centerline through the section (Deed Instrument No. 275467 shows 1506.18 feet) to the Southwesterly Right-of-way line of State Highway No. 26 (said point being South 54°41'35" East 14.30 feet from an existing State Highway Right-of-way monument Station 3773+66.30) and North 54°41'35" West 707.39 feet along said Southwesterly Right-of-way line from the N¼ corner of said Section 32, said Point of Beginning being a point on a curve, and running thence 66.71 feet along said curve to the left, Curve Data: Delta = 32°23'28", Radius 118.01 feet, Chord bearing = South 15°55'17" West 65.83 feet; thence South 00°17'31" East 33.49 feet to a point of curve; thence 73.34 feet along said curve to the left, Curve Data: Delta = 47°05'05", Radius = 89.24 feet, Chord bearing = South 23°50'09" East 71.29 feet to a point of reverse curve; thence 119.25 feet along said curve to the right, Curve Data: Delta = 47°22'36", Radius = 144.22 feet, Chord bearing = South 23°41'30" East 115.88 feet; thence South 00°00'00" East 253.47 feet to the Point of Terminus of said Centerline.

CONTINUATION PAGE 2

Commitment

STANDARD CMR

5/15/97

480531

3-19/27-J

448511

BINGHAM COUNTY RECORDER
BLACKFOOT, IDAHO

WARRANTY DEED

FEE 9.⁰⁰ DEP 92

96' 417 PM 2:05

RECORDED AT THE REQUEST OF

Blackfoot Title and Escrow Co.

The Grantor

Farmers Merchant, Inc.
A corporation existing under the laws of Idaho
P O Box 967
Blackfoot, ID 83221

The Grantee

Koch Agriculture Company
A corporation existing under the laws of Nebraska
4111 East 37th Street North
Wichita, KS 67220

The Realty

That real property located in Bingham County, State of Idaho, which is
specifically described as follows:

Part of the N W. ¼ of Section 32, Township 2 South, Range 35 East, B M.,
Bingham County, Idaho described as:

Beginning at a point that is S 0°28'37" E 1506.58 feet along the north south centerline of said Section 32 (shown of record to be 1506.18 feet) to the south right-of-way line of State Highway No. 26 (said point being S 54°41'35" E 14.30 feet from an existing State Highway Right-of-way monument station 3773+66.30) and N 54°41'35" W 1004.69 feet along said south right-of-way line to the True Point of Beginning from the north 1/4 corner of said Section 32 said point of beginning being a point that is 25.00 feet perpendicular from the centerline of an existing railroad spur extended, and running thence parallel with said railroad spur the following two (2) courses; (1) S 0°00'13" E 768.93 feet to a point of curve with a radius of 520.78 feet and chord that bears S 29°08'01" E 507.02 feet; (2) thence to the left along said curve 529.54 feet through a central angle of 58°15'35" to the north right-of-way line of the Mackay Railroad Main Branch; thence N 73°52'32" W 799.71 feet along said North right-of-way line to the west line of deed instrument No. 308577; thence N 02°18'16" E 515.68 feet (Instrument No. 308577 shown to be 515.41 feet) along the west line of said deed instrument No. 308577; thence N 00°28'37" W 833.94 feet along the west line of deed instrument No. 341586 to the South right-of-way line of said U.S. Highway No. 26; thence S 54°41'35" E 27.61 feet along said south right-of-way line to the west line of the property as described in Instrument No. 235474; thence along said property the following three (3) courses; (1) S 0°05'48" E 413.28 feet; (2) thence N 89°27'05" E 203.63 feet; (3) thence N 0°02'55" W 266.79 feet to the south

right-of-way line of said Highway No. 26; thence S 54°41'35" E 344.27 feet along said south right-of-way to the point of beginning.

TOGETHER with the tenements, hereditaments and appurtenances (including any water rights) thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits, and all estate, right, title and interest, of the Grantor from, in or to the property, both in law and equity, but SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

Additionally, Grantor conveys and assigns its rights to an agreement by and between Grantor and Basic American Foods dated May 18, 1983.

The Consideration

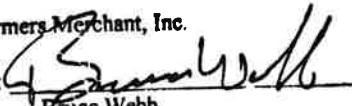
Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged by the signature on behalf of the Grantor, below.

The Grant

Grantor hereby grants, bargains, sells, conveys and confirms unto the Grantee, and to the Grantee's successors and assigns forever, all of the Realty, TO HAVE AND TO HOLD the premises and the appurtenances unto the Grantee, and to the Grantee's successors and assigns forever. The Grantor (and the Grantor's successors) warrants the quiet and peaceable possession of the Realty by the Grantee (and the Grantee's successors and assigns), and shall defend the Grantee (and the Grantee's successors and assigns) against every person (including the Grantor, and the Grantor's successors and assigns) who lawfully holds (or who later lawfully claims to have held) rights in the Realty as of the date hereof.

The Execution by the Grantor

Farmers Merchant, Inc.

By: 

Bruce Webb
President

Dated: 12-16-86

Attest: 

STATE OF Idaho)
County of Bingham) ss.

On this 11th day of October, in the year 1996, before me,
the undersigned Notary Public for Idaho, personally
appeared Bruce Webb, known or identified to me to be the person whose name is
subscribed to the foregoing instrument, and who acknowledged to me as having executed
the same in the capacity of President of and on behalf of Farmers Merchant, Inc.

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



Cathy G. Peterson
Notary Public for Idaho
Residing at Blackfoot
My commission expires: 05/02/2000

448511

INDUSTRIAL

The USDA-FSA Aerial Photography Field Office asks to be credited in derived products.



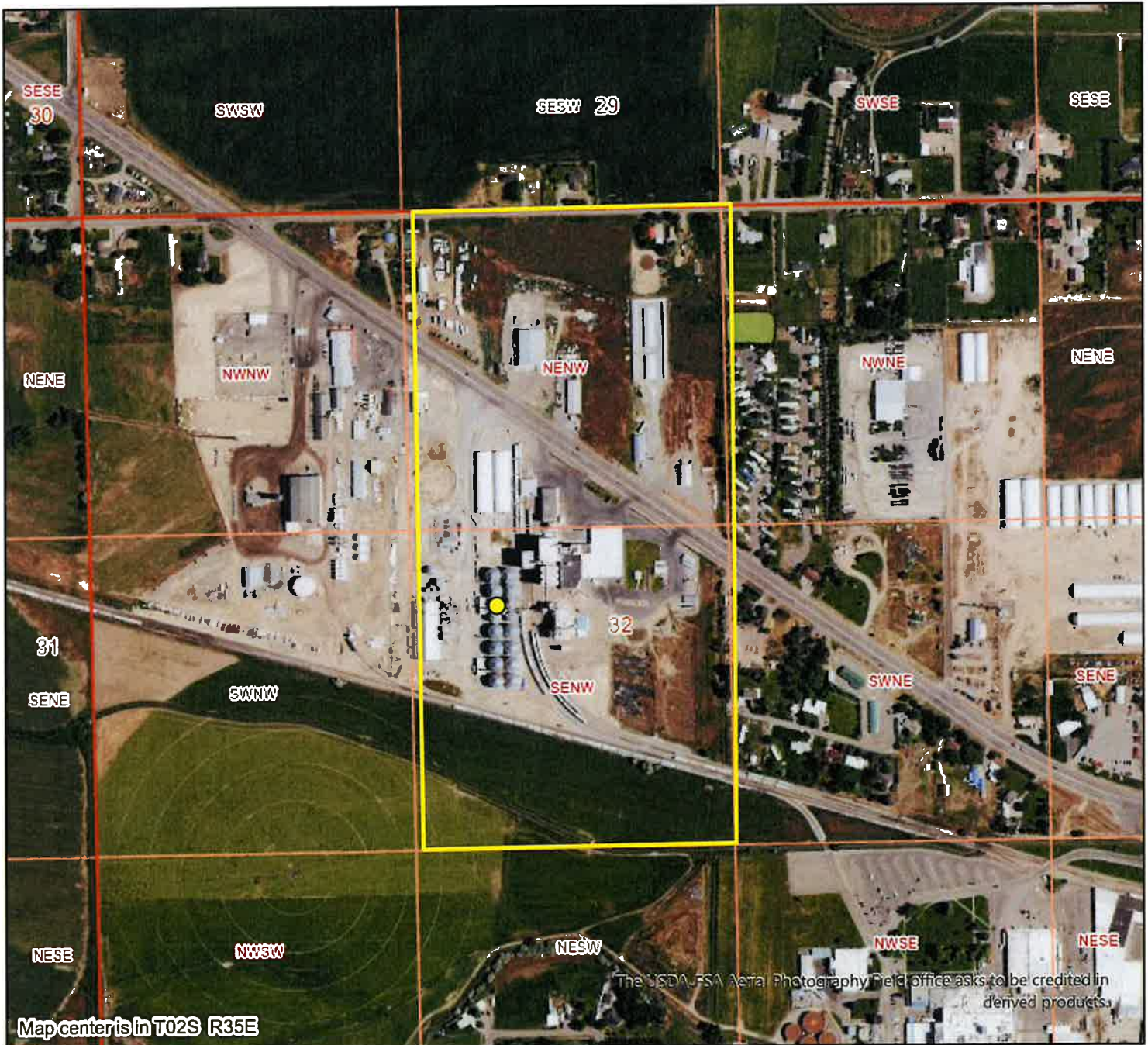
State of Idaho
Department of Water Resources

Water Right

35-7723

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



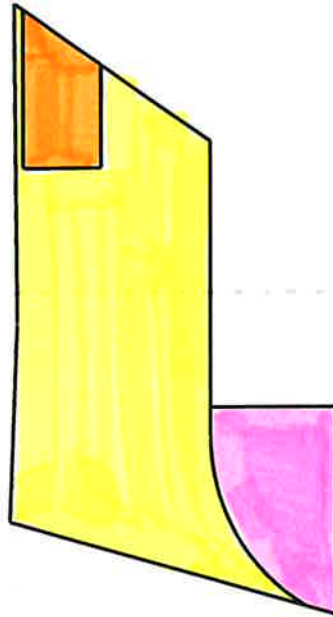
Date created: 5/28/2026



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion





Parcel 1

Parcel 2

Tract D

(Parcel 3 is an easement)

740052 Agspring Idaho LLC TO The Arthur Companies Inc.

6/26/2026

Scale: 1 inch= 500 feet

File:

Tract 1: 13.4475 Acres, Closure: n52.0634w 0.01 ft. (1/747668), Perimeter=4703 ft.

Tract 2: 3.1830 Acres (138652 Sq. Feet), Closure: s81.0016e 0.01 ft. (1/179062), Perimeter=1558 ft.

Tract 3: 1.5902 Acres (69268 Sq. Feet), Closure: s89.3054e 0.07 ft. (1/15194), Perimeter=1134 ft.

01 /ne,nw,32,2n,35e

02 /s00.2837e 1506.58

03 /n54.4135w 1004.69

04 s00.0013e 768.93

05 Lt, r=520.78, delta=058.1535, arc=529.54, chord=s29.0801e 507.02

06 n73.5232w 799.71

07 n02.1816e 515.68

08 n00.2837w 833.94

09 s54.4135e 27.61

10 s0.0548e 413.28

11 n89.2705e 203.63

12 n0.0255w 266.79

13 s54.4135e 344.27

14 @0

15 /s0.2837e 1506.58

16 /n54.4135w 603.25

17 /s00.0000e 461.41

18 s00.0000e 541.72

19 n73.5232w 84.05

20 Rt, r=520.78, delta=058.1535, arc=529.54, chord=n29.0800w 507.02

21 n00.0013w 75.48

22 n89.5947e 327.58

23 @0

24 /s00.2837e 1506.18

25 /n54.4135w 1349.46

26 s0.0255e 266.79

27 s89.2705w 203.63

28 n00.0548w 413.23

29 s54.4135e 250.00



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

June 26, 2026

THE ARTHUR COMPANIES INC
467 W HIGHWAY 26
BLACKFOOT ID 83221-5521

Re: Change in Ownership for Water Right No(s): 35-7723

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 208-525-7161.

Sincerely,

Misty Pettis
Office Specialist 2

Enclosure(s)
Cc: Water District 120
Bingham GWD