

COPY

RETURN RECORDED DOCUMENT TO

Andrew W. Martin, Esq./sl
Equitable AgriFinance, LLC
6300 C Street SW, MS 3B-CR
Cedar Rapids, Iowa 52499

Instrument # 780998

BINGHAM COUNTY, IDAHO
2026-06-10 01:43:36 PM No. of Pages: 3
Recorded for: PIONEER TITLE CO OF BONNEVILLE
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy JPulley
Index To: PARTIAL REL/SAT OF MORTGA
Electronically Recorded by Simplifile

Loan Nos. 60724129 and 60716228

IDAHO DEED OF PARTIAL RELEASE

WHEREAS, Phillips' Brothers Farm & Livestock, LLC, an Idaho limited liability company executed a certain Mortgage, Security Agreement, Assignment of Rents and Fixture Filing unto Equitable Financial Life Insurance Company (hereinafter referred to as "**Lender**") dated the 29th day of April, 2024, recorded in Bingham County, Idaho, as Instrument No.: 762013, to secure the payment of a certain Fixed Interest Rate Promissory Note of even date therewith, in the sum of One Million Five Hundred Thousand and No/100 Dollars (\$1,500,000.00); and

WHEREAS, Phillips' Brothers Farm & Livestock, LLC, an Idaho limited liability company executed a certain Mortgage, Security Agreement, Assignment of Rents and Fixture Filing unto AXA Equitable Life Insurance Company n/k/a Equitable Financial Life Insurance Company (hereinafter referred to as "**Lender**") dated the 13th day of July, 2016, recorded in Bingham County, Idaho, as Instrument No.: 678010, to secure the payment of a certain Fixed Interest Rate Promissory Note of even date therewith, in the sum of One Million Five Hundred Thousand and No/100 Dollars (\$1,000,000.00).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the said Lender, for valuable consideration unto it paid at the execution and delivery hereof, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the owner or owners thereof, the following described real property in Bingham County, Idaho, to wit:

See attached Exhibit "A"

TO HAVE AND TO HOLD THE SAME WITH THE APPURTENANCES unto the said owner or owners, forever freed, exonerated and discharged of and from the aforesaid lien.

PROVIDED always, nevertheless, that nothing herein contained shall in anywise affect, alter or diminish the aforesaid lien or encumbrance on the remaining part of the real property described therein, or the remedies at law for recovering from the parties liable to pay the same the balance of said principal sum, with interest, secured thereby.

IN WITNESS WHEREOF, the Lender has caused these presents to be signed by its duly authorized officer this 9th day of June, 2026.

Equitable Financial Life Insurance
Company, a New York corporation

By: *Michael Mercure*
Michael Mercure, Investment Officer

STATE OF IOWA)
) SS:
COUNTY OF LINN)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 9th day of June, 2026, personally appeared Michael Mercure, to me known to be the identical person who subscribed the name of Lender to the foregoing instrument as an Investment Officer, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal of office the day and year last above written.

(SEAL)



Pamela Keilholtz
Notary Public

My commission expires: 7/6/2026

This document drafted by:
Andrew W. Martin, Esq./sl
Equitable AgriFinance, LLC
6300 C Street SW, MS 3B-CR
Cedar Rapids, Iowa 52499

Exhibit "A"

36.6 acres of Water Right No. 35-7449B 25-14614