

RECEIVED

JUL 30 2026

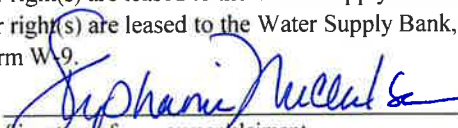
STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
EASTERN REGION

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. 100D 100

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-7721	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: Rocky Gulch Farms
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Mickelsen Properties, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 438 Rigby ID 83442
Mailing address City State Zip
208-709-1295 sjwmick@gmail.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: March 03, 2021
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.

8. Signature:  CFO 7/30/2026
 Signature of new owner/claimant Title, if applicable Date

Print name

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

Print name

For IDWR Office Use Only:

Received by M. Fettes Date 7-30-26 Receipt No. E051819 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 JB Processed by MP Date 8/21/2026

Instrument No. 585302
04 Day Mar 2021
At 10 O'Clock 29 M
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
EL Deputy
Recorded at Request of
Title Financial Specialty Service

AFTER RECORDING MAIL TO:

Mickelsen Properties, L.L.C., an Idaho limited liability
company
PO Box 438
Rigby, ID 83442

SPECIAL WARRANTY DEED

File No.: **106590ID (CH)**

Date: **March 03, 2021**

For Value Received, **TFES 889, LLC**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mickelsen Properties, L.L.C., an Idaho limited liability company**

whose current address is **PO Box 438, Rigby, ID 83442**

hereinafter called the Grantee, the following described premises, situated in **Fremont County, Idaho**,
to-wit:

See Exhibit 1
Legal Description

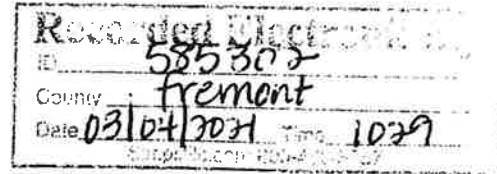
INCLUDING ALL OF THE FOLLOWING TO THE EXTENT THEY EXIST AND ARE OWNED AND TRANSFERABLE BY GRANTOR AS OF THE DATE OF THIS SPECIAL WARRANTY DEED:

SURFACE AND SUBSURFACE RIGHTS ON AND UNDER THE REAL PROPERTY; DEVELOPMENT RIGHTS FOR THE REAL PROPERTY; MINERAL RIGHTS FOR THE REAL PROPERTY; AIR RIGHTS FOR THE PROPERTY; WATER, WATER RIGHTS AND RIPARIAN RIGHTS FOR THE REAL PROPERTY; RIGHTS -OF-WAY, EASEMENTS, HEREDITAMENTS, AND APPURTENANCES USED IN CONNECTION WITH OR FOR THE BENEFIT OF THE REAL PROPERTY.

Grantor does hereby covenant with Grantee(s), their heirs, successors and assigns, that Grantor will warrant and defend the said granted premises against the lawful claims and demands of all persons claiming by, through and under Grantor, but against no other claims and no other persons, including predecessors in title.

AFTER RECORDING MAIL TO:

Mickelsen Properties, L.L.C., an Idaho limited liability company
PO Box 438
Rigby, ID 83442



SPECIAL WARRANTY DEED

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**See Exhibit 1
Legal Description**

INCLUDING ALL OF THE FOLLOWING TO THE EXTENT THEY EXIST AND ARE OWNED AND TRANSFERABLE BY GRANTOR AS OF THE DATE OF THIS SPECIAL WARRANTY DEED:

SURFACE AND SUBSURFACE RIGHTS ON AND UNDER THE REAL PROPERTY; DEVELOPMENT RIGHTS FOR THE REAL PROPERTY; MINERAL RIGHTS FOR THE REAL PROPERTY; AIR RIGHTS FOR THE PROPERTY; WATER, WATER RIGHTS AND RIPARIAN RIGHTS FOR THE REAL PROPERTY; RIGHTS -OF-WAY, EASEMENTS, HEREDITAMENTS, AND APPURTENANCES USED IN CONNECTION WITH OR FOR THE BENEFIT OF THE REAL PROPERTY.

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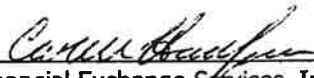
Date: 03/03/2021

Warranty Deed
- continued

File No.: 106590ID (sr)

Dated: March 03, 2021

TFES 889, LLC

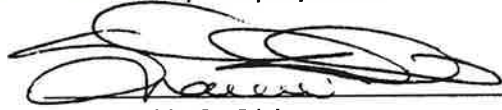


Title Financial Exchange Services, Inc., Member
By: Caren Hawkes
It's: 1031 Exchange Coordinator

STATE OF IDAHO)
 :SS
COUNTY OF BINGHAM)

On this Third day of March, 2021, before me, a Notary Public in and for said State, personally appeared Caren Hawkes, known or identified to me to be the 1031 Exchange Coordinator of the corporation, a corporation that executed the instrument on behalf of said corporation which is a member of TFES 889, LLC, and on behalf of the member subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said Limited Liability Company name.





Notary Public for Idaho
Residing in Blackfoot, ID
Commission Expires: 08/04/2022

EXHIBIT 1
LEGAL DESCRIPTION

Parcel 1:

Township 7 North, Range 42 East Boise Meridian, Fremont County, Idaho.

Section 9: Southeast Quarter Southwest Quarter

Parcel 2:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 16: Northeast Quarter Northwest Quarter

Parcel 3:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 9: West Half Southeast Quarter; Southeast Quarter Southeast Quarter.

Parcel 4:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: South Half Southwest Quarter; Less: That portion of the South Half Southwest Quarter of Section 10, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the South Quarter corner of said Section 10, thence North 33°57'23" West 300.00 feet to a point monumented with a bronze marker inscribed 10A742; thence North 21°59'16" East 344.61 feet to a point monumented with a bronze marker inscribed 10B742; thence North 0°21'25" West 744.82 feet to a point on the South 16th line of said Section 10; thence North 89°13'33" East 35.00 feet along the South 16th line to the South 16th corner of said Section 10; thence South 0°21'25" East 1313.70 feet to the South Quarter corner of said Section 10 and the point of beginning.

ALSO LESS: Starting at the 1/4 section corner of sections 10/15, T7N R42E, thence N3° 51' 12"W, 569.5 ft. to USBR right of way corner 10B742, thence S21° 59' 16"W, 82 ft. on the line between USBR right of way corner 10B742 and 10A742 (per drawing 549 147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74). This being the true point of beginning. Thence a strip of land 25 ft wide, the centerline of which is described as follows:

N.20°00'00" W., 196 ft., thence;

N40°00'00"W, 94 ft., thence;
N27°04'41"W, 160.06 ft., thence;
N40°32'59"W, 333.3 ft., thence;
N30°09'01"W, 254.3 ft., thence;
N08°58'43"E, 95.5 ft., to the center of Old Hog Hollow Road.

Parcel 5:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 15: Northwest Quarter; Less: That portion of the Northwest Quarter and the West 25 rods of the North 66 rods of the Northeast Quarter and the West 66 rods of the North 25 rods of the Southwest Quarter of Section 15, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the West Quarter corner of said Section 15; thence North 75°47'58" East 1550.00 feet to a point monumented with a bronze marker inscribed 15A742; thence North 25°36'24" East 2530.00 feet to the North Quarter corner of said Section 15; thence North 89°14'00" East 412.50 feet along the North boundary line of said Section 15; thence South 0°35'53" East 1089.00 feet; thence South 89°14'04" West 412.50 feet to a point on the North-South Center Quarter line; thence South 0°35'53" East 1538.52 feet along the North-South Center Quarter line to the Center Quarter corner of said Section 15; thence South 89°14'58" West 1534.74 feet along the East West Center Quarter line; thence South 0°35'41" East 412.50 feet; thence South 89°14'58" West 1089.00 feet to a point on the West boundary of said Section 15; thence North 0°35'41" West 412.50 feet to the West Quarter corner of said Section 15 and the point of beginning.

Parcel 6:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 16: Southwest Quarter; West Half Southeast Quarter; Northeast Quarter Southeast Quarter; Northeast Quarter; South Half Northwest Quarter; Less: That portion of the South Half Southwest Quarter and the West Half Southeast Quarter of Section 16; Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the Southwest corner of said Section 16, thence North 69°50'45" East 2582.01 feet to a point monumented with a bronze marker inscribed 16A742; thence North 58°16'46" East 1762.73 feet to a point on the East 16th line; thence South 0°36'01" East 1818.77 feet along the East 16th line to the East 16th corner on the South boundary line of said Section 16; thence North 89°59'02" West 3942.39 feet along the South boundary of said Section 16 to the Southwest corner and the point of beginning. Also less: That portion of the North Half Northeast Quarter Southeast Quarter of said Section 16, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the East Quarter corner of said Section 16, thence South 0°35'41" East 656.69 feet along the East boundary line of said Section 16 to the North

South 64th corner; thence North 89°58'24" West 1068.37 feet along the North-South 64th line; thence North 58°16'46" East 1247.97 feet to the East Quarter corner of said Section 16 and the point of beginning. Also Less: that portion of the South Half Northeast Quarter Southeast Quarter of Section 16, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the South sixteenth corner on the East boundary line of said Section 16; thence North 89°58'16" West 1314.26 feet along the South sixteenth line to the Southeast sixteenth corner of said Section 16; thence North 0°36'01" West 505.48 feet along the East 16th line of said Section 16; thence North 58°16'46" East 287.29 feet to a point on the North-South 64th line of said Section 16; thence South 89°58'24" East 1066.37 feet along the North-South 64th line to the North-South 64th corner on the East boundary line of said Section 16; thence South 0°35'41" East 656.70 feet along the East boundary line to the South 16th corner of said Section 16 and the point of beginning.

Parcel 7:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 3: Southeast Quarter Southeast Quarter

Parcel 8:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: West Half Northeast Quarter; Southeast Quarter, Except: That portion of the South Half of the Southeast Quarter and the North Half of the South Half of Section 10, Township 7 North, Range 42 East, Boise Meridian, described by metes and bounds as follows; Commencing at the South Quarter corner of said Section 10; thence North 0°21'25" West, 1313.70 feet along the North-South Center Quarter line to the center South 1/16 corner; thence South 89°13'33" West, 35.00 feet along the South 1/16th line; thence North 0°21'25" West 179.51 feet to a point monumented with a bronze marker inscribed 10C742; thence North 89°13'33" East 70.00 feet to a point monumented with a bronze marker inscribed 10D742; thence South 0° 21'25" East 890.12 feet to a point monumented with a bronze marker inscribed 10E742; thence South 71°43'25" East 1848.34 feet to a point on the South Boundary line of said Section 10; thence South 89°14'00" West 1786.51 feet along the South boundary line of said Section 10 to the point of beginning. (Said Exception also known as Tract 2 of Parcel U.S.A. TD-17)

Parcel 9:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: East Half Northeast Quarter

Parcel 10:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: East Half Northwest Quarter; North Half Southwest Quarter.

Less: That portion of the South Half of the Southeast Quarter and the North Half of the South Half of Section 10, Township 7 North, Range 42 East, Boise Meridian, described by metes and bounds as follows; Commencing at the South Quarter corner of said Section 10; thence North $0^{\circ}21'25''$ West, 1313.70 feet along the North-South Center Quarter line to the center South $1/16$ corner; thence South $89^{\circ}13'33''$ West, 35.00 feet along the South $1/16$ th line; thence North $0^{\circ}21'25''$ West 179.51 feet to a point monumented with a bronze marker inscribed 10C742; thence North $89^{\circ}13'33''$ East 70.00 feet to a point monumented with a bronze marker inscribed 10D742; thence South $0^{\circ}21'25''$ East 890.12 feet to a point monumented with a bronze marker inscribed 10E742; thence South $71^{\circ}43'25''$ East 1848.34 feet to a point on the South Boundary line of said Section 10; thence South $89^{\circ}14'00''$ West 1786.51 feet along the South boundary line of said Section 10 to the point of beginning. (Said Exception also known as Tract 2 of Parcel U.S.A. TD-17)

ALSO LESS: Starting at the $1/4$ section corner of sections 10/15, T7N R42E, thence $N3^{\circ}51'12''W$, 569.5 ft. to USBR right of way corner 10B742, thence $S21^{\circ}59'16''W$, 82 ft. on the line between USBR right of way corner 10B742 and 10A742 (per drawing 549-147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74). This being the true point of beginning. Thence a strip of land 25 ft wide, the centerline of which is described as follows:

$N.20^{\circ}00'00''W$., 196 ft., thence;
 $N40^{\circ}00'00''W$, 94 ft., thence;
 $N27^{\circ}04'41''W$, 160.06 ft., thence;
 $N40^{\circ}32'59''W$, 333.3 ft., thence;
 $N30^{\circ}09'01''W$, 254.3 ft., thence;
 $N08^{\circ}58'43''E$, 95.5 ft., to the center of Old Hog Hollow Road.

Parcel 11:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 11: West Half Northwest Quarter.

Parcel 12:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 11: West Half Southwest Quarter; Southeast Quarter Southwest Quarter; South Half Southeast Quarter, Except: Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter; thence South along the East boundary line of said section, a distance of 600 feet to a point; which point is the intersection of the said

section line and the Hog Hollow Road; thence in a Northwesterly direction along said road to its intersection with the North boundary line of the Southeast Quarter of the Southeast Quarter of said section, which point is approximately 1032 feet West of the Northwest corner of said Southeast Quarter of the Southeast Quarter; thence East along the North boundary line of said Southeast Quarter of the Southeast Quarter to the place of beginning.

Parcel 13:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 12: The South 60 rods of the Southeast Quarter.

Parcel 14:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 12: Beginning at the Southwest corner of Section; thence North 700 feet to the Hog Hollow Road as now constituted; thence in a Southeasterly direction along the road to the point where the road intersects the South line of section; thence West 1480 feet to the point of beginning. Also starting at the Southeast corner of the Southwest Quarter of Section; thence North 360 feet to the Hog Hollow Road as now constituted; thence in a Southwesterly direction along the road to the point where the road intersects the South line of section; thence East 860 feet to the point of beginning.

Parcel 15:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 13: North Half

Parcel 16:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 13: East Half Southeast Quarter; Southwest Quarter; West Half Southeast Quarter.

Parcel 17:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 14: Northeast Quarter Southwest Quarter; Southeast Quarter; Northeast Quarter; Northwest Quarter; Southeast Quarter Southwest Quarter; West Half Southwest Quarter, Except: That portion of the South Half of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 14, Township 7 North,

Range 42 East Boise Meridian, described by metes and bounds as follows:
Commencing at the Southwest corner of said Section 14; thence North $0^{\circ}36'05''$ West 1626.08 feet along the West boundary line of said Section 14, thence South $65^{\circ}07'20''$ East 1317.98 feet to a point monumented with a bronze marker inscribed 14A742; thence South $51^{\circ}00'36''$ East 830.59 feet to a point monumented with a bronze marker inscribed 14B742; thence South $33^{\circ}09'43''$ East 635.88 feet to a point on the South boundary line of said Section 14; thence South $89^{\circ}33'41''$ West 2172.09 feet along the South boundary line of said Section 14 to the Southwest corner, the point of beginning.

Parcel 18:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 15: North Half Northeast Quarter, Except: Beginning at the Northwest corner of the Northwest Quarter Northeast Quarter; thence South 66 rods; thence East 25 rods; thence North 66 rods; thence West 25 rods to the place of beginning, Also Except: Commencing at the Northeast corner of said Section 15; thence South $89^{\circ}14'00''$ West 837.09 feet along the North boundary line of said Section 15 to the true point of beginning; thence South $5^{\circ}12'38''$ East 1275.81 feet to a point monumented with a bronze marker inscribed 15B742; thence South $88^{\circ}54'06''$ West 809.67 feet to a point monumented with a bronze marker inscribed 15C742; thence South $31^{\circ}04'03''$ West 43.83 feet to a point on the North $1/16$ th line of said Section 15; thence South $89^{\circ}14'29''$ West 1056.45 feet along the North $1/16$ th line to the Center-North 16th corner of said Section 15; thence North $0^{\circ}35'53''$ West 224.76 feet along the North-South Center quarter line of said Section 15; thence North $89^{\circ}14'04''$ East 412.50 feet; thence North $0^{\circ}35'53''$ West 1089.00 feet to a point on the North boundary line of said Section 15; thence North $89^{\circ}14'00''$ East 1374.01 feet along the North boundary line of said Section 15 to the point of beginning.

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 15: South Half Northeast Quarter; North Half South Half; Except: Beginning at a point 160 rods South of the Northwest corner; thence South 25 rods; thence East 66 rods; thence North 25 rods; thence West 66 rods to the point of beginning. Also Except: Commencing at the South $1/16$ corner on the West boundary line of said Section 15; thence North $0^{\circ}35'41''$ West 900.89 feet along the West boundary line of said Section 15; thence North $89^{\circ}14'58''$ East 1089.00 feet; thence North $0^{\circ}35'41''$ West 412.50 feet to a point on the East-West center quarter line of said Section 15; thence North $89^{\circ}14'58''$ East 1534.74 feet along the East-West center quarter line to the center quarter corner of said Section 15; thence North $0^{\circ}35'53''$ West 1313.76 feet along the North-South center quarter line to the Center-North 16th corner; thence North $89^{\circ}14'29''$ East 1056.45 feet; thence South $31^{\circ}04'03''$ West 2051.99 feet to a point monumented with a bronze marker inscribed 15D742; thence South $57^{\circ}26'36''$ East 699.93 feet to a point monumented with a bronze marker inscribed 15E742; thence North $81^{\circ}38'23''$ East 1319.75 feet to a point monumented with a bronze marker inscribed 15F742; thence South $64^{\circ}56'08''$ East 833.09 feet to a point on the East boundary of Section 15;

thence South 0°36'05" East 311.97 feet along the East boundary line of said Section 15 to the South 16th corner, thence South 89°15'26" West 5247.64 feet along the South 16th line to the South 16th corner on the West boundary line of said Section 15, the point of beginning.

ALSO EXCEPT: Starting at the 1/4 section corner of section 10/15, T7N R42E, thence S9° 55' 43"E, 3486 ft. to USBR right of way corner 15E742. thence N81° 38' 23"E, 330.0 ft. on the line between USBR right of way corner 15E742 and 15F742 (per drawing 549-147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74). This being the true point of beginning. Thence; N67° 29' 03"E, 551.0 ft., thence; S81° 52' 47"E, 475 ft. to right of way corner 15F742, thence; S81° 38' 23"W, 989.75 ft. to the point of beginning.

Parcel 19:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 23: Northeast Quarter Northeast Quarter

Parcel 20:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 23: Southeast Quarter Northeast Quarter; Except: Commencing at the East Quarter corner of said Section 23; thence South 89°34'30" West 1316.13 feet along the East-West center quarter line of said Section 23 to the Center-East 16th corner; thence North 0°27'02" West 996.94 feet along the East 16th line of said Section 23; thence South 52°56'47" East 828.06 feet to a point monumented with a bronze marker inscribed 23D742; thence South 15°03'39" West 250.08 feet to a point monumented with a bronze marker inscribed 23E742; thence South 83°57'50" East 729.81 feet to a point on the East boundary line North 0°30'26" West 169.34 feet from the East Quarter corner of said Section 23; thence South 0°30'26" East 169.34 feet to the East Quarter corner of said Section 23, the point of beginning.

Parcel 21:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 23, Northwest Quarter Northeast Quarter; Northeast Quarter Northwest Quarter; Except: Commencing at the West 1/16 corner on the North boundary line of said Section 23; thence North 89°33'41" East 858.58 feet along the North boundary line of said Section 23; thence South 25°00'12" East 520.07 feet to a point monumented with a bronze marker inscribed 23A742; thence South 88°24'09" East 1364.61 feet to a point monumented with a bronze marker inscribed 23B742; thence South 01°38'08" West 793.52 feet to a point on the North 16th line, North 89°34'06" East 2412.16 feet from the Northwest 16th corner of said Section 23; thence South 89°34'06" West

2412.16 feet along the North 16th line to the Northwest 16th corner of said Section 23, thence North 0°20'11" West 1314.22 feet along the West 16th line to the West 16th corner on the North boundary line of said Section 23, the point of beginning.

Parcel 22:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 24: South Half Northeast Quarter; North Half South Half; Northwest Quarter; North Half Northeast Quarter; Except: Commencing at the West Quarter corner of said Section 24; thence North 0°30'26" West 169.34 feet along the west boundary of said Section 24; thence South 85°06'54" East 900.41 feet to a point monumented with a bronze marker inscribed 24A742; thence South 59°08'46" East 168.61 feet to a point on the East-West Center quarter line of said Section 24; monumented with a bronze marker inscribed 24B742; thence South 89°39'46" West 1040.40 feet along the East West Center quarter line to the West Quarter corner of said Section 24, the point of beginning. Also Except: Commencing at the West Quarter corner of said Section 24; thence North 89°39'46" East 1773.99 feet along the East-West quarter line of said Section 24 to a point monumented with a bronze marker inscribed 24C742, the true point of beginning; thence North 52°06'59" East 309.95 feet to a point monumented with a bronze marker inscribed 24D742; thence South 89°30'44" East 459.94 feet to a point monumented with a bronze marker inscribed 24E742; thence South 71°16'33" East 152.03 feet to a point on the North-South Center quarter line of said Section 24; thence South 0°29'28" East 132.68 feet along the North-South Center quarter line to the Center Quarter corner of said Section 24; thence South 89°39'46" West 849.69 feet to the point of beginning. Also Except: Commencing at the West Quarter corner of said Section 24; thence North 89°39'46" East 2623.68 feet along the East-West Center quarter line to the Center Quarter corner of said Section 24; thence North 0°29'28" West 132.68 feet along the North-South Center quarter line of said Section 24; thence South 71°16'33" East 237.94 feet to a point monumented with a bronze marker inscribed 24F742; thence South 21°07'07" East 450.03 feet to a point monumented with a bronze marker inscribed 24G742; thence South 73°16'31" East 289.97 feet to a point monumented with a bronze marker inscribed 24H742; thence North 63°38'35" East 469.92 feet to a point monumented with a bronze marker inscribed 24J742; thence South 76°45'50" East 804.92 feet to a point monumented with a bronze marker inscribed 24K742; thence South 34°18'10" East 615.01 feet to a point monumented with a bronze marker inscribed 24L742; thence South 77°30'39" East 427.08 feet to a point on the East boundary line of said Section 24; thence South 0°28'29" East 285.38 feet along the East boundary line of said Section 24 to the South 1/16 corner; thence South 89°45'49" West 5246.66 feet along the South 16th line to the South 1/16 corner on the West boundary line of said Section 24; thence North 0°30'26" West 1314.67 feet along the West boundary line of said Section 24 to the West Quarter corner the point of beginning.

Parcel 23:

Township 7 North, Range 43 East, Boise Meridian, Fremont County, Idaho.

Section 19: Government Lot 3; North Half; North Half Southeast Quarter and Southwest Quarter Southeast Quarter North of the Teton River. Except: That portion of the West Half Southeast Quarter of Section 19, Township 7 North, Range 43 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the South Quarter corner of said Section 19; thence North 0°35'23" West 2322.38 feet along the North-South Center quarter line; thence South 61°14'18" East 841.30 feet to a point monumented with a bronze marker inscribed 19D743; thence South 09°57'23" East 872.71 feet to a point monumented with a bronze marker inscribed 19E743; thence South 65°19'12" East 267.70 feet to a point monumented with a bronze marker inscribed 19F743; thence North 35°44'24" East 348.62 feet to a point on the East sixteenth line, monumented with a bronze marker inscribed 19G743, said point being South 0°36'15" East 115.33 feet from the Southeast 1/16 corner of said Section 19; thence South 0°36'15" East 1205.59 feet along the East 16th line to the East 1/16 corner of the South boundary line of said Section 19; thence South 88°58'52" West 1324.30 feet along the South boundary line to the South Quarter corner of said Section 19, the point of beginning. Also except: Commencing at the South 1/16 corner on the East boundary line of said Section 19; thence South 89°01'26" West 1238.69 feet along the South 16th line to a point monumented with a bronze marker inscribed 19H743, being South 89°01'26" West 85.27 feet from the Southeast 1/16 corner of said Section 19; thence North 35°44'24" East 108.03 feet to East boundary line North 0°37'07" West 871.73 feet from the South 1/16 corner of said Section 19; thence South 0°37'07" East 871.73 feet along the East boundary line to the South 1/16 corner on the East boundary line of said Section 19, the point of beginning. Also Except: Commencing at the South 1/16 corner on the West boundary line of said Section 19; thence North 0°28'29" West 285.38 feet along the West boundary line of said Section 19 to a point South 0°28'29" East 1038.52 feet from the West Quarter corner; thence South 86°46'16" East 458.04 feet to a point monumented with a bronze marker inscribed 19A743; thence North 35°22'57" East 2006.09 feet to a point monumented with a bronze marker inscribed 19B743; thence South 45°30'58" East 885.25 feet to a point monumented with a bronze marker inscribed 19C743; thence South 61°14'18" East 475.60 feet to a point on the North-South Center quarter line of said Section 19, North 0°35'23" West 1000.48 feet from the C-S 1/16 corner; thence South 0°35'23" East 1000.48 feet along the North-South Center quarter line to the C-S 1/16 corner of said Section 19; thence South 89°01'26" West 2675.72 feet along the South 16th line to the South 1/16 corner on the West boundary line of said Section 19 to the point of beginning.

Together with: A Contract and Grant of Easement between The United States of America and M & B Enterprises Limited Partnership, an Idaho Limited Partnership, dated June 5, 2002, to operate and maintain a 20 foot wide access road, a 20 inch and a 14-inch irrigation pipeline, and a pumping station.

**TOGETHER WITH A ½ INTEREST IN THE FOLLOWING REAL PROPERTY
(PARCELS 24 and 25)**

Parcel 24:

Commencing at the point where the centerline of the Good Luck Canal intersects the East line of the West Half Northeast Quarter and Northwest Quarter Southeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian, Fremont County, Idaho, and running thence North 430 feet; thence West 100 feet; thence South 430 feet; thence East 100 feet to the point of beginning.

Except: Good Luck Canal.

Also: Commencing at the point where the centerline of the Good Luck Canal intersects the East line of the West Half Northeast Quarter and the Northwest Quarter Southeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian, Fremont County, Idaho, and running thence South to the centerline of the Teton River; thence West along the centerline of the Teton River 15 feet; thence North to a point 15 feet West of the point of beginning; thence East 15 feet to the point of beginning.

Except: Good Luck Canal.

Parcel 25:

An easement for road right of way across the following described property in Fremont County, Idaho: Commencing at a point 430 feet North of the point where the centerline of the Good Luck Canal intersects the East line of the West Half Northeast Quarter and Northwest Quarter Southeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian, and running thence North to the North line of the West Half Northeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian; thence running West 15 feet; thence South to a point 15 feet West of the point of beginning; thence East 15 feet to the point of beginning.

EXCEPTING FROM THE FOREGOING PARCELS 8, 12 AND 17 any house trailer(s) or mobile home(s) standing on the premises.

Water Right Report : 22-7721(License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	ROCKY GULCH FARMS	C/O DIRK PARKINSON PO BOX 326	ST. ANTHONY	ID	83445
Previous Owner	DEAN SCHWENDIMAN & SONS INC	PO BOX 57	NEWDALE	ID	83436-0057
Previous Owner	NORTHWEST FARM CREDIT SERVICES FLCA	PO BOX 157	REXBURG	ID	83440-0157
Security Interest	IDAHO AGCREDIT FLCA	1586 N 2ND E	REXBURG	ID	83440-5548

Water Right Status

Priority Date : 8/19/1991

Basis : License

Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	07N	42E	11	0		SE	SE	FREMONT	
GROUND WATER	07N	42E	12	0		SW	SW	FREMONT	
GROUND WATER	07N	42E	16	0		NW	NE	FREMONT	
GROUND WATER	07N	42E	16	0		NW	NE	FREMONT	
GROUND WATER	07N	42E	16	0		NW	NE	FREMONT	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/01	10/31	12.41 CFS	3115.00 AFA
TOTAL			12.41 CFS	3115.00 AFA

Places of Use



Place of Use Legal Description : IRRIGATION (FREMONT county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
07N	42E	9		SW	NE	8.7	
07N	42E	9		SW	SW	34.5	
07N	42E	9		SE	SW	34.1	
07N	42E	9		NE	SE	18.5	
07N	42E	9		NW	SE	39.1	
07N	42E	9		SW	SE	35.0	
07N	42E	9		SE	SE	34.2	
07N	42E	10		SW	SW	34.7	
07N	42E	10		SE	SW	32.6	
07N	42E	15		NE	NW	28.7	
07N	42E	15		NW	NW	39.5	
07N	42E	15		SW	NW	39.2	
07N	42E	15		SE	NW	5.3	
07N	42E	15		NW	SW	10.0	
07N	42E	16		NE	NE	39.5	
07N	42E	16		NW	NE	39.7	

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
07N	42E	16			SW	NE	39.7
07N	42E	16			SE	NE	39.6
07N	42E	16			NE	NW	39.7
07N	42E	16			NW	NW	33.4
07N	42E	16			SW	NW	29.5
07N	42E	16			SE	NW	39.7
07N	42E	16			NE	SW	39.7
07N	42E	16			NW	SW	38.7
07N	42E	16			SW	SW	19.7
07N	42E	16			SE	SW	28.9
07N	42E	16			NE	SE	14.7
07N	42E	16			NW	SE	38.2
07N	42E	16			SW	SE	15.2

Irrigation Totals

Total Acres Acre Limit

890.00

Conditions

Code Conditions

- 214 Prior to the diversion and use of water under Transfer approval 79866, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications.
- This water right is limited to four points of diversion: three existing wells located in the NWNE of Section 16, T07N, R42E and a fourth well to be constructed in the SESE of Section 11 or the SWSW of Section 12, T07N, R42E.
- Upon completion of the new ground water well authorized under Transfer 79866, the right holder shall notify the department of the exact location of the new well and request that the undeveloped point of diversion be removed from the water right.
- The point of diversion located in either Section 11 or 12, T07N, R42E, authorized under Transfer 79866, shall be limited to a diversion rate of 6.41 cfs and an annual diversion volume of 1609 acre-feet.
- R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
- 046 Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
- T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
- T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.

Dates

Licensed Date : 11/13/2013
 Decreed Date :
 Permit Proof Due Date : 10/1/1995
 Permit Proof Made Date : 9/29/1995
 Permit Approved Date : 11/26/1991
 Permit Moratorium Expiration Date :
 Enlargement Use Priority Date :
 Enlargement Statute Priority Date :
 Application Received Date: 8/19/1991
 Protest Deadline Date:

Other Information

State or Federal :
 Water District Number : 100
 Generic Max Rate Per Acre : 0.02
 Generic Max Volume Per Acre : 3.5
 Civil Case Number :
 Decree Plaintiff :
 Decree Defendant :
 Swan Falls Trust or Nontrust :
 Swan Falls Dismissed :
 DLE Act Number :
 Cary Act Number :
 Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

7/29/2026

After recording return to:

Mickelsen Properties, L.L.C.

Attn.: Mark Mickelsen

PO Box 438

Rigby, ID 83442

SPECIAL WARRANTY DEED

For value received, Parkinson Seed Farm, Inc., an Idaho corporation, Grantor, acting by and through Matthew R. McKinlay, of CFO Solutions, L.C., dba Advanced CFO, as the duly appointed Plan Administrator in the matter of In Re: Parkinson Seed Farm, Inc., an Idaho corporation, Debtor, United States Bankruptcy Court, District of Idaho, Case No. 18-40412-JMM (Chapter 11), does hereby convey, release, remise, and SPECIALLY WARRANTS to Mickelsen Properties, L.L.C., an Idaho limited liability company, Grantee, all of Grantor's right, title and interest in and to the real property lying in the County of Fremont, State of Idaho and legally described on Exhibit A attached hereto and made a part hereof by this reference (the "Real Property"), including all of the following to the extent they exist and are owned and transferable by Grantor as of the date of this Special Warranty Deed: surface and subsurface rights on and under the Real Property; development rights for the Real Property; mineral rights for the Real Property; air rights for the Property; water, water rights and riparian rights for the Real Property; rights-of-way, easements, hereditaments, and appurtenances used in connection with or for the benefit of the Real Property.

Dated: May 19, 2021

Parkinson Seed Farm, Inc.,
an Idaho corporation

By: Matthew R. McKinlay

Name: Matthew R. McKinlay,

Its: Plan Administrator

State of Idaho)
County of Ada) ss.

On this May 19 2021, 2021, before me, a Notary Public in and for said State, personally appeared Matthew R. McKinlay, of CFO Solutions, L.C., dba Advanced CFO, as the duly appointed Plan Administrator of Parkinson Seed Farm, Inc., 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.



Tina Elmlad
Notary Public of Idaho
Residing at: Meridian ID
Commission Expires: May 1, 2024

**EXHIBIT A
LEGAL DESCRIPTION**

504459

Parcel 26:

A parcel of land located within Section 10, Township 7 North, Range 42 East, Boise Meridian, and more particularly described as follows:

Starting at the $\frac{1}{4}$ section corner sections 10/15, T7N R42E, thence N3° 51' 12"W, 569.5 ft. to USBR right of way corner 10B742 (per drawing 549-147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74) this is the true point of beginning. Thence:

N00° 21' 25"W, 924.33 ft., to USBR right of way corner 10C742, thence;
N89° 13' 33"E, 70.00 ft., to USBR right of way corner 10D742, thence;
S00° 21' 25"E, 890.12 ft., to USBR right of way corner 10E742, thence;
S63° 15' 40"W, 78.14 ft., to the point of beginning (USBR right of way corner 10B742).

Parcel 27:

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 7 Range 42, E.B.M., less the following described parcel:

Commencing at the East Quarter (E $\frac{1}{4}$) corner of said Section twenty-three (23); thence South 0°30'26" East, 1314.67 feet along the East boundary line of said Section twenty-three (23) to the South sixteenth (S 1/16) corner; thence South 89°34'55" West, 2634.87 feet along the South sixteenth line to the Center South sixteenth (C-S 1/16) corner of said Section twenty-three (23); thence North 0°23'36" West, 1314.36 feet along the North-South Center Quarter line to the Center Quarter (C $\frac{1}{4}$) corner of said Section twenty-three (23); thence South 89°34'30" West, 631.26 feet along the East-West Center Quarter line; thence Northwesterly along the canyon rim to the North sixteenth line, South 89°34'06" West, 794.82 feet from the Northwest sixteenth (NW 1/16) corner of said Section twenty-three (23); thence North 89°34'06" East 3206.98 feet along the North sixteenth line of said Section twenty-three (23); thence South 01°38'08" West, 146.75 feet to a point monumented with a bronze marker inscribed 23C742; thence South 52°56'47" East, 280.87 feet to the East sixteenth line, North 0°27'02" West, 996.94 feet from the Center East sixteenth (C-E 1/16) corner of said 996.94 feet along the East sixteenth line to the Center-East sixteenth (C-E 1/16) corner of said Section twenty-three (23); thence North 89°34'30" East, 1316.13 feet along the East-West Center Quarter line to the East Quarter (E $\frac{1}{4}$) corner of said Section twenty-three (23), the point of beginning.

Baily, Jonie

From: Stephanie Mickelsen <sjwmick@gmail.com>
Sent: Thursday, August 20, 2026 1:20 PM
To: Baily, Jonie
Subject: Fw: Idaho Water License 22-7721

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Warmest Regards,

Stephanie Mickelsen
CFO
Mickelsen Farms
sjwmick@gmail.com
(208)709-1295

From: Stephanie Mickelsen <sjwmick@gmail.com>
Sent: Thursday, August 20, 2026 1:17 PM
To: swageman@usbr.gov <swageman@usbr.gov>
Subject: Idaho Water License 22-7721

Sarah,

This is Stephanie Mickelsen from Mickelsen Properties, LLC. It came to our attention that we hadn't transferred Idaho water license 22-7721 into our entity name from Rocky Gulch Farms aka Parkinson Seed Farms, LLC in Fremont County, ID. We purchased the land back in the fall of 2020 and hadn't realized that we needed to change this. Per the request by the Idaho Department of Water Resources please take this as our notice to the Bureau of Reclamation.

Warmest Regards,

Stephanie Mickelsen
CFO
Mickelsen Farms
sjwmick@gmail.com

(208)709-1295



PO BOX 438

RIGBY, ID 83442

(208) 745-6626 (208) 745-0789 Fax

August 20, 2026

Ted Singleton
TMS Land
2416 E 244 N
St. Anthony, ID 83445-5709

Re: Notice of Change in Ownership of Water Right No. 22-7721

Dear Ted/TMS Land

This letter provides written notice that we are submitting a change of ownership for Water Right No. 22-7721. The ownership record will be changed from Rocky Gulch aka Parkinson Seed Farm to Mickelsen Properties, LLC.

This notice is being provided because you are the landowner of record for land identified as part of the water right's place of use. The ownership filing concerns the water right record and does not, by itself, change ownership of your land or the authorized elements of the water right.

If you have questions or would like additional information regarding this ownership change, please contact Stephanie Mickelsen at 208-709-1295 or sjwmick@gmail.com.

Sincerely,

Stephanie Mickelsen

CFO

AFTER RECORDING MAIL TO:

Mickelsen Properties, L.L.C., an Idaho limited liability
company
PO Box 438
Rigby, ID 83442



SPECIAL WARRANTY DEED

File No.: **106590ID (CH)**

Date: **March 03, 2021**

For Value Received, **TFES 889, LLC**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mickelsen Properties, L.L.C., an Idaho limited liability company**

whose current address is **PO Box 438, Rigby, ID 83442**

hereinafter called the Grantee, the following described premises, situated in **Fremont** County, **Idaho**, to-wit:

See Exhibit 1
Legal Description

INCLUDING ALL OF THE FOLLOWING TO THE EXTENT THEY EXIST AND ARE OWNED AND TRANSFERABLE BY GRANTOR AS OF THE DATE OF THIS SPECIAL WARRANTY DEED:

SURFACE AND SUBSURFACE RIGHTS ON AND UNDER THE REAL PROPERTY; DEVELOPMENT RIGHTS FOR THE REAL PROPERTY; MINERAL RIGHTS FOR THE REAL PROPERTY; AIR RIGHTS FOR THE PROPERTY; WATER, WATER RIGHTS AND RIPARIAN RIGHTS FOR THE REAL PROPERTY; RIGHTS -OF-WAY, EASEMENTS, HEREDITAMENTS, AND APPURTENANCES USED IN CONNECTION WITH OR FOR THE BENEFIT OF THE REAL PROPERTY.

Grantor does hereby covenant with Grantee(s), their heirs, successors and assigns, that Grantor will warrant and defend the said granted premises against the lawful claims and demands of all persons claiming by, through and under Grantor, but against no other claims and no other persons, including predecessors in title.

Date: 03/03/2021

Warranty Deed
- continued

File No.: 1065901D (sr)

Dated: March 03, 2021

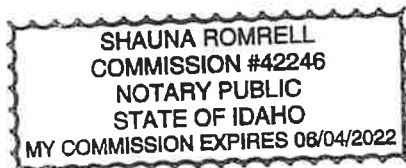
TFES 889, LLC

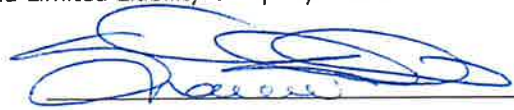


Title Financial Exchange Services, Inc., Member
By: Caren Hawkes
It's: 1031 Exchange Coordinator

STATE OF IDAHO)
 :SS
COUNTY OF BINGHAM)

On this Third day of March, 2021, before me, a Notary Public in and for said State, personally appeared Caren Hawkes, known or identified to me to be the 1031 Exchange Coordinator of the corporation, a corporation that executed the instrument on behalf of said corporation which is a member of TFES 889, LLC, and on behalf of the member subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said Limited Liability Company name.





Notary Public for Idaho
Residing in Blackfoot, ID
Commission Expires: 06/04/2022

EXHIBIT 1
LEGAL DESCRIPTION

Parcel 1:

Township 7 North, Range 42 East Boise Meridian, Fremont County, Idaho.

Section 9: Southeast Quarter Southwest Quarter

Parcel 2:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 16: Northeast Quarter Northwest Quarter

Parcel 3:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 9: West Half Southeast Quarter; Southeast Quarter Southeast Quarter.

Parcel 4:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: South Half Southwest Quarter; Less: That portion of the South Half Southwest Quarter of Section 10, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the South Quarter corner of said Section 10, thence North 33°57'23" West 300.00 feet to a point monumented with a bronze marker inscribed 10A742; thence North 21°59'16" East 344.61 feet to a point monumented with a bronze marker inscribed 10B742; thence North 0°21'25" West 744.82 feet to a point on the South 16th line of said Section 10; thence North 89°13'33" East 35.00 feet along the South 16th line to the South 16th corner of said Section 10; thence South 0°21'25" East 1313.70 feet to the South Quarter corner of said Section 10 and the point of beginning.

ALSO LESS: Starting at the 1/4 section corner of sections 10/15, T7N R42E, thence N3° 51' 12"W, 569.5 ft. to USBR right of way corner 10B742, thence S21° 59' 16"W, 82 ft. on the line between USBR right of way corner 10B742 and 10A742 (per drawing 549 147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74). This being the true point of beginning. Thence a strip of land 25 ft wide, the centerline of which is described as follows:

N.20°00'00" W., 196 ft., thence;

N40°00'00"W, 94 ft., thence;
N27°04'41"W, 160.06 ft., thence;
N40°32'59"W, 333.3 ft., thence;
N30°09'01"W, 254.3 ft., thence;
N08°58'43"E, 95.5 ft., to the center of Old Hog Hollow Road.

Parcel 5:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 15: Northwest Quarter; Less: That portion of the Northwest Quarter and the West 25 rods of the North 66 rods of the Northeast Quarter and the West 66 rods of the North 25 rods of the Southwest Quarter of Section 15, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the West Quarter corner of said Section 15; thence North 75°47'58" East 1550.00 feet to a point monumented with a bronze marker inscribed 15A742; thence North 25°36'24" East 2530.00 feet to the North Quarter corner of said Section 15; thence North 89°14'00" East 412.50 feet along the North boundary line of said Section 15; thence South 0°35'53" East 1089.00 feet; thence South 89°14'04" West 412.50 feet to a point on the North-South Center Quarter line; thence South 0°35'53" East 1538.52 feet along the North-South Center Quarter line to the Center Quarter corner of said Section 15; thence South 89°14'58" West 1534.74 feet along the East West Center Quarter line; thence South 0°35'41" East 412.50 feet; thence South 89°14'58" West 1089.00 feet to a point on the West boundary of said Section 15; thence North 0°35'41" West 412.50 feet to the West Quarter corner of said Section 15 and the point of beginning.

Parcel 6:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 16: Southwest Quarter; West Half Southeast Quarter; Northeast Quarter Southeast Quarter; Northeast Quarter; South Half Northwest Quarter; Less: That portion of the South Half Southwest Quarter and the West Half Southeast Quarter of Section 16; Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the Southwest corner of said Section 16, thence North 69°50'45" East 2582.01 feet to a point monumented with a bronze marker inscribed 16A742; thence North 58°16'46" East 1762.73 feet to a point on the East 16th line; thence South 0°36'01" East 1818.77 feet along the East 16th line to the East 16th corner on the South boundary line of said Section 16; thence North 89°59'02" West 3942.39 feet along the South boundary of said Section 16 to the Southwest corner and the point of beginning. Also less: That portion of the North Half Northeast Quarter Southeast Quarter of said Section 16, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the East Quarter corner of said Section 16, thence South 0°35'41" East 656.69 feet along the East boundary line of said Section 16 to the North

South 64th corner; thence North 89°58'24" West 1068.37 feet along the North-South 64th line; thence North 58°16'46" East 1247.97 feet to the East Quarter corner of said Section 16 and the point of beginning. Also Less: that portion of the South Half Northeast Quarter Southeast Quarter of Section 16, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the South sixteenth corner on the East boundary line of said Section 16; thence North 89°58'16" West 1314.26 feet along the South sixteenth line to the Southeast sixteenth corner of said Section 16; thence North 0°36'01" West 505.48 feet along the East 16th line of said Section 16; thence North 58°16'46" East 287.29 feet to a point on the North-South 64th line of said Section 16; thence South 89°58'24" East 1066.37 feet along the North-South 64th line to the North-South 64th corner on the East boundary line of said Section 16; thence South 0°35'41" East 656.70 feet along the East boundary line to the South 16th corner of said Section 16 and the point of beginning.

Parcel 7:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 3: Southeast Quarter Southeast Quarter

Parcel 8:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: West Half Northeast Quarter; Southeast Quarter, Except: That portion of the South Half of the Southeast Quarter and the North Half of the South Half of Section 10, Township 7 North, Range 42 East, Boise Meridian, described by metes and bounds as follows; Commencing at the South Quarter corner of said Section 10; thence North 0°21'25" West, 1313.70 feet along the North-South Center Quarter line to the center South 1/16 corner; thence South 89°13'33" West, 35.00 feet along the South 1/16th line; thence North 0°21'25" West 179.51 feet to a point monumented with a bronze marker inscribed 10C742; thence North 89°13'33" East 70.00 feet to a point monumented with a bronze marker inscribed 10D742; thence South 0°21'25" East 890.12 feet to a point monumented with a bronze marker inscribed 10E742; thence South 71°43'25" East 1848.34 feet to a point on the South Boundary line of said Section 10; thence South 89°14'00" West 1786.51 feet along the South boundary line of said Section 10 to the point of beginning. (Said Exception also known as Tract 2 of Parcel U.S.A. TD-17)

Parcel 9:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: East Half Northeast Quarter

Parcel 10:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: East Half Northwest Quarter; North Half Southwest Quarter.

Less: That portion of the South Half of the Southeast Quarter and the North Half of the South Half of Section 10, Township 7 North, Range 42 East, Boise Meridian, described by metes and bounds as follows; Commencing at the South Quarter corner of said Section 10; thence North $0^{\circ}21'25''$ West, 1313.70 feet along the North-South Center Quarter line to the center South $1/16$ corner; thence South $89^{\circ}13'33''$ West, 35.00 feet along the South $1/16$ th line; thence North $0^{\circ}21'25''$ West 179.51 feet to a point monumented with a bronze marker inscribed 10C742; thence North $89^{\circ}13'33''$ East 70.00 feet to a point monumented with a bronze marker inscribed 10D742; thence South $0^{\circ}21'25''$ East 890.12 feet to a point monumented with a bronze marker inscribed 10E742; thence South $71^{\circ}43'25''$ East 1848.34 feet to a point on the South Boundary line of said Section 10; thence South $89^{\circ}14'00''$ West 1786.51 feet along the South boundary line of said Section 10 to the point of beginning. (Said Exception also known as Tract 2 of Parcel U.S.A. TD-17)

ALSO LESS: Starting at the $1/4$ section corner of sections 10/15, T7N R42E, thence $N3^{\circ}51'12''W$, 569.5 ft. to USBR right of way corner 10B742, thence $S21^{\circ}59'16''W$, 82 ft. on the line between USBR right of way corner 10B742 and 10A742 (per drawing 549-147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74). This being the true point of beginning. Thence a strip of land 25 ft wide, the centerline of which is described as follows:

$N.20^{\circ}00'00''W$., 196 ft., thence;
 $N40^{\circ}00'00''W$, 94 ft., thence;
 $N27^{\circ}04'41''W$, 160.06 ft., thence;
 $N40^{\circ}32'59''W$, 333.3 ft., thence;
 $N30^{\circ}09'01''W$, 254.3 ft., thence;
 $N08^{\circ}58'43''E$, 95.5 ft., to the center of Old Hog Hollow Road.

Parcel 11:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 11: West Half Northwest Quarter.

Parcel 12:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 11: West Half Southwest Quarter; Southeast Quarter Southwest Quarter; South Half Southeast Quarter; Except: Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter; thence South along the East boundary line of said section, a distance of 600 feet to a point; which point is the intersection of the said

section line and the Hog Hollow Road; thence in a Northwesterly direction along said road to its intersection with the North boundary line of the Southeast Quarter of the Southeast Quarter of said section, which point is approximately 1032 feet West of the Northwest corner of said Southeast Quarter of the Southeast Quarter; thence East along the North boundary line of said Southeast Quarter of the Southeast Quarter to the place of beginning.

Parcel 13:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 12: The South 60 rods of the Southeast Quarter.

Parcel 14:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 12: Beginning at the Southwest corner of Section; thence North 700 feet to the Hog Hollow Road as now constituted; thence in a Southeasterly direction along the road to the point where the road intersects the South line of section; thence West 1480 feet to the point of beginning. Also starting at the Southeast corner of the Southwest Quarter of Section; thence North 360 feet to the Hog Hollow Road as now constituted; thence in a Southwesterly direction along the road to the point where the road intersects the South line of section; thence East 860 feet to the point of beginning.

Parcel 15:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 13: North Half

Parcel 16:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 13: East Half Southeast Quarter; Southwest Quarter; West Half Southeast Quarter.

Parcel 17:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 14: Northeast Quarter Southwest Quarter; Southeast Quarter; Northeast Quarter; Northwest Quarter; Southeast Quarter Southwest Quarter; West Half Southwest Quarter, Except: That portion of the South Half of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 14, Township 7 North,

Range 42 East Boise Meridian, described by metes and bounds as follows:
Commencing at the Southwest corner of said Section 14; thence North 0°36'05" West 1626.08 feet along the West boundary line of said Section 14, thence South 65°07'20" East 1317.98 feet to a point monumented with a bronze marker inscribed 14A742; thence South 51°00'36" East 830.59 feet to a point monumented with a bronze marker inscribed 14B742; thence South 33°09'43" East 635.88 feet to a point on the South boundary line of said Section 14; thence South 89°33'41" West 2172.09 feet along the South boundary line of said Section 14 to the Southwest corner, the point of beginning.

Parcel 18:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 15: North Half Northeast Quarter, Except: Beginning at the Northwest corner of the Northwest Quarter Northeast Quarter; thence South 66 rods; thence East 25 rods; thence North 66 rods; thence West 25 rods to the place of beginning, Also Except: Commencing at the Northeast corner of said Section 15; thence South 89°14'00" West 837.09 feet along the North boundary line of said Section 15 to the true point of beginning; thence South 5°12'38" East 1275.81 feet to a point monumented with a bronze marker inscribed 15B742; thence South 88°54'06" West 809.67 feet to a point monumented with a bronze marker inscribed 15C742; thence South 31°04'03" West 43.83 feet to a point on the North 1/16th line of said Section 15; thence South 89°14'29" West 1056.45 feet along the North 1/16th line to the Center-North 16th corner of said Section 15; thence North 0°35'53" West 224.76 feet along the North-South Center quarter line of said Section 15; thence North 89°14'04" East 412.50 feet; thence North 0°35'53" West 1089.00 feet to a point on the North boundary line of said Section 15; thence North 89°14'00" East 1374.01 feet along the North boundary line of said Section 15 to the point of beginning.

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 15: South Half Northeast Quarter; North Half South Half; Except: Beginning at a point 160 rods South of the Northwest corner; thence South 25 rods; thence East 66 rods; thence North 25 rods; thence West 66 rods to the point of beginning. Also Except: Commencing at the South 1/16 corner on the West boundary line of said Section 15; thence North 0°35'41" West 900.89 feet along the West boundary line of said Section 15; thence North 89°14'58" East 1089.00 feet; thence North 0°35'41" West 412.50 feet to a point on the East-West center quarter line of said Section 15; thence North 89°14'58" East 1534.74 feet along the East-West center quarter line to the center quarter corner of said Section 15; thence North 0°35'53" West 1313.76 feet along the North-South center quarter line to the Center-North 16th corner; thence North 89°14'29" East 1056.45 feet; thence South 31°04'03" West 2051.99 feet to a point monumented with a bronze marker inscribed 15D742; thence South 57°26'36" East 699.93 feet to a point monumented with a bronze marker inscribed 15E742; thence North 81°38'23" East 1319.75 feet to a point monumented with a bronze marker inscribed 15F742; thence South 64°56'08" East 833.09 feet to a point on the East boundary of Section 15;

thence South 0°36'05" East 311.97 feet along the East boundary line of said Section 15 to the South 16th corner, thence South 89°15'26" West 5247.64 feet along the South 16th line to the South 16th corner on the West boundary line of said Section 15, the point of beginning.

ALSO EXCEPT: Starting at the 1/4 section corner of section 10/15, T7N R42E, thence S9° 55' 43"E, 3486 ft. to USBR right of way corner 15E742. thence N81° 38' 23"E, 330.0 ft. on the line between USBR right of way corner 15E742 and 15F742 (per drawing 549-147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74). This being the true point of beginning. Thence; N67° 29' 03"E, 551.0 ft., thence; S81° 52' 47"E, 475 ft. to right of way corner 15F742, thence; S81° 38' 23"W, 989.75 ft. to the point of beginning.

Parcel 19:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 23: Northeast Quarter Northeast Quarter

Parcel 20:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 23: Southeast Quarter Northeast Quarter; Except: Commencing at the East Quarter corner of said Section 23; thence South 89°34'30" West 1316.13 feet along the East-West center quarter line of said Section 23 to the Center-East 16th corner; thence North 0°27'02" West 996.94 feet along the East 16th line of said Section 23; thence South 52°56'47" East 828.06 feet to a point monumented with a bronze marker inscribed 23D742; thence South 15°03'39" West 250.08 feet to a point monumented with a bronze marker inscribed 23E742; thence South 83°57'50" East 729.81 feet to a point on the East boundary line North 0°30'26" West 169.34 feet from the East Quarter corner of said Section 23; thence South 0°30'26" East 169.34 feet to the East Quarter corner of said Section 23, the point of beginning.

Parcel 21:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 23, Northwest Quarter Northeast Quarter; Northeast Quarter Northwest Quarter; Except: Commencing at the West 1/16 corner on the North boundary line of said Section 23; thence North 89°33'41" East 858.58 feet along the North boundary line of said Section 23; thence South 25°00'12" East 520.07 feet to a point monumented with a bronze marker inscribed 23A742; thence South 88°24'09" East 1364.61 feet to a point monumented with a bronze marker inscribed 23B742; thence South 01°38'08" West 793.52 feet to a point on the North 16th line, North 89°34'06" East 2412.16 feet from the Northwest 16th corner of said Section 23; thence South 89°34'06" West

2412.16 feet along the North 16th line to the Northwest 16th corner of said Section 23, thence North 0°20'11" West 1314.22 feet along the West 16th line to the West 16th corner on the North boundary line of said Section 23, the point of beginning.

Parcel 22:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 24: South Half Northeast Quarter; North Half South Half; Northwest Quarter; North Half Northeast Quarter; Except: Commencing at the West Quarter corner of said Section 24; thence North 0°30'26" West 169.34 feet along the west boundary of said Section 24; thence South 85°06'54" East 900.41 feet to a point monumented with a bronze marker inscribed 24A742; thence South 59°08'46" East 168.61 feet to a point on the East-West Center quarter line of said Section 24; monumented with a bronze marker inscribed 24B742; thence South 89°39'46" West 1040.40 feet along the East West Center quarter line to the West Quarter corner of said Section 24, the point of beginning. Also Except: Commencing at the West Quarter corner of said Section 24; thence North 89°39'46" East 1773.99 feet along the East-West quarter line of said Section 24 to a point monumented with a bronze marker inscribed 24C742, the true point of beginning; thence North 52°06'59" East 309.95 feet to a point monumented with a bronze marker inscribed 24D742; thence South 89°30'44" East 459.94 feet to a point monumented with a bronze marker inscribed 24E742; thence South 71°16'33" East 152.03 feet to a point on the North-South Center quarter line of said Section 24; thence South 0°29'28" East 132.68 feet along the North-South Center quarter line to the Center Quarter corner of said Section 24; thence South 89°39'46" West 849.69 feet to the point of beginning. Also Except: Commencing at the West Quarter corner of said Section 24; thence North 89°39'46" East 2623.68 feet along the East-West Center quarter line to the Center Quarter corner of said Section 24; thence North 0°29'28" West 132.68 feet along the North-South Center quarter line of said Section 24; thence South 71°16'33" East 237.94 feet to a point monumented with a bronze marker inscribed 24F742; thence South 21°07'07" East 450.03 feet to a point monumented with a bronze marker inscribed 24G742; thence South 73°16'31" East 289.97 feet to a point monumented with a bronze marker inscribed 24H742; thence North 63°38'35" East 469.92 feet to a point monumented with a bronze marker inscribed 24J742; thence South 76°45'50" East 804.92 feet to a point monumented with a bronze marker inscribed 24K742; thence South 34°18'10" East 615.01 feet to a point monumented with a bronze marker inscribed 24L742; thence South 77°30'39" East 427.08 feet to a point on the East boundary line of said Section 24; thence South 0°28'29" East 285.38 feet along the East boundary line of said Section 24 to the South 1/16 corner; thence South 89°45'49" West 5246.66 feet along the South 16th line to the South 1/16 corner on the West boundary line of said Section 24; thence North 0°30'26" West 1314.67 feet along the West boundary line of said Section 24 to the West Quarter corner the point of beginning.

Parcel 23:

Township 7 North, Range 43 East, Boise Meridian, Fremont County, Idaho.

Section 19: Government Lot 3; North Half; North Half Southeast Quarter and Southwest Quarter Southeast Quarter North of the Teton River. Except: That portion of the West Half Southeast Quarter of Section 19, Township 7 North, Range 43 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the South Quarter corner of said Section 19; thence North 0°35'23" West 2322.38 feet along the North-South Center quarter line; thence South 61°14'18" East 841.30 feet to a point monumented with a bronze marker inscribed 19D743; thence South 09°57'23" East 872.71 feet to a point monumented with a bronze marker inscribed 19E743; thence South 65°19'12" East 267.70 feet to a point monumented with a bronze marker inscribed 19F743; thence North 35°44'24" East 348.62 feet to a point on the East sixteenth line, monumented with a bronze marker inscribed 19G743, said point being South 0°36'15" East 115.33 feet from the Southeast 1/16 corner of said Section 19; thence South 0°36'15" East 1205.59 feet along the East 16th line to the East 1/16 corner of the South boundary line of said Section 19; thence South 88°58'52" West 1324.30 feet along the South boundary line to the South Quarter corner of said Section 19, the point of beginning. Also except: Commencing at the South 1/16 corner on the East boundary line of said Section 19; thence South 89°01'26" West 1238.69 feet along the South 16th line to a point monumented with a bronze marker inscribed 19H743, being South 89°01'26" West 85.27 feet from the Southeast 1/16 corner of said Section 19; thence North 35°44'24" East 108.03 feet to East boundary line North 0°37'07" West 871.73 feet from the South 1/16 corner of said Section 19; thence South 0°37'07" East 871.73 feet along the East boundary line to the South 1/16 corner on the East boundary line of said Section 19, the point of beginning. Also Except: Commencing at the South 1/16 corner on the West boundary line of said Section 19; thence North 0°28'29" West 285.38 feet along the West boundary line of said Section 19 to a point South 0°28'29" East 1038.52 feet from the West Quarter corner; thence South 86°46'16" East 458.04 feet to a point monumented with a bronze marker inscribed 19A743; thence North 35°22'57" East 2006.09 feet to a point monumented with a bronze marker inscribed 19B743; thence South 45°30'58" East 885.25 feet to a point monumented with a bronze marker inscribed 19C743; thence South 61°14'18" East 475.60 feet to a point on the North-South Center quarter line of said Section 19, North 0°35'23" West 1000.48 feet from the C-S 1/16 corner; thence South 0°35'23" East 1000.48 feet along the North-South Center quarter line to the C-S 1/16 corner of said Section 19; thence South 89°01'26" West 2675.72 feet along the South 16th line to the South 1/16 corner on the West boundary line of said Section 19 to the point of beginning.

Together with: A Contract and Grant of Easement between The United States of America and M & B Enterprises Limited Partnership, an Idaho Limited Partnership, dated June 5, 2002, to operate and maintain a 20 foot wide access road, a 20 inch and a 14-inch irrigation pipeline, and a pumping station.

**TOGETHER WITH A ½ INTEREST IN THE FOLLOWING REAL PROPERTY
(PARCELS 24 and 25)**

Parcel 24:

Commencing at the point where the centerline of the Good Luck Canal intersects the East line of the West Half Northeast Quarter and Northwest Quarter Southeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian, Fremont County, Idaho, and running thence North 430 feet; thence West 100 feet; thence South 430 feet; thence East 100 feet to the point of beginning.

Except: Good Luck Canal.

Also: Commencing at the point where the centerline of the Good Luck Canal intersects the East line of the West Half Northeast Quarter and the Northwest Quarter Southeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian, Fremont County, Idaho, and running thence South to the centerline of the Teton River; thence West along the centerline of the Teton River 15 feet; thence North to a point 15 feet West of the point of beginning; thence East 15 feet to the point of beginning.

Except: Good Luck Canal.

Parcel 25:

An easement for road right of way across the following described property in Fremont County, Idaho: Commencing at a point 430 feet North of the point where the centerline of the Good Luck Canal intersects the East line of the West Half Northeast Quarter and Northwest Quarter Southeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian, and running thence North to the North line of the West Half Northeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian; thence running West 15 feet; thence South to a point 15 feet West of the point of beginning; thence East 15 feet to the point of beginning.

EXCEPTING FROM THE FOREGOING PARCELS 8, 12 AND 17 any house trailer(s) or mobile home(s) standing on the premises.

Instrument No. 581583
14 Day Sep 2020
At 03 O'Clock 05 M
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
EL Deputy
Recorded at Request of
Title Financial Specialty Service

AFTER RECORDING MAIL TO:

Mickelsen Properties, LLC., an Idaho limited liability
company
PO Box 438
Rigby, ID 83442

SPECIAL WARRANTY DEED

File No.: **106393ID (sr)**

Date: **September 14, 2020**

For Value Received, **TFES 749, LLC**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mickelsen Properties, LLC., an Idaho limited liability company**

whose current address is **PO Box 438, Rigby, ID 83442**

hereinafter called the Grantee, the following described premises, situated in **Fremont County, Idaho**,
to-wit:

Parcel 1:

**Township 8 North, Range 38 E.B.M., Fremont County, Idaho
Section 31: NE¼**

Parcel 2:

**Township 8 North, Range 38 E.B.M., Fremont County, Idaho
Section 31: N2SE**

Parcel 3:

**Township 8 North, Range 38 E.B.M., Fremont County, Idaho
Section 31: S2SE**

Grantor does hereby covenant with Grantee(s), their heirs, successors and assigns, that Grantor will warrant and defend the said granted premises against the lawful claims and demands of all persons claiming by, through and under Grantor, but against no other claims and no other persons, including predecessors in title.

Date: 09/14/2020

Warranty Deed
- continued

File No.: 106393ID (sr)

Dated: September 14, 2020

TFES 749, LLC



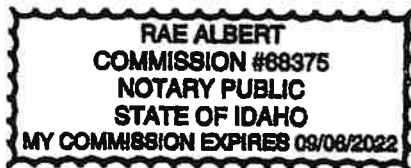
Title Financial Exchange Services, Inc., Member

By: Shauna Romrell

It's: President

STATE OF IDAHO)
 :SS
COUNTY OF BINGHAM)

On this Fourteenth day of September, 2020, before me, a Notary Public in and for said State, personally appeared Shauna Romrell, known or identified to me to be the President of the corporation, a corporation that executed the instrument on behalf of said corporation which is a member of TFES 749, LLC, and on behalf of the member subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said Limited Liability Company name.





Notary Public for Idaho
Residing in Blackfoot, ID
Commission Expires: 9/6/2022



AFTER RECORDING MAIL TO:

Mickelsen Properties, LLC., an Idaho limited liability
company
PO Box 438
Rigby, ID 83442

SPECIAL WARRANTY DEED

File No.: **106393ID (sr)**

Date: **September 14, 2020**

For Value Received, **TFES 749, LLC**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Mickelsen Properties, LLC., an Idaho limited liability company**

whose current address is **PO Box 438, Rigby, ID 83442**

hereinafter called the Grantee, the following described premises, situated in **Fremont County, Idaho**, to-wit:

Parcel 1:

**Township 8 North, Range 38 E.B.M., Fremont County, Idaho
Section 31: NE¼**

Parcel 2:

**Township 8 North, Range 38 E.B.M., Fremont County, Idaho
Section 31: N2SE**

Parcel 3:

**Township 8 North, Range 38 E.B.M., Fremont County, Idaho
Section 31: S2SE**

Grantor does hereby covenant with Grantee(s), their heirs, successors and assigns, that Grantor will warrant and defend the said granted premises against the lawful claims and demands of all persons claiming by, through and under Grantor, but against no other claims and no other persons, including predecessors in title.

Date: 09/14/2020

Warranty Deed
- continued

File No.: 1063931D (sr)

Dated: September 14, 2020

TFES 749, LLC



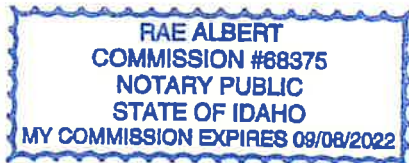
Title Financial Exchange Services, Inc., Member

By: Shauna Romrell

It's: President

STATE OF IDAHO)
 :SS
COUNTY OF BINGHAM)

On this Fourteenth day of September, 2020, before me, a Notary Public in and for said State, personally appeared Shauna Romrell, known or identified to me to be the President of the corporation, a corporation that executed the instrument on behalf of said corporation which is a member of TFES 749, LLC, and on behalf of the member subscribed said Limited Liability Company name to the foregoing instrument, and acknowledged to me that such corporation executed the same in said Limited Liability Company name.



Notary Public for Idaho

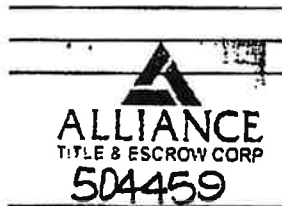
Residing in Blackfoot, ID

Commission Expires:

9/8/2022

Instrument No. 581536
11 Day Sep 2020
At 02 O'Clock 20 M
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
EL Deputy
Recorded at Request of
Alliance Title - Pocatello Office

After recording return to:

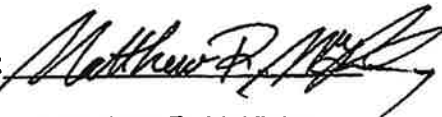


SPECIAL WARRANTY DEED

For value received, Parkinson Seed Farm, Inc., an Idaho corporation, Grantor, acting by and through Matthew R. McKinlay, of CFO Solutions, L.C., dba Advanced CFO, as the duly appointed Plan Administrator in the matter of In Re: Parkinson Seed Farm, Inc., an Idaho corporation, Debtor, United States Bankruptcy Court, District of Idaho, Case No. 18-40412-JMM (Chapter 11), does hereby convey, release, remise, and SPECIALLY WARRANTS to TFES 889, LLC, an Idaho limited liability company, Grantee, all of Grantor's right, title and interest in and to the real property lying in the County of Fremont, State of Idaho and legally described on Exhibit 1 attached hereto and made a part hereof by this reference (the "Real Property"), including all of the following to the extent they exist and are owned and transferable by Grantor as of the date of this Special Warranty Deed: surface and subsurface rights on and under the Real Property; development rights for the Real Property; mineral rights for the Real Property; air rights for the Property; water, water rights and riparian rights for the Real Property; rights-of-way, easements, hereditaments, and appurtenances used in connection with or for the benefit of the Real Property.

Dated: Sept 11, 2020

Parkinson Seed Farm, Inc.,
an Idaho corporation

By: 

Name: Matthew R. McKinlay,

Its: Plan Administrator

State of Idaho)
County of Madison) ss.

On this Sept. 11, 2020, 2020, before me, a Notary Public in and for said State, personally appeared Matthew R. McKinlay, of CFO Solutions, L.C., dba Advanced CFO, as the duly appointed Plan Administrator of Parkinson Seed Farm, Inc., 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.



Alison Banta
Notary Public of Idaho
Residing at: _____ Residing in St. Anthony, ID
Commission Expires _____ Commission Expires 11-30-2023

**EXHIBIT 1
LEGAL DESCRIPTION**

Parcel 1:

Township 7 North, Range 42 East Boise Meridian, Fremont County, Idaho.

Section 9: Southeast Quarter Southwest Quarter

Parcel 2:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 16: Northeast Quarter Northwest Quarter

Parcel 3:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 9: West Half Southeast Quarter; Southeast Quarter Southeast Quarter.

Parcel 4:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: South Half Southwest Quarter; Less: That portion of the South Half Southwest Quarter of Section 10, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the South Quarter corner of said Section 10, thence North 33°57'23" West 300.00 feet to a point monumented with a bronze marker inscribed 10A742; thence North 21°59'16" East 344.61 feet to a point monumented with a bronze marker inscribed 10B742; thence North 0°21'25" West 744.82 feet to a point on the South 16th line of said Section 10; thence North 89°13'33" East 35.00 feet along the South 16th line to the South 16th corner of said Section 10; thence South 0°21'25" East 1313.70 feet to the South Quarter corner of said Section 10 and the point of beginning.

ALSO LESS: Starting at the 1/4 section corner of sections 10/15, T7N R42E, thence N3° 51' 12"W, 569.5 ft. to USBR right of way corner 10B742, thence S21° 59' 16"W, 82 ft. on the line between USBR right of way corner 10B742 and 10A742 (per drawing 549 147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74). This being the true point of beginning. Thence a strip of land 25 ft wide, the centerline of which is described as follows:

N.20°00'00" W., 196 ft., thence;

N40°00'00"W, 94 ft., thence;
N27°04'41"W, 160.06 ft., thence;
N40°32'59"W, 333.3 ft., thence;
N30°09'01"W, 254.3 ft., thence;
N08°58'43"E, 95.5 ft., to the center of Old Hog Hollow Road.

Parcel 5:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 15: Northwest Quarter; Less: That portion of the Northwest Quarter and the West 25 rods of the North 66 rods of the Northeast Quarter and the West 66 rods of the North 25 rods of the Southwest Quarter of Section 15, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the West Quarter corner of said Section 15; thence North 75°47'58" East 1550.00 feet to a point monumented with a bronze marker inscribed 15A742; thence North 25°36'24" East 2530.00 feet to the North Quarter corner of said Section 15; thence North 89°14'00" East 412.50 feet along the North boundary line of said Section 15; thence South 0°35'53" East 1089.00 feet; thence South 89°14'04" West 412.50 feet to a point on the North-South Center Quarter line; thence South 0°35'53" East 1538.52 feet along the North-South Center Quarter line to the Center Quarter corner of said Section 15; thence South 89°14'58" West 1534.74 feet along the East West Center Quarter line; thence South 0°35'41" East 412.50 feet; thence South 89°14'58" West 1089.00 feet to a point on the West boundary of said Section 15; thence North 0°35'41" West 412.50 feet to the West Quarter corner of said Section 15 and the point of beginning.

Parcel 6:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 16: Southwest Quarter; West Half Southeast Quarter; Northeast Quarter Southeast Quarter; Northeast Quarter; South Half Northwest Quarter; Less: That portion of the South Half Southwest Quarter and the West Half Southeast Quarter of Section 16; Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the Southwest corner of said Section 16, thence North 69°50'45" East 2582.01 feet to a point monumented with a bronze marker inscribed 16A742; thence North 58°16'46" East 1762.73 feet to a point on the East 16th line; thence South 0°36'01" East 1818.77 feet along the East 16th line to the East 16th corner on the South boundary line of said Section 16; thence North 89°59'02" West 3942.39 feet along the South boundary of said Section 16 to the Southwest corner and the point of beginning. Also less: That portion of the North Half Northeast Quarter Southeast Quarter of said Section 16, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the East Quarter corner of said Section 16, thence South 0°35'41" East 656.69 feet along the East boundary line of said Section 16 to the North

South 64th corner; thence North 89°58'24" West 1068.37 feet along the North-South 64th line; thence North 58°16'46" East 1247.97 feet to the East Quarter corner of said Section 16 and the point of beginning. Also Less: that portion of the South Half Northeast Quarter Southeast Quarter of Section 16, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the South sixteenth corner on the East boundary line of said Section 16; thence North 89°58'16" West 1314.26 feet along the South sixteenth line to the Southeast sixteenth corner of said Section 16; thence North 0°36'01" West 505.48 feet along the East 16th line of said Section 16; thence North 58°16'46" East 287.29 feet to a point on the North-South 64th line of said Section 16; thence South 89°58'24" East 1066.37 feet along the North-South 64th line to the North-South 64th corner on the East boundary line of said Section 16; thence South 0°35'41" East 656.70 feet along the East boundary line to the South 16th corner of said Section 16 and the point of beginning.

Parcel 7:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 3: Southeast Quarter Southeast Quarter

Parcel 8:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: West Half Northeast Quarter; Southeast Quarter, Except: That portion of the South Half of the Southeast Quarter and the North Half of the South Half of Section 10, Township 7 North, Range 42 East, Boise Meridian, described by metes and bounds as follows; Commencing at the South Quarter corner of said Section 10; thence North 0°21'25" West, 1313.70 feet along the North-South Center Quarter line to the center South 1/16 corner; thence South 89°13'33" West, 35.00 feet along the South 1/16th line; thence North 0°21'25" West 179.51 feet to a point monumented with a bronze marker inscribed 10C742; thence North 89°13'33" East 70.00 feet to a point monumented with a bronze marker inscribed 10D742; thence South 0° 21'25" East 890.12 feet to a point monumented with a bronze marker inscribed 10E742; thence South 71°43'25" East 1848.34 feet to a point on the South Boundary line of said Section 10; thence South 89°14'00" West 1786.51 feet along the South boundary line of said Section 10 to the point of beginning. (Said Exception also known as Tract 2 of Parcel U.S.A. TD-17)

Parcel 9:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: East Half Northeast Quarter

Parcel 10:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: East Half Northwest Quarter; North Half Southwest Quarter.

Less: That portion of the South Half of the Southeast Quarter and the North Half of the South Half of Section 10, Township 7 North, Range 42 East, Boise Meridian, described by metes and bounds as follows; Commencing at the South Quarter corner of said Section 10; thence North $0^{\circ}21'25''$ West, 1313.70 feet along the North-South Center Quarter line to the center South 1/16 corner; thence South $89^{\circ}13'33''$ West, 35.00 feet along the South 1/16th line; thence North $0^{\circ}21'25''$ West 179.51 feet to a point monumented with a bronze marker inscribed 10C742; thence North $89^{\circ}13'33''$ East 70.00 feet to a point monumented with a bronze marker inscribed 10D742; thence South $0^{\circ}21'25''$ East 890.12 feet to a point monumented with a bronze marker inscribed 10E742; thence South $71^{\circ}43'25''$ East 1848.34 feet to a point on the South Boundary line of said Section 10; thence South $89^{\circ}14'00''$ West 1786.51 feet along the South boundary line of said Section 10 to the point of beginning. (Said Exception also known as Tract 2 of Parcel U.S.A. TD-17)

ALSO LESS: Starting at the 1/4 section corner of sections 10/15, T7N R42E, thence N $3^{\circ}51'12''$ W, 569.5 ft. to USBR right of way corner 10B742, thence S $21^{\circ}59'16''$ W, 82 ft. on the line between USBR right of way corner 10B742 and 10A742 (per drawing 549-147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74). This being the true point of beginning. Thence a strip of land 25 ft wide, the centerline of which is described as follows:

N. $20^{\circ}00'00''$ W., 196 ft., thence;
N $40^{\circ}00'00''$ W, 94 ft., thence;
N $27^{\circ}04'41''$ W, 160.06 ft., thence;
N $40^{\circ}32'59''$ W, 333.3 ft., thence;
N $30^{\circ}09'01''$ W, 254.3 ft., thence;
N $08^{\circ}58'43''$ E, 95.5 ft., to the center of Old Hog Hollow Road.

Parcel 11:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 11: West Half Northwest Quarter.

Parcel 12:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 11: West Half Southwest Quarter; Southeast Quarter Southwest Quarter; South Half Southeast Quarter; Except: Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter; thence South along the East boundary line of said section, a distance of 600 feet to a point; which point is the intersection of the said

section line and the Hog Hollow Road; thence in a Northwesterly direction along said road to its intersection with the North boundary line of the Southeast Quarter of the Southeast Quarter of said section, which point is approximately 1032 feet West of the Northwest corner of said Southeast Quarter of the Southeast Quarter; thence East along the North boundary line of said Southeast Quarter of the Southeast Quarter to the place of beginning.

Parcel 13:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 12: The South 60 rods of the Southeast Quarter.

Parcel 14:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 12: Beginning at the Southwest corner of Section; thence North 700 feet to the Hog Hollow Road as now constituted; thence in a Southeasterly direction along the road to the point where the road intersects the South line of section; thence West 1480 feet to the point of beginning. Also starting at the Southeast corner of the Southwest Quarter of Section; thence North 360 feet to the Hog Hollow Road as now constituted; thence in a Southwesterly direction along the road to the point where the road intersects the South line of section; thence East 860 feet to the point of beginning.

Parcel 15:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 13: North Half

Parcel 16:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 13: East Half Southeast Quarter; Southwest Quarter; West Half Southeast Quarter.

Parcel 17:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 14: Northeast Quarter Southwest Quarter; Southeast Quarter; Northeast Quarter; Northwest Quarter; Southeast Quarter Southwest Quarter; West Half Southwest Quarter, Except: That portion of the South Half of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 14, Township 7 North,

Range 42 East Boise Meridian, described by metes and bounds as follows:
Commencing at the Southwest corner of said Section 14; thence North 0°36'05" West 1626.08 feet along the West boundary line of said Section 14, thence South 65°07'20" East 1317.98 feet to a point monumented with a bronze marker inscribed 14A742; thence South 51°00'36" East 830.59 feet to a point monumented with a bronze marker inscribed 14B742; thence South 33°09'43" East 635.88 feet to a point on the South boundary line of said Section 14; thence South 89°33'41" West 2172.09 feet along the South boundary line of said Section 14 to the Southwest corner, the point of beginning.

Parcel 18:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 15: North Half Northeast Quarter, Except: Beginning at the Northwest corner of the Northwest Quarter Northeast Quarter; thence South 66 rods; thence East 25 rods; thence North 66 rods; thence West 25 rods to the place of beginning. Also Except: Commencing at the Northeast corner of said Section 15; thence South 89°14'00" West 837.09 feet along the North boundary line of said Section 15 to the true point of beginning; thence South 5°12'38" East 1275.81 feet to a point monumented with a bronze marker inscribed 15B742; thence South 88°54'06" West 809.67 feet to a point monumented with a bronze marker inscribed 15C742; thence South 31°04'03" West 43.83 feet to a point on the North 1/16th line of said Section 15; thence South 89°14'29" West 1056.45 feet along the North 1/16th line to the Center-North 16th corner of said Section 15; thence North 0°35'53" West 224.76 feet along the North-South Center quarter line of said Section 15; thence North 89°14'04" East 412.50 feet; thence North 0°35'53" West 1089.00 feet to a point on the North boundary line of said Section 15; thence North 89°14'00" East 1374.01 feet along the North boundary line of said Section 15 to the point of beginning.

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 15: South Half Northeast Quarter; North Half South Half; Except: Beginning at a point 160 rods South of the Northwest corner; thence South 25 rods; thence East 66 rods; thence North 25 rods; thence West 66 rods to the point of beginning. Also Except: Commencing at the South 1/16 corner on the West boundary line of said Section 15; thence North 0°35'41" West 900.89 feet along the West boundary line of said Section 15; thence North 89°14'58" East 1089.00 feet; thence North 0°35'41" West 412.50 feet to a point on the East-West center quarter line of said Section 15; thence North 89°14'58" East 1534.74 feet along the East-West center quarter line to the center quarter corner of said Section 15; thence North 0°35'53" West 1313.76 feet along the North-South center quarter line to the Center-North 16th corner; thence North 89°14'29" East 1056.45 feet; thence South 31°04'03" West 2051.99 feet to a point monumented with a bronze marker inscribed 15D742; thence South 57°26'36" East 699.93 feet to a point monumented with a bronze marker inscribed 15E742; thence North 81°38'23" East 1319.75 feet to a point monumented with a bronze marker inscribed 15F742; thence South 64°56'08" East 833.09 feet to a point on the East boundary of Section 15;

thence South 0°36'05" East 311.97 feet along the East boundary line of said Section 15 to the South 16th corner, thence South 89°15'26" West 5247.64 feet along the South 16th line to the South 16th corner on the West boundary line of said Section 15, the point of beginning.

ALSO EXCEPT: Starting at the 1/4 section corner of section 10/15, T7N R42E, thence S9° 55' 43"E, 3486 ft. to USBR right of way corner 15E742. thence N81° 38' 23"E, 330.0 ft. on the line between USBR right of way corner 15E742 and 15F742 (per drawing 549-147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74). This being the true point of beginning. Thence; N67° 29' 03"E, 551.0 ft., thence; S81° 52' 47"E, 475 ft. to right of way corner 15F742, thence; S81° 38' 23"W, 989.75 ft. to the point of beginning.

Parcel 19:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 23: Northeast Quarter Northeast Quarter

Parcel 20:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 23: Southeast Quarter Northeast Quarter; Except: Commencing at the East Quarter corner of said Section 23; thence South 89°34'30" West 1316.13 feet along the East-West center quarter line of said Section 23 to the Center-East 16th corner; thence North 0°27'02" West 996.94 feet along the East 16th line of said Section 23; thence South 52°56'47" East 828.06 feet to a point monumented with a bronze marker inscribed 23D742; thence South 15°03'39" West 250.08 feet to a point monumented with a bronze marker inscribed 23E742; thence South 83°57'50" East 729.81 feet to a point on the East boundary line North 0°30'26" West 169.34 feet from the East Quarter corner of said Section 23; thence South 0°30'26" East 169.34 feet to the East Quarter corner of said Section 23, the point of beginning.

Parcel 21:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 23, Northwest Quarter Northeast Quarter; Northeast Quarter Northwest Quarter; Except: Commencing at the West 1/16 corner on the North boundary line of said Section 23; thence North 89°33'41" East 858.58 feet along the North boundary line of said Section 23; thence South 25°00'12" East 520.07 feet to a point monumented with a bronze marker inscribed 23A742; thence South 88°24'09" East 1364.61 feet to a point monumented with a bronze marker inscribed 23B742; thence South 01°38'08" West 793.52 feet to a point on the North 16th line, North 89°34'06" East 2412.16 feet from the Northwest 16th corner of said Section 23; thence South 89°34'06" West

2412.16 feet along the North 16th line to the Northwest 16th corner of said Section 23, thence North 0°20'11" West 1314.22 feet along the West 16th line to the West 16th corner on the North boundary line of said Section 23, the point of beginning.

Parcel 22:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 24: South Half Northeast Quarter; North Half South Half; Northwest Quarter; North Half Northeast Quarter; Except: Commencing at the West Quarter corner of said Section 24; thence North 0°30'26" West 169.34 feet along the west boundary of said Section 24; thence South 85°06'54" East 900.41 feet to a point monumented with a bronze marker inscribed 24A742; thence South 59°08'46" East 168.61 feet to a point on the East-West Center quarter line of said Section 24; monumented with a bronze marker inscribed 24B742; thence South 89°39'46" West 1040.40 feet along the East West Center quarter line to the West Quarter corner of said Section 24, the point of beginning. Also Except: Commencing at the West Quarter corner of said Section 24; thence North 89°39'46" East 1773.99 feet along the East-West quarter line of said Section 24 to a point monumented with a bronze marker inscribed 24C742, the true point of beginning; thence North 52°06'59" East 309.95 feet to a point monumented with a bronze marker inscribed 24D742; thence South 89°30'44" East 459.94 feet to a point monumented with a bronze marker inscribed 24E742; thence South 71°16'33" East 152.03 feet to a point on the North-South Center quarter line of said Section 24; thence South 0°29'28" East 132.68 feet along the North-South Center quarter line to the Center Quarter corner of said Section 24; thence South 89°39'46" West 849.69 feet to the point of beginning. Also Except: Commencing at the West Quarter corner of said Section 24; thence North 89°39'46" East 2623.68 feet along the East-West Center quarter line to the Center Quarter corner of said Section 24; thence North 0°29'28" West 132.68 feet along the North-South Center quarter line of said Section 24; thence South 71°16'33" East 237.94 feet to a point monumented with a bronze marker inscribed 24F742; thence South 21°07'07" East 450.03 feet to a point monumented with a bronze marker inscribed 24G742; thence South 73°16'31" East 289.97 feet to a point monumented with a bronze marker inscribed 24H742; thence North 63°38'35" East 469.92 feet to a point monumented with a bronze marker inscribed 24J742; thence South 76°45'50" East 804.92 feet to a point monumented with a bronze marker inscribed 24K742; thence South 34°18'10" East 615.01 feet to a point monumented with a bronze marker inscribed 24L742; thence South 77°30'39" East 427.08 feet to a point on the East boundary line of said Section 24; thence South 0°28'29" East 285.38 feet along the East boundary line of said Section 24 to the South 1/16 corner; thence South 89°45'49" West 5246.66 feet along the South 16th line to the South 1/16 corner on the West boundary line of said Section 24; thence North 0°30'26" West 1314.67 feet along the West boundary line of said Section 24 to the West Quarter corner the point of beginning.

Parcel 23:

Township 7 North, Range 43 East, Boise Meridian, Fremont County, Idaho.

Section 19: Government Lot 3; North Half; North Half Southeast Quarter and Southwest Quarter Southeast Quarter North of the Teton River. Except: That portion of the West Half Southeast Quarter of Section 19, Township 7 North, Range 43 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the South Quarter corner of said Section 19; thence North 0°35'23" West 2322.38 feet along the North-South Center quarter line; thence South 61°14'18" East 841.30 feet to a point monumented with a bronze marker inscribed 19D743; thence South 09°57'23" East 872.71 feet to a point monumented with a bronze marker inscribed 19E743; thence South 65°19'12" East 267.70 feet to a point monumented with a bronze marker inscribed 19F743; thence North 35°44'24" East 348.62 feet to a point on the East sixteenth line, monumented with a bronze marker inscribed 19G743, said point being South 0°36'15" East 115.33 feet from the Southeast 1/16 corner of said Section 19; thence South 0°36'15" East 1205.59 feet along the East 16th line to the East 1/16 corner of the South boundary line of said Section 19; thence South 88°58'52" West 1324.30 feet along the South boundary line to the South Quarter corner of said Section 19, the point of beginning. Also except: Commencing at the South 1/16 corner on the East boundary line of said Section 19; thence South 89°01'26" West 1238.69 feet along the South 16th line to a point monumented with a bronze marker inscribed 19H743, being South 89°01'26" West 85.27 feet from the Southeast 1/16 corner of said Section 19; thence North 35°44'24" East 108.03 feet to East boundary line North 0°37'07" West 871.73 feet from the South 1/16 corner of said Section 19; thence South 0°37'07" East 871.73 feet along the East boundary line to the South 1/16 corner on the East boundary line of said Section 19, the point of beginning. Also Except: Commencing at the South 1/16 corner on the West boundary line of said Section 19; thence North 0°28'29" West 285.38 feet along the West boundary line of said Section 19 to a point South 0°28'29" East 1038.52 feet from the West Quarter corner; thence South 86°48'16" East 458.04 feet to a point monumented with a bronze marker inscribed 19A743; thence North 35°22'57" East 2006.09 feet to a point monumented with a bronze marker inscribed 19B743; thence South 45°30'58" East 885.25 feet to a point monumented with a bronze marker inscribed 19C743; thence South 61°14'18" East 475.60 feet to a point on the North-South Center quarter line of said Section 19, North 0°35'23" West 1000.48 feet from the C-S 1/16 corner; thence South 0°35'23" East 1000.48 feet along the North-South Center quarter line to the C-S 1/16 corner of said Section 19; thence South 89°01'26" West 2675.72 feet along the South 16th line to the South 1/16 corner on the West boundary line of said Section 19 to the point of beginning.

Together with: A Contract and Grant of Easement between The United States of America and M & B Enterprises Limited Partnership, an Idaho Limited Partnership, dated June 5, 2002, to operate and maintain a 20 foot wide access road, a 20 inch and a 14-inch irrigation pipeline, and a pumping station.

**TOGETHER WITH A ½ INTEREST IN THE FOLLOWING REAL PROPERTY
(PARCELS 24 and 25)**

Parcel 24:

Commencing at the point where the centerline of the Good Luck Canal intersects the East line of the West Half Northeast Quarter and Northwest Quarter Southeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian, Fremont County, Idaho, and running thence North 430 feet; thence West 100 feet; thence South 430 feet; thence East 100 feet to the point of beginning.

Except: Good Luck Canal.

Also: Commencing at the point where the centerline of the Good Luck Canal intersects the East line of the West Half Northeast Quarter and the Northwest Quarter Southeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian, Fremont County, Idaho, and running thence South to the centerline of the Teton River; thence West along the centerline of the Teton River 15 feet; thence North to a point 15 feet West of the point of beginning; thence East 15 feet to the point of beginning.

Except: Good Luck Canal.

Parcel 25:

An easement for road right of way across the following described property in Fremont County, Idaho: Commencing at a point 430 feet North of the point where the centerline of the Good Luck Canal intersects the East line of the West Half Northeast Quarter and Northwest Quarter Southeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian, and running thence North to the North line of the West Half Northeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian; thence running West 15 feet; thence South to a point 15 feet West of the point of beginning; thence East 15 feet to the point of beginning.

EXCEPTING FROM THE FOREGOING PARCELS 8, 12 AND 17 any house trailer(s) or mobile home(s) standing on the premises.

Instrument No. 587073
26 Day May 2021
At 01 O'Clock 09 M
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
EL Deputy
Recorded at Request of
Alliance Title - Pocatello Office

After recording return to:

Mickelsen Properties, L.L.C.
Attn.: Mark Mickelsen
PO Box 438
Rigby, ID 83442

504459

SPECIAL WARRANTY DEED

For value received, Parkinson Seed Farm, Inc., an Idaho corporation, Grantor, acting by and through Matthew R. McKinlay, of CFO Solutions, L.C., dba Advanced CFO, as the duly appointed Plan Administrator in the matter of In Re: Parkinson Seed Farm, Inc., an Idaho corporation, Debtor, United States Bankruptcy Court, District of Idaho, Case No. 18-40412-JMM (Chapter 11), does hereby convey, release, remise, and SPECIALLY WARRANTS to Mickelsen Properties, L.L.C., an Idaho limited liability company, Grantee, all of Grantor's right, title and interest in and to the real property lying in the County of Fremont, State of Idaho and legally described on Exhibit A attached hereto and made a part hereof by this reference (the "Real Property"), including all of the following to the extent they exist and are owned and transferable by Grantor as of the date of this Special Warranty Deed: surface and subsurface rights on and under the Real Property; development rights for the Real Property; mineral rights for the Real Property; air rights for the Property; water, water rights and riparian rights for the Real Property; rights-of-way, easements, hereditaments, and appurtenances used in connection with or for the benefit of the Real Property.

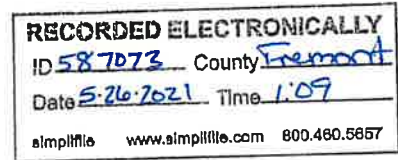
Dated: May 19, 2021

Parkinson Seed Farm, Inc.,
an Idaho corporation

By: Matthew R. McKinlay

Name: Matthew R. McKinlay,

Its: Plan Administrator



After recording return to:

Mickelsen Properties, L.L.C.
Attn.: Mark Mickelsen
PO Box 438
Rigby, ID 83442

504459

SPECIAL WARRANTY DEED

For value received, Parkinson Seed Farm, Inc., an Idaho corporation, Grantor, acting by and through Matthew R. McKinlay, of CFO Solutions, L.C., dba Advanced CFO, as the duly appointed Plan Administrator in the matter of In Re: Parkinson Seed Farm, Inc., an Idaho corporation, Debtor, United States Bankruptcy Court, District of Idaho, Case No. 18-40412-JMM (Chapter 11), does hereby convey, release, remise, and SPECIALLY WARRANTS to Mickelsen Properties, L.L.C., an Idaho limited liability company, Grantee, all of Grantor's right, title and interest in and to the real property lying in the County of Fremont, State of Idaho and legally described on Exhibit A attached hereto and made a part hereof by this reference (the "Real Property"), including all of the following to the extent they exist and are owned and transferable by Grantor as of the date of this Special Warranty Deed: surface and subsurface rights on and under the Real Property; development rights for the Real Property; mineral rights for the Real Property; air rights for the Property; water, water rights and riparian rights for the Real Property; rights-of-way, easements, hereditaments, and appurtenances used in connection with or for the benefit of the Real Property.

Dated: May 19, 2021

Parkinson Seed Farm, Inc.,
an Idaho corporation

By: Matthew R. McKinlay

Name: Matthew R. McKinlay,

Its: Plan Administrator

State of Idaho)

County of Ada) ss.

On this May 19 2021, 2021, before me, a Notary Public in and for said State, personally appeared Matthew R. McKinlay, of CFO Solutions, L.C., dba Advanced CFO, as the duly appointed Plan Administrator of Parkinson Seed Farm, Inc., 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.



Tina Elmblad
Notary Public of Idaho

Residing at: Meridian ID

Commission Expires: May 1, 2024

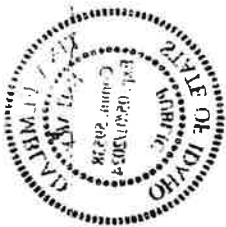


**EXHIBIT A
LEGAL DESCRIPTION**

504459

Parcel 26:

A parcel of land located within Section 10, Township 7 North, Range 42 East, Boise Meridian, and more particularly described as follows:

Starting at the $\frac{1}{4}$ section corner sections 10/15, T7N R42E, thence N3° 51' 12"W, 569.5 ft. to USBR right of way corner 10B742 (per drawing 549-147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74) this is the true point of beginning. Thence:

N00° 21' 25"W, 924.33 ft., to USBR right of way corner 10C742, thence;
N89° 13' 33"E, 70.00 ft., to USBR right of way corner 10D742, thence;
S00° 21' 25"E, 890.12 ft., to USBR right of way corner 10E742, thence;
S63° 15' 40"W, 78.14 ft., to the point of beginning (USBR right of way corner 10B742).

Parcel 27:

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 7 Range 42, E.B.M., less the following described parcel:

Commencing at the East Quarter (E $\frac{1}{4}$) corner of said Section twenty-three (23); thence South 0°30'26" East, 1314.67 feet along the East boundary line of said Section twenty-three (23) to the South sixteenth (S 1/16) corner; thence South 89°34'55" West, 2634.87 feet along the South sixteenth line to the Center South sixteenth (C-S 1/16) corner of said Section twenty-three (23); thence North 0°23'36" West, 1314.36 feet along the North-South Center Quarter line to the Center Quarter (C $\frac{1}{4}$) corner of said Section twenty-three (23); thence South 89°34'30" West, 631.26 feet along the East-West Center Quarter line; thence Northwesterly along the canyon rim to the North sixteenth line, South 89°34'06" West, 794.82 feet from the Northwest sixteenth (NW 1/16) corner of said Section twenty-three (23); thence North 89°34'06" East 3206.98 feet along the North sixteenth line of said Section twenty-three (23); thence South 01°38'08" West, 146.75 feet to a point monumented with a bronze marker inscribed 23C742; thence South 52°56'47" East, 280.87 feet to the East sixteenth line, North 0°27'02" West, 996.94 feet from the Center East sixteenth (C-E 1/16) corner of said 996.94 feet along the East sixteenth line to the Center-East sixteenth (C-E 1/16) corner of said Section twenty-three (23); thence North 89°34'30" East, 1316.13 feet along the East-West Center Quarter line to the East Quarter (E $\frac{1}{4}$) corner of said Section twenty-three (23), the point of beginning.

Instrument No. 581536
11 Day Sep 2020
At 02 O'Clock 20 M
ABBIE MACE
FREMONT CO RECORDER
Fee \$15.00
EL Deputy
Recorded at Request of
Alliance Title - Pocatello Office

After recording return to:

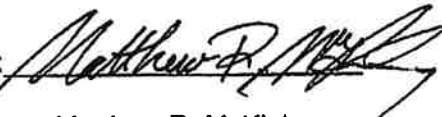


SPECIAL WARRANTY DEED

For value received, Parkinson Seed Farm, Inc., an Idaho corporation, Grantor, acting by and through Matthew R. McKinlay, of CFO Solutions, L.C., dba Advanced CFO, as the duly appointed Plan Administrator in the matter of In Re: Parkinson Seed Farm, Inc., an Idaho corporation, Debtor, United States Bankruptcy Court, District of Idaho, Case No. 18-40412-JMM (Chapter 11), does hereby convey, release, remise, and SPECIALLY WARRANTS to TFES 889, LLC, an Idaho limited liability company, Grantee, all of Grantor's right, title and interest in and to the real property lying in the County of Fremont, State of Idaho and legally described on Exhibit 1 attached hereto and made a part hereof by this reference (the "Real Property"), including all of the following to the extent they exist and are owned and transferable by Grantor as of the date of this Special Warranty Deed: surface and subsurface rights on and under the Real Property; development rights for the Real Property; mineral rights for the Real Property; air rights for the Property; water, water rights and riparian rights for the Real Property; rights-of-way, easements, hereditaments, and appurtenances used in connection with or for the benefit of the Real Property.

Dated: Sept 11, 2020

Parkinson Seed Farm, Inc.,
an Idaho corporation

By: 

Name: Matthew R. McKinlay,

Its: Plan Administrator

State of Idaho)
County of Madison) ss.

On this Sept. 11, 2020, 2020, before me, a Notary Public in and for said State, personally appeared Matthew R. McKinlay, of CFO Solutions, L.C., dba Advanced CFO, as the duly appointed Plan Administrator of Parkinson Seed Farm, Inc., 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.



Alison Banta
Notary Public of Idaho
Residing at: _____ Residing in St. Anthony, ID
Commission Expires _____ Commission Expires 11-30-2023

**EXHIBIT 1
LEGAL DESCRIPTION**

Parcel 1:

Township 7 North, Range 42 East Boise Meridian, Fremont County, Idaho.

Section 9: Southeast Quarter Southwest Quarter

Parcel 2:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 16: Northeast Quarter Northwest Quarter

Parcel 3:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 9: West Half Southeast Quarter; Southeast Quarter Southeast Quarter.

Parcel 4:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: South Half Southwest Quarter; Less: That portion of the South Half Southwest Quarter of Section 10, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the South Quarter corner of said Section 10, thence North 33°57'23" West 300.00 feet to a point monumented with a bronze marker inscribed 10A742; thence North 21°59'16" East 344.61 feet to a point monumented with a bronze marker inscribed 10B742; thence North 0°21'25" West 744.82 feet to a point on the South 16th line of said Section 10; thence North 89°13'33" East 35.00 feet along the South 16th line to the South 16th corner of said Section 10; thence South 0°21'25" East 1313.70 feet to the South Quarter corner of said Section 10 and the point of beginning.

ALSO LESS: Starting at the 1/4 section corner of sections 10/15, T7N R42E, thence N3° 51' 12"W, 569.5 ft. to USBR right of way corner 10B742, thence S21° 59' 16"W, 82 ft. on the line between USBR right of way corner 10B742 and 10A742 (per drawing 549 147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74). This being the true point of beginning. Thence a strip of land 25 ft wide, the centerline of which is described as follows:

N.20°00'00" W., 196 ft., thence;

N40°00'00"W, 94 ft., thence;
N27°04'41"W, 160.06 ft., thence;
N40°32'59"W, 333.3 ft., thence;
N30°09'01"W, 254.3 ft., thence;
N08°58'43"E, 95.5 ft., to the center of Old Hog Hollow Road.

Parcel 5:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 15: Northwest Quarter; Less: That portion of the Northwest Quarter and the West 25 rods of the North 66 rods of the Northeast Quarter and the West 66 rods of the North 25 rods of the Southwest Quarter of Section 15, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the West Quarter corner of said Section 15; thence North 75°47'58" East 1550.00 feet to a point monumented with a bronze marker inscribed 15A742; thence North 25°36'24" East 2530.00 feet to the North Quarter corner of said Section 15; thence North 89°14'00" East 412.50 feet along the North boundary line of said Section 15; thence South 0°35'53" East 1089.00 feet; thence South 89°14'04" West 412.50 feet to a point on the North-South Center Quarter line; thence South 0°35'53" East 1538.52 feet along the North-South Center Quarter line to the Center Quarter corner of said Section 15; thence South 89°14'58" West 1534.74 feet along the East West Center Quarter line; thence South 0°35'41" East 412.50 feet; thence South 89°14'58" West 1089.00 feet to a point on the West boundary of said Section 15; thence North 0°35'41" West 412.50 feet to the West Quarter corner of said Section 15 and the point of beginning.

Parcel 6:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 16: Southwest Quarter; West Half Southeast Quarter; Northeast Quarter Southeast Quarter; Northeast Quarter; South Half Northwest Quarter; Less: That portion of the South Half Southwest Quarter and the West Half Southeast Quarter of Section 16; Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the Southwest corner of said Section 16, thence North 69°50'45" East 2582.01 feet to a point monumented with a bronze marker inscribed 16A742; thence North 58°16'46" East 1762.73 feet to a point on the East 16th line; thence South 0°36'01" East 1818.77 feet along the East 16th line to the East 16th corner on the South boundary line of said Section 16; thence North 89°59'02" West 3942.39 feet along the South boundary of said Section 16 to the Southwest corner and the point of beginning. Also less: That portion of the North Half Northeast Quarter Southeast Quarter of said Section 16, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the East Quarter corner of said Section 16, thence South 0°35'41" East 656.69 feet along the East boundary line of said Section 16 to the North

South 64th corner; thence North 89°58'24" West 1068.37 feet along the North-South 64th line; thence North 58°16'46" East 1247.97 feet to the East Quarter corner of said Section 16 and the point of beginning. Also Less: that portion of the South Half Northeast Quarter Southeast Quarter of Section 16, Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the South sixteenth corner on the East boundary line of said Section 16; thence North 89°58'16" West 1314.26 feet along the South sixteenth line to the Southeast sixteenth corner of said Section 16; thence North 0°36'01" West 505.48 feet along the East 16th line of said Section 16; thence North 58°16'46" East 287.29 feet to a point on the North-South 64th line of said Section 16; thence South 89°58'24" East 1066.37 feet along the North-South 64th line to the North-South 64th corner on the East boundary line of said Section 16; thence South 0°35'41" East 656.70 feet along the East boundary line to the South 16th corner of said Section 16 and the point of beginning.

Parcel 7:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 3: Southeast Quarter Southeast Quarter

Parcel 8:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: West Half Northeast Quarter; Southeast Quarter, Except: That portion of the South Half of the Southeast Quarter and the North Half of the South Half of Section 10, Township 7 North, Range 42 East, Boise Meridian, described by metes and bounds as follows; Commencing at the South Quarter corner of said Section 10; thence North 0°21'25" West, 1313.70 feet along the North-South Center Quarter line to the center South 1/16 corner; thence South 89°13'33" West, 35.00 feet along the South 1/16th line; thence North 0°21'25" West 179.51 feet to a point monumented with a bronze marker inscribed 10C742; thence North 89°13'33" East 70.00 feet to a point monumented with a bronze marker inscribed 10D742; thence South 0° 21'25" East 890.12 feet to a point monumented with a bronze marker inscribed 10E742; thence South 71°43'25" East 1848.34 feet to a point on the South Boundary line of said Section 10; thence South 89°14'00" West 1786.51 feet along the South boundary line of said Section 10 to the point of beginning. (Said Exception also known as Tract 2 of Parcel U.S.A. TD-17)

Parcel 9:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: East Half Northeast Quarter

Parcel 10:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 10: East Half Northwest Quarter; North Half Southwest Quarter.

Less: That portion of the South Half of the Southeast Quarter and the North Half of the South Half of Section 10, Township 7 North, Range 42 East, Boise Meridian, described by metes and bounds as follows; Commencing at the South Quarter corner of said Section 10; thence North $0^{\circ}21'25''$ West, 1313.70 feet along the North-South Center Quarter line to the center South $1/16$ corner; thence South $89^{\circ}13'33''$ West, 35.00 feet along the South $1/16$ th line; thence North $0^{\circ}21'25''$ West 179.51 feet to a point monumented with a bronze marker inscribed 10C742; thence North $89^{\circ}13'33''$ East 70.00 feet to a point monumented with a bronze marker inscribed 10D742; thence South $0^{\circ}21'25''$ East 890.12 feet to a point monumented with a bronze marker inscribed 10E742; thence South $71^{\circ}43'25''$ East 1848.34 feet to a point on the South Boundary line of said Section 10; thence South $89^{\circ}14'00''$ West 1786.51 feet along the South boundary line of said Section 10 to the point of beginning. (Said Exception also known as Tract 2 of Parcel U.S.A. TD-17)

ALSO LESS: Starting at the $1/4$ section corner of sections 10/15, T7N R42E, thence $N3^{\circ}51'12''W$, 569.5 ft. to USBR right of way corner 10B742, thence $S21^{\circ}59'16''W$, 82 ft. on the line between USBR right of way corner 10B742 and 10A742 (per drawing 549-147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74). This being the true point of beginning. Thence a strip of land 25 ft wide, the centerline of which is described as follows:

N. $20^{\circ}00'00''W$., 196 ft., thence;
N $40^{\circ}00'00''W$, 94 ft., thence;
N $27^{\circ}04'41''W$, 160.06 ft., thence;
N $40^{\circ}32'59''W$, 333.3 ft., thence;
N $30^{\circ}09'01''W$, 254.3 ft., thence;
N $08^{\circ}58'43''E$, 95.5 ft., to the center of Old Hog Hollow Road.

Parcel 11:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 11: West Half Northwest Quarter.

Parcel 12:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 11: West Half Southwest Quarter; Southeast Quarter Southwest Quarter; South Half Southeast Quarter; Except: Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter; thence South along the East boundary line of said section, a distance of 600 feet to a point; which point is the intersection of the said

section line and the Hog Hollow Road; thence in a Northwesterly direction along said road to its intersection with the North boundary line of the Southeast Quarter of the Southeast Quarter of said section, which point is approximately 1032 feet West of the Northwest corner of said Southeast Quarter of the Southeast Quarter; thence East along the North boundary line of said Southeast Quarter of the Southeast Quarter to the place of beginning.

Parcel 13:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 12: The South 60 rods of the Southeast Quarter.

Parcel 14:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 12: Beginning at the Southwest corner of Section; thence North 700 feet to the Hog Hollow Road as now constituted; thence in a Southeasterly direction along the road to the point where the road intersects the South line of section; thence West 1480 feet to the point of beginning. Also starting at the Southeast corner of the Southwest Quarter of Section; thence North 360 feet to the Hog Hollow Road as now constituted; thence in a Southwesterly direction along the road to the point where the road intersects the South line of section; thence East 860 feet to the point of beginning.

Parcel 15:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 13: North Half

Parcel 16:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 13: East Half Southeast Quarter; Southwest Quarter; West Half Southeast Quarter.

Parcel 17:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 14: Northeast Quarter Southwest Quarter; Southeast Quarter; Northeast Quarter; Northwest Quarter; Southeast Quarter Southwest Quarter; West Half Southwest Quarter, Except: That portion of the South Half of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 14, Township 7 North,

Range 42 East Boise Meridian, described by metes and bounds as follows:
Commencing at the Southwest corner of said Section 14; thence North 0°36'05" West 1626.08 feet along the West boundary line of said Section 14, thence South 65°07'20" East 1317.98 feet to a point monumented with a bronze marker inscribed 14A742; thence South 51°00'36" East 830.59 feet to a point monumented with a bronze marker inscribed 14B742; thence South 33°09'43" East 635.88 feet to a point on the South boundary line of said Section 14; thence South 89°33'41" West 2172.09 feet along the South boundary line of said Section 14 to the Southwest corner, the point of beginning.

Parcel 18:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 15: North Half Northeast Quarter, Except: Beginning at the Northwest corner of the Northwest Quarter Northeast Quarter; thence South 66 rods; thence East 25 rods; thence North 66 rods; thence West 25 rods to the place of beginning, Also Except: Commencing at the Northeast corner of said Section 15; thence South 89°14'00" West 837.09 feet along the North boundary line of said Section 15 to the true point of beginning; thence South 5°12'38" East 1275.81 feet to a point monumented with a bronze marker inscribed 15B742; thence South 88°54'06" West 809.67 feet to a point monumented with a bronze marker inscribed 15C742; thence South 31°04'03" West 43.83 feet to a point on the North 1/16th line of said Section 15; thence South 89°14'29" West 1056.45 feet along the North 1/16th line to the Center-North 16th corner of said Section 15; thence North 0°35'53" West 224.76 feet along the North-South Center quarter line of said Section 15; thence North 89°14'04" East 412.50 feet; thence North 0°35'53" West 1089.00 feet to a point on the North boundary line of said Section 15; thence North 89°14'00" East 1374.01 feet along the North boundary line of said Section 15 to the point of beginning.

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 15: South Half Northeast Quarter; North Half South Half; Except: Beginning at a point 160 rods South of the Northwest corner; thence South 25 rods; thence East 66 rods; thence North 25 rods; thence West 66 rods to the point of beginning. Also Except: Commencing at the South 1/16 corner on the West boundary line of said Section 15; thence North 0°35'41" West 900.89 feet along the West boundary line of said Section 15; thence North 89°14'58" East 1089.00 feet; thence North 0°35'41" West 412.50 feet to a point on the East-West center quarter line of said Section 15; thence North 89°14'58" East 1534.74 feet along the East-West center quarter line to the center quarter corner of said Section 15; thence North 0°35'53" West 1313.76 feet along the North-South center quarter line to the Center-North 16th corner; thence North 89°14'29" East 1056.45 feet; thence South 31°04'03" West 2051.99 feet to a point monumented with a bronze marker inscribed 15D742; thence South 57°26'36" East 699.93 feet to a point monumented with a bronze marker inscribed 15E742; thence North 81°38'23" East 1319.75 feet to a point monumented with a bronze marker inscribed 15F742; thence South 64°56'08" East 833.09 feet to a point on the East boundary of Section 15;

thence South 0°36'05" East 311.97 feet along the East boundary line of said Section 15 to the South 16th corner, thence South 89°15'26" West 5247.64 feet along the South 16th line to the South 16th corner on the West boundary line of said Section 15, the point of beginning.

ALSO EXCEPT: Starting at the 1/4 section corner of section 10/15, T7N R42E, thence S9° 55' 43"E, 3486 ft. to USBR right of way corner 15E742. thence N81° 38' 23"E, 330.0 ft. on the line between USBR right of way corner 15E742 and 15F742 (per drawing 549-147-200 sheet 1 of 4 dated July 10, 1973, modified 9-9-74). This being the true point of beginning. Thence; N67° 29' 03"E, 551.0 ft., thence; S81° 52' 47"E, 475 ft. to right of way corner 15F742, thence; S81° 38' 23"W, 989.75 ft. to the point of beginning.

Parcel 19:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 23: Northeast Quarter Northeast Quarter

Parcel 20:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 23: Southeast Quarter Northeast Quarter; Except: Commencing at the East Quarter corner of said Section 23; thence South 89°34'30" West 1316.13 feet along the East-West center quarter line of said Section 23 to the Center-East 16th corner; thence North 0°27'02" West 996.94 feet along the East 16th line of said Section 23; thence South 52°56'47" East 828.06 feet to a point monumented with a bronze marker inscribed 23D742; thence South 15°03'39" West 250.08 feet to a point monumented with a bronze marker inscribed 23E742; thence South 83°57'50" East 729.81 feet to a point on the East boundary line North 0°30'26" West 169.34 feet from the East Quarter corner of said Section 23; thence South 0°30'26" East 169.34 feet to the East Quarter corner of said Section 23, the point of beginning.

Parcel 21:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 23, Northwest Quarter Northeast Quarter; Northeast Quarter Northwest Quarter; Except: Commencing at the West 1/16 corner on the North boundary line of said Section 23; thence North 89°33'41" East 858.58 feet along the North boundary line of said Section 23; thence South 25°00'12" East 520.07 feet to a point monumented with a bronze marker inscribed 23A742; thence South 88°24'09" East 1364.61 feet to a point monumented with a bronze marker inscribed 23B742; thence South 01°38'08" West 793.52 feet to a point on the North 16th line, North 89°34'06" East 2412.16 feet from the Northwest 16th corner of said Section 23; thence South 89°34'06" West

2412.16 feet along the North 16th line to the Northwest 16th corner of said Section 23, thence North 0°20'11" West 1314.22 feet along the West 16th line to the West 16th corner on the North boundary line of said Section 23, the point of beginning.

Parcel 22:

Township 7 North, Range 42 East, Boise Meridian, Fremont County, Idaho.

Section 24: South Half Northeast Quarter; North Half South Half; Northwest Quarter; North Half Northeast Quarter; Except: Commencing at the West Quarter corner of said Section 24; thence North 0°30'26" West 169.34 feet along the west boundary of said Section 24; thence South 85°06'54" East 900.41 feet to a point monumented with a bronze marker inscribed 24A742; thence South 59°08'46" East 168.61 feet to a point on the East-West Center quarter line of said Section 24; monumented with a bronze marker inscribed 24B742; thence South 89°39'46" West 1040.40 feet along the East West Center quarter line to the West Quarter corner of said Section 24, the point of beginning. Also Except: Commencing at the West Quarter corner of said Section 24; thence North 89°39'46" East 1773.99 feet along the East-West quarter line of said Section 24 to a point monumented with a bronze marker inscribed 24C742, the true point of beginning; thence North 52°06'59" East 309.95 feet to a point monumented with a bronze marker inscribed 24D742; thence South 89°30'44" East 459.94 feet to a point monumented with a bronze marker inscribed 24E742; thence South 71°16'33" East 152.03 feet to a point on the North-South Center quarter line of said Section 24; thence South 0°29'28" East 132.68 feet along the North-South Center quarter line to the Center Quarter corner of said Section 24; thence South 89°39'46" West 849.69 feet to the point of beginning. Also Except: Commencing at the West Quarter corner of said Section 24; thence North 89°39'46" East 2623.68 feet along the East-West Center quarter line to the Center Quarter corner of said Section 24; thence North 0°29'28" West 132.68 feet along the North-South Center quarter line of said Section 24; thence South 71°16'33" East 237.94 feet to a point monumented with a bronze marker inscribed 24F742; thence South 21°07'07" East 450.03 feet to a point monumented with a bronze marker inscribed 24G742; thence South 73°16'31" East 289.97 feet to a point monumented with a bronze marker inscribed 24H742; thence North 63°38'35" East 469.92 feet to a point monumented with a bronze marker inscribed 24J742; thence South 76°45'50" East 804.92 feet to a point monumented with a bronze marker inscribed 24K742; thence South 34°18'10" East 615.01 feet to a point monumented with a bronze marker inscribed 24L742; thence South 77°30'39" East 427.08 feet to a point on the East boundary line of said Section 24; thence South 0°28'29" East 285.38 feet along the East boundary line of said Section 24 to the South 1/16 corner; thence South 89°45'49" West 5246.66 feet along the South 16th line to the South 1/16 corner on the West boundary line of said Section 24; thence North 0°30'26" West 1314.67 feet along the West boundary line of said Section 24 to the West Quarter corner the point of beginning.

Parcel 23:

Township 7 North, Range 43 East, Boise Meridian, Fremont County, Idaho.

Section 19: Government Lot 3; North Half; North Half Southeast Quarter and Southwest Quarter Southeast Quarter North of the Teton River. Except: That portion of the West Half Southeast Quarter of Section 19, Township 7 North, Range 43 East, Boise Meridian, Fremont County, Idaho, described by metes and bounds as follows: Commencing at the South Quarter corner of said Section 19; thence North $0^{\circ}35'23''$ West 2322.38 feet along the North-South Center quarter line; thence South $61^{\circ}14'18''$ East 841.30 feet to a point monumented with a bronze marker inscribed 19D743; thence South $09^{\circ}57'23''$ East 872.71 feet to a point monumented with a bronze marker inscribed 19E743; thence South $65^{\circ}19'12''$ East 267.70 feet to a point monumented with a bronze marker inscribed 19F743; thence North $35^{\circ}44'24''$ East 348.62 feet to a point on the East sixteenth line, monumented with a bronze marker inscribed 19G743, said point being South $0^{\circ}36'15''$ East 115.33 feet from the Southeast 1/16 corner of said Section 19; thence South $0^{\circ}36'15''$ East 1205.59 feet along the East 16th line to the East 1/16 corner of the South boundary line of said Section 19; thence South $88^{\circ}58'52''$ West 1324.30 feet along the South boundary line to the South Quarter corner of said Section 19, the point of beginning. Also except: Commencing at the South 1/16 corner on the East boundary line of said Section 19; thence South $89^{\circ}01'26''$ West 1238.69 feet along the South 16th line to a point monumented with a bronze marker inscribed 19H743, being South $89^{\circ}01'26''$ West 85.27 feet from the Southeast 1/16 corner of said Section 19; thence North $35^{\circ}44'24''$ East 108.03 feet to East boundary line North $0^{\circ}37'07''$ West 871.73 feet from the South 1/16 corner of said Section 19; thence South $0^{\circ}37'07''$ East 871.73 feet along the East boundary line to the South 1/16 corner on the East boundary line of said Section 19, the point of beginning. Also Except: Commencing at the South 1/16 corner on the West boundary line of said Section 19; thence North $0^{\circ}28'29''$ West 285.38 feet along the West boundary line of said Section 19 to a point South $0^{\circ}28'29''$ East 1038.52 feet from the West Quarter corner; thence South $86^{\circ}46'16''$ East 458.04 feet to a point monumented with a bronze marker inscribed 19A743; thence North $35^{\circ}22'57''$ East 2006.09 feet to a point monumented with a bronze marker inscribed 19B743; thence South $45^{\circ}30'58''$ East 885.25 feet to a point monumented with a bronze marker inscribed 19C743; thence South $61^{\circ}14'18''$ East 475.60 feet to a point on the North-South Center quarter line of said Section 19, North $0^{\circ}35'23''$ West 1000.48 feet from the C-S 1/16 corner; thence South $0^{\circ}35'23''$ East 1000.48 feet along the North-South Center quarter line to the C-S 1/16 corner of said Section 19; thence South $89^{\circ}01'26''$ West 2675.72 feet along the South 16th line to the South 1/16 corner on the West boundary line of said Section 19 to the point of beginning.

Together with: A Contract and Grant of Easement between The United States of America and M & B Enterprises Limited Partnership, an Idaho Limited Partnership, dated June 5, 2002, to operate and maintain a 20 foot wide access road, a 20 inch and a 14-inch irrigation pipeline, and a pumping station.

**TOGETHER WITH A ½ INTEREST IN THE FOLLOWING REAL PROPERTY
(PARCELS 24 and 25)**

Parcel 24:

Commencing at the point where the centerline of the Good Luck Canal intersects the East line of the West Half Northeast Quarter and Northwest Quarter Southeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian, Fremont County, Idaho, and running thence North 430 feet; thence West 100 feet; thence South 430 feet; thence East 100 feet to the point of beginning.

Except: Good Luck Canal.

Also: Commencing at the point where the centerline of the Good Luck Canal intersects the East line of the West Half Northeast Quarter and the Northwest Quarter Southeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian, Fremont County, Idaho, and running thence South to the centerline of the Teton River; thence West along the centerline of the Teton River 15 feet; thence North to a point 15 feet West of the point of beginning; thence East 15 feet to the point of beginning.

Except: Good Luck Canal.

Parcel 25:

An easement for road right of way across the following described property in Fremont County, Idaho: Commencing at a point 430 feet North of the point where the centerline of the Good Luck Canal intersects the East line of the West Half Northeast Quarter and Northwest Quarter Southeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian, and running thence North to the North line of the West Half Northeast Quarter of Section 29, Township 7 North, Range 41 East, Boise Meridian; thence running West 15 feet; thence South to a point 15 feet West of the point of beginning; thence East 15 feet to the point of beginning.

EXCEPTING FROM THE FOREGOING PARCELS 8, 12 AND 17 any house trailer(s) or mobile home(s) standing on the premises.

UNITED STATES BANKRUPTCY COURT
DISTRICT OF IDAHO

In re PARKINSON SEED FARM, INC., an Idaho corporation, Debtor,	Case No. 18-40412-JMM (Chapter 11) ORDER AUTHORIZING AUCTION SALE OF REAL AND PERSONAL PROPERTY FREE AND CLEAR OF ALL LIENS, CLAIMS, AND OTHER INTERESTS (Home Place) Telephone Hearing: July 20, 2020 at 10:00 a.m.
---	--

This matter came to the Court on the Plan Administrator's Second Amended Motion (the "Motion") for Order Authorizing Auction Sale of Real and Personal Property Free and Clear of All Liens, Claims, and Other Interests (Home Place) filed on June 22, 2020. Notice of the Motion having been duly given to creditors and parties of interest, and no objections having been filed or received, the Court, having considered the Motion, the Declaration of Matthew McKinlay, Plan Administrator in support of the Motion and the records and files herein, finds that the Motion is well taken and should be granted.

Now, therefore, **THE COURT FINDS** as follows:

1. The Court finds that notice of the Motion was sufficient and appropriate under the circumstances to apprise all creditors and parties in interest of the proposed actions;
2. The Court further finds that on March 3, 2020, an order was entered confirming SummitBridge National Investments VI LLC's Amended Chapter 11 Plan of Liquidation Dated

Page 1 - ORDER AUTHORIZING AUCTION SALE OF REAL AND PERSONAL
PROPERTY FREE AND CLEAR OF ALL LIENS, CLAIMS, AND OTHER INTERESTS
(HOME PLACE)

December 11, 2019 (the "Plan¹"). The Court further finds that the Plan authorizes and directs the Plan Administrator as the sole officer of the Reorganized Debtor, to liquidate and sell at auction estate assets including certain real property and improvements located at or near St. Anthony, Idaho, consisting of approximately 3,845 acres, more or less, in two tracts of irrigated farm ground, together with any buildings, fixtures, irrigation systems, and water rights appurtenant thereto (all collectively, the "Home Place"); and

3. The Court further finds that the proposed auction sale of the Home Place is in the best interests of creditors, and all parties in interest, and that the Plan Administrator is authorized to sell the Home Place in compliance with the terms of the Plan. Therefore, it is hereby

ORDERED:

1. The Motion is GRANTED;

2. The Plan Administrator is authorized to sell the Home Place at an auction to be conducted by United Country—Southern Idaho Land & Auction (the "Auctioneer") in September 2020, for a purchase price or prices to be determined at auction and accepted by the Plan Administrator and thereafter convey the Home Place to the successful bidder or bidders at a closing to occur on or about September 22, 2020;

3. The sale of the Home Place authorized herein will occur in compliance with the terms of the Plan;

4. The sale and conveyance of the Home Place shall be on an "as is – where is" basis and effected free and clear of all liens, claims, and interests, and all liens, claims, and other interests against the Home Place shall transfer and attach to the proceeds of the sale of the Home Place, net of any commission and reasonable expenses incurred in the sale, in the same order, priority, and validity as such liens have with respect to the Home Place immediately before the sale;

¹ Capitalized terms not otherwise defined herein shall have the meaning set forth the in the Plan.
Page 2 - ORDER AUTHORIZING AUCTION SALE OF REAL AND PERSONAL
PROPERTY FREE AND CLEAR OF ALL LIENS, CLAIMS, AND OTHER INTERESTS
(HOME PLACE)

5. If a final bid to purchase the Home Place is approved and accepted by the Plan Administrator, then at closing of such sale the Plan Administrator is authorized to pay commissions owed to the Auctioneer, seller's costs of closing, and real property taxes owed to Freemont County Idaho. The Plan Administrator shall pay the Home Place Net Sale Proceeds first to Compeer Financial ACA ("Compeer") in satisfaction of Compeer's Allowed Class 3 Secured Claim;

6. In the event the Home Place Net Sale Proceeds exceed any amounts remaining due and owing on account of the Allowed Class 3 Secured Claim of Compeer, the surplus shall then be paid to SummitBridge in satisfaction of its Allowed Class 2 Secured Claim. In the event the Home Place Net Sale Proceeds exceed the remaining balance on the Allowed Class 2 and Class 3 Secured Claims of SummitBridge and Compeer, the remaining surplus Home Place Net Sale Proceeds shall be paid to Holders of Allowed Class 9 General Unsecured Claims;

7. The Plan Administrator is authorized to include certain personal property assets located on or associated with the Home Place in the auction sale of the Home Place, including irrigation pipe, pumps, and pivots located on the Home Place as well as certain other assets including scales, bins, fuel tanks, and certain manufactured homes located on the Home Place;

8. The Plan Administrator (i) has full power and authority necessary to complete the auction sale of the Home Place on behalf of the Reorganized Debtor in compliance with the terms of the Plan, (ii) has taken all actions necessary to authorize and approve the auction and proposed sale, and (iii) needs no consents or approvals other than those that have expressly been provided to consummate the auction sale;

9. The Plan Administrator is authorized to pay a commission of 4% of the gross auction proceeds to the Auctioneer following the conclusion of the auction sale;

10. Notwithstanding the terms of this order, the Plan Administrator reserves the right in his sole discretion, to accept or reject any final bid(s) at the auction for any reason, and further reserves the right to postpone the auction to a later date or cancel the auction;

**Page 3 - ORDER AUTHORIZING AUCTION SALE OF REAL AND PERSONAL
PROPERTY FREE AND CLEAR OF ALL LIENS, CLAIMS, AND OTHER INTERESTS
(HOME PLACE)**

11. The Plan Administrator is authorized to execute such other documents and take such further actions as may be necessary to complete the auction sale of the Home Place as authorized in the Plan and this Order; and

12. The Plan Administrator reserves the right to seek a possible stalking horse bidder for the Home Place and seek possible qualifying overbids.



DATED: July 29, 2020

A handwritten signature in black ink, appearing to read "J. M. Meier".

JOSEPH M. MEIER
CHIEF U. S. BANKRUPTCY JUDGE

Submitted by attorney for Plan Administrator, Jeffrey C. Misley, Sussman Shank LLP

*24172-006\ORDER GRANTING PLAN ADMINISTRATORS MOTION FOR ORDER AUTHORIZING SALE OF HOME PLACE FREE AND CLEAR OF LIENS, CLAIMS AND INTERESTS (03502279);1

*24172-006\ORDER GRANTING PLAN ADMINISTRATORS MOTION FOR ORDER AUTHORIZING SALE OF HOME PLACE FREE AND CLEAR OF LIENS, CLAIMS AND INTERESTS (03502279);1

Page 4 - ORDER AUTHORIZING AUCTION SALE OF REAL AND PERSONAL
PROPERTY FREE AND CLEAR OF ALL LIENS, CLAIMS, AND OTHER INTERESTS
(HOME PLACE)

Case 18-40412-JMM Doc 723-1 Filed 07/29/20 Entered 07/30/20 15:10:23 Desc
Order on Motion to Sell: Notice Recipients Page 1 of 1
Notice Recipients

District/Off: 0976-4
Case: 18-40412-JMM

User: klemmon
Form ID: pd1073

Date Created: 7/30/2020
Total: 1

Recipients submitted to the BNC (Bankruptcy Noticing Center):
db Parkinson Seed Farm, Inc. P.O. Box 326 Saint Anthony, ID 83445

TOTAL: 1

Microfilm No. 561638
30 Day Dec 2016
At 1:52 O'Clock P M
ABBIE MACE
FREMONT CO RECORDER
Fee 8.16 Deputy
Recorded at Request of
Right/Admstr & Ruby

GRANT DEED

FOR VALUE RECEIVED, **Charles Tedd Singleton**, a married man dealing with his sole and separate property, of 2416 E. 244 N., St. Anthony, ID 83445 and **Leo Mac Singleton**, a single man, of 2412 E. 244 N., St. Anthony, ID 83445, "Grantors", do hereby grant and convey, to **TMS LAND, LLC**, an Idaho limited liability company with its principal place of business located at 2416 E. 244 N., St. Anthony, ID 83445 "Grantee."

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantors in hand paid by the Grantee, the receipt whereof is hereby acknowledged, have granted, and by these presents do grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of Grantors' interest in and to the following described property located in Fremont County, State of Idaho, to-wit:

Parcel 1:

NW1/4NW1/4, Section 16, Township 7 North, Range 42 East, Boise Meridian

Parcel 2:

SW1/4NW1/4, Section 10, Township 7 North, Range 42 East, Boise Meridian

Parcel 3:

NW1/4NW1/4, Section 10, Township 7 North, Range 42 East, Boise Meridian

Parcel 4:

SW1/4SW1/4, Section 9, Township 7 North, Range 42 East, Boise Meridian

Parcel 5:

NW1/4NE1/4; E1/2NE1/4NW1/4, Section 9, Township 7 North, Range 42 East, Boise Meridian

Parcel 6:

SE1/4NE1/4; NE1/4SE1/4, Section 9, Township 7 North, Range 42 East, Boise Meridian

Parcel 7:

NE1/4NE1/4; SW1/4NE1/4, Section 9, Township 7 North, Range 42 East Boise Meridian

Parcel 8:
S1/2SE1/4; E1/2SE1/4SW1/4, Section 4, Township 7 North, Range 42 East Boise Meridian

SUBJECT TO all easements, rights of ways, covenants, restriction, reservations, applicable building and zoning ordinances and use regulations and restrictions of record.

TOGETHER WITH and any and all water and water rights appurtenant to the premises.

TOGETHER WITH any and all improvements and appurtenances thereto; rents, issues and profits thereof; and reversions and remainders.

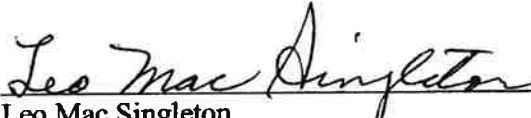
TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any remainders, and rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantors.

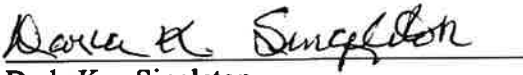
Darla Kay Singleton is the spouse of Grantor, Charles Tedd Singleton, and although she claims no specific interest in the premises, she joins in this conveyance in order to convey any doubtful community property interest.

TO HAVE AND TO HOLD, the premises and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

DATED This 28th day of December, 2016.


Charles Tedd Singleton


Leo Mac Singleton


Darla Kay Singleton



Grant Deed - Page - 3
Z:\SB\singletontedd.gd

1 LYNN HOSSNER
2 Attorney at Law
3 Courthouse
4 St. Anthony, Idaho 83445
5 Telephone: (208) 624-3782

FILED 2762
DANIELLE CALONGE, CLERK
BY.....
6 - 7 - 2762

8 IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
9 IN AND FOR THE COUNTY OF FREMONT
10 MAGISTRATE DIVISION

11 In the Matter of the Estate of)
12 LEO C. SINGLETON,) Case No. 2762
13 Deceased.) LETTERS TESTAMENTARY

14 The Will of Leo C. Singleton having been admitted to formal probate,
15 ELVA SINGLETON is hereby appointed Personal Representative of the estate.
16 WITNESS, JERRY D. REYNOLDS, Magistrate of the District Court, County of
17 Fremont, State of Idaho, with the seal of the Court affixed the 26 day of
18 May, 1981.

19 STATE OF IDAHO)
20) ss.
21 County of Fremont)

22 I, ELVA SINGLETON, hereby accept the duties of Personal Representative
23 of the Estate of Leo C. Singleton, deceased, and do solemnly swear that I
24 will perform, according to law, the duties of Personal Representative of
25 the Estate of Leo C. Singleton.

26 ELVA SINGLETON

27 Subscribed and sworn to before me this 26 day of May, 1981.

28
29
30
31
32 LETTERS TESTAMENTARY (1)

441083

Microfilm No. 10 Day May 19 96

At 10:32 O'clock A.M.

MICKIE FUNKE

Fee \$ 3.

ELVA SINGLETON

STATE OF IDAHO DEED

NUMBER 13064
Certificate No. 25019

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the 21st day of OCTOBER 1977, all that tract or parcel of PUBLIC SCHOOL ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was divided by law to

- LEO SINGLETON -

of ST. ANTHONY, State of aggregate price of
----- THIRTY EIGHT THOUSAND FOUR HUNDRED AND NO/100 ----- DOLLARS

And Whereas, the said sum of THIRTY EIGHT THOUSAND FOUR HUNDRED AND NO/100 ----- DOLLARS has been fully paid to the proper receiving officer for the State of Idaho, by LEO SINGLETON - Route 1, St. Anthony, Idaho 83445

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of

----- THIRTY EIGHT THOUSAND FOUR HUNDRED AND NO/100 ----- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said

- LEO SINGLETON -

His heirs and assigns, all of the said tract and parcel of land situated in the County of FREMONT and State of Idaho, and described as follows, to-wit:

The Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) Section 9; and the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) Section 10, Township 7 North, Range 42 East, Boise Meridian, containing 120.0 acres, more or less. Reserving to the State of Idaho and/or its Assigns an access road right of way 50 feet in width, being 25 feet on each side of the centerline of the existing County maintained road across the said NE1/4SE1/4 Section 9, Township 7 North, Range 42 East, Boise Meridian.

And to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said

- LEO SINGLETON -

His heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated by products), sand, gravel and pumice, pursuant to Sec. 47-701, Idaho Code.

In Witness Whereof, I, ... PHILIP E. BATT, the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 11th day of March, 1978, A.D.

Countersigned:

Philip E. Batt
Secretary of State

Countersigned:

Stanley F. Hamilton
Director, Department of Lands

STATE OF IDAHO, ss.
County of Ada,

On this 11th day of March, in the year 1978, before

me, a Notary Public in and for said State, personally appeared Philip E. Batt, known to me to be the Governor of the State of Idaho, and Pete T. Conarrusa, known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton, known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that said State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

My Commission Expires
9/30/81

Given
Notary Public residing at BOISE



film No. 441081
10 Day May 19 78
10:30 O'clock A.M.
MICKIE FUNKE
FREMONT CO. RECORDER
4- Deputy
Recorded At Request of
Leo Singleton

PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made by Elva Singleton, Personal Representative of the Estate of Leo C. Singleton, GRANTOR, and Elva Singleton, a Life Estate, Larry Singleton, a 40 percent interest, Leo Mac Singleton, a 20 percent interest, Ted Singleton, a 20 percent interest, and Marla Singleton Price, a 20 percent interest, as tenants in common, GRANTEES.

WHEREAS, Grantor is the qualified Personal Representative of the Estate of Leo C. Singleton, filed as Case Number SP 2762 in Fremont County, Idaho; and

WHEREAS, Grantees are entitled to distribution of the hereinafter described real property;

THEREFORE, for valuable consideration received, Grantor conveys to Grantees the following described real property:

S $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 4; SW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 9; W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 10; and NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 16 all in Township 7 North, Range 42 East Boise Meridian, Fremont County, Idaho.

South half of Lots 1 and 2 of Block 20 of Wilford Townsite in Fremont County, Idaho, except the West 10 rods thereof.

Elva Singleton
Personal Representative
Estate of Leo C. Singleton

STATE OF IDAHO)
County of Fremont) ss.

On this 28th day of December, 1992, before me, the undersigned Notary Public in and for said state, personally appeared Elva Singleton, known to me to be the Personal Representative of the Estate of Leo C. Singleton, and the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same on behalf of the estate.

[Signature]
Notary Public for Idaho
Residing at: Ashton, Idaho
Comm. Expires: 4/12/98

Microfilm No. 425672
16 Day Mar 1993
At 10:32 O'clock a.m.
MICKIE FUNKE
FREMONT CO. RECORDER
Fee \$ 3-00 Sharp Deputy
Recorded At Request of
Elva Singleton

QUITCLAIM DEED

FOR VALUE RECEIVED, Elva Singleton of 2424 E. 244 North, St. Anthony, does hereby convey, release, remise and forever quitclaim unto Ted Singleton of 2416 E. 244 North, St. Anthony, Idaho and Leo Mac Singleton, of 624 Adams, Montpelier, Idaho 83254, as tenants in common, the Grantees, the following described premises, to-wit:

S $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 4, SW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 9; W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 10; and NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 16 all in Township 7 North, Range 42 East Boise Meridian, Fremont County, Idaho.

together with its appurtenances.

Dated this 28th day of December, 1992.


ELVA SINGLETON

STATE OF IDAHO)
) ss.
County of Fremont)

On this 28th day of December, 1992, before me, a Notary Public in and for said state, personally appeared Elva Singleton known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

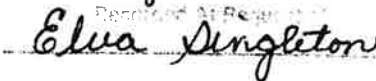

Notary Public for Idaho
Residing at: Ashton, Idaho
My Comm. Expires: 4/12/98

Send Tax Notice To:

Ted Singleton
2416 E. 244 North
St. Anthony, Idaho 83445

Microfilm No. **425676**
____ 16 ____ Day **Mar** 93
At **10:36** _____

MICKIE FUNKE
FREMONT CO. RECORDER
Rec'd **3 - Sharp**



QUITCLAIM DEED

FOR VALUE RECEIVED, Larry Singleton of 2422 E. 244 North, St. Anthony, does hereby convey, release, remise and forever quitclaim unto Ted Singleton of 2416 E. 244 North, St. Anthony, Idaho and Leo Mac Singleton, of 624 Adams, Montpelier, Idaho 83254, as tenants in common, the Grantees, the following described premises, to-wit:

S $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 4; SW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 9; W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 10; and NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 16 all in Township 7 North, Range 42 East Boise Meridian, Fremont County, Idaho.

together with its appurtenances.

Dated this 28th day of December, 1992.


LARRY SINGLETON

STATE OF IDAHO)
) ss.
County of Fremont)

On this 30 day of December, 1992, before me, a Notary Public in and for said state, personally appeared Larry Singleton known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.


Notary Public for Idaho
Residing at: Ashton, Idaho
My Comm. Expires: 2/10/94

Send Tax Notice To:

Ted Singleton
2416 E. 244 North
St. Anthony, Idaho 83445



425675
16 Mar 93
10:35
3- gsharp
Eva Singleton

QUITCLAIM DEED

FOR VALUE RECEIVED, Marla Singleton Price, dealing with her sole and separate property, of 520 Center Street, Basin City, Washington, the Grantor, does hereby convey, release, remise and forever quitclaim unto Ted Singleton of 2416 E. 244 North, St. Anthony, Idaho and Leo Mac Singleton, of 624 Adams, Montpelier, Idaho 83254, as tenants in common, the Grantees, the following described premises, to-wit:

S $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 4; SW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 9; W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 10; and NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 16 all in Township 7 North, Range 42 East Boise Meridian, Fremont County, Idaho.

together with its appurtenances.

Dated this 7 day of January, 1993.

Marla Singleton Price
MARLA SINGLETON PRICE

STATE OF WASHINGTON))
County of Franklin) ss.

On this 4 day of January, 1993, before me, a Notary Public in and for said state, personally appeared Marla Singleton Price, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Leslie B. Mitchell
Notary Public for Washington
Residing at: Des Moines, IA
My Comm. Expires: 3-01-93

Send Tax Notice To:

Ted Singleton
2416 E. 244 North
St. Anthony, Idaho 83445



Microfilm No. **425674**
 16 Mar 93
 At 10:34 O'clock a y
 EMMETT BLAKE
 3- J Sharp
 Recorded At Request of
 Elva Singleton

STATE OF IDAHO DEED

NUMBER 12810
Certificate No. 23536

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the 1st..... day of MAY..... 19 59 all that tract or parcel of INDEMNITY SCHOOL ENDOWMENT land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to
- ELVA SINGLETON -

of ST. ANTHONY....., State of IDAHO....., for the aggregate price of
----- FOUR THOUSAND FIVE HUNDRED SEVENTY FIVE AND NO/100 ----- DOLLARS

And Whereas, the said sum of FOUR THOUSAND FIVE HUNDRED SEVENTY FIVE AND NO/100 ----- DOLLARS has been fully paid to the proper receiving officer for the State of Idaho, by ELVA SINGLETON - Route 1, St. Anthony, Idaho 83445

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of
----- FOUR THOUSAND FIVE HUNDRED SEVENTY FIVE AND NO/100 ----- DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said
- ELVA SINGLETON -

Her..... heirs and assigns, all of the said tract and parcel of land situated in the County of FREMONT and State of Idaho, and described as follows, to-wit:

Microfilm No. 425671
At 16 Day Mar 1993
Al 10:31 O'clock AM
MICKIE FUNKE
FREMONT CO. RECORDER
Fee \$ 4-00 Sharp Deputy
Recorded At Request of
Elva Singleton

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), and the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) Section Nine (9); the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) Section 10, Township Seven (7) North, Range 42 East, B.M., containing 120.0 acres, more or less. Subject to State of Idaho Easement No. 5047-B to Larry Singleton for a road.

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said
- ELVA SINGLETON -

Her..... heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, as amended by Chapter 44, 1951 Session Laws; which grants over all lands belonging to the State a right of way for ditches constructed by authority of the United States. The State reserves the right to all coal, oil, oil shale, gas phosphate, sodium, asbestos, gold, silver, lead, zinc, copper, antimony and all minerals or deposits of minerals of whatsoever kind or character, including geothermal resources (and associated by products), pursuant to Sec. 47-701, Idaho Code.

In Witness Whereof, I CECIL D. ANDRUS....., the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 16th day of February, 1993 A.D.

Countersigned:

Cecil D. Andrus
Secretary of State

Cecil D. Andrus
Governor of Idaho and President of State Board of Land Commissioners

Countersigned:

Stanley F. Hamilton
Director, Department of Lands

STATE OF IDAHO, } ss.
County of Ada,

On this 16th day of February, 1993, before

me, a Notary Public in and for said State, personally appeared Cecil D. Andrus known to me to be the Governor of the State of Idaho, and Pete T. Cenarrusa known to me to be the Secretary of the State of Idaho, and Stanley F. Hamilton known to me to be the Director, Department of Lands of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.



[Signature]
Notary Public residing at Boise, Idaho

PERSONAL REPRESENTATIVE'S WARRANTY DEED

THIS INDENTURE, made this 27th day of September, 1983, by and between ELVA SINGLETON, the duly appointed, qualified and acting Personal Representative of the Estate of LEO C. SINGLETON, deceased, late of the County of Fremont, State of Idaho, hereinafter termed Party of the First Part, and the following heirs:

Marla Singleton Price; Larry Singleton; Mac Singleton; Ted Singleton and Elva Singleton, hereinafter termed Parties of the Second Part;

WHEREAS, on the 26th day of May, 1981 the Magistrate Court of the County of Fremont, State of Idaho issued Letters Testamentary to Elva Singleton wherein she was appointed Personal Representative of the Estate of Leo C. Singleton, deceased, which Letters Testamentary are now on file and of record in said Court, and are hereby referred to and made a part of this indenture;

NOW, THEREFORE, the said Elva Singleton, as Personal Representative of the Estate of Leo C. Singleton, deceased, the Party of the First Part, pursuant to the authority of her Letters Testamentary, has granted, bargained and conveyed, and by these presents does grant, bargain, sell and convey unto the said Parties of the Second Part in the amounts set opposite each name, their assigns and successors forever, all right, title and interest and estate of the said Leo C. Singleton, deceased, at the time of his death, and also all right, title and interest that the said estate, by operation of law or otherwise, may have acquired, in and to all that certain real property situated in the Counties of Fremont and Clark, State of Idaho, and particularly described as follows, to-wit:

To Elva Singleton, a life estate
To Ted Singleton, a 20% interest
To Mac Singleton, a 20% interest
To Larry Singleton, a 40% interest
To Marla Singleton Price a 20% interest.

South Half of Lots 1 and 2 of Block 20 of the Wilford Townsite in Fremont County, Idaho, except the West 10 rods thereof.

S1/2 E1/4; W1/2SE1/4 Section 23, Township 13 North, Range 39 East B. M.

NE1/4NE1/4; S1/2N1/2; N1/2S1/2; S1/2SE1/4; SE1/4SW1/4 Section 24, Township 13 North, Range 39 East B.M.

NE1/4NW1/4; W1/2NE1/4; SE1/4NE1/4 Section 26, Township 13 North, Range 39 East B.M.

SW1/4SW1/4 Section 9 and NW1/4NW1/4 Section 16, Township 7 North, Range 42 East B.M.

S1/2SE1/4; E1/2SE1/4SW1/4 Section 4, Township 7 North, Range 42 East B.M.

NE1/4; E1/2NE1/4NW1/4; NE1/4SE1/4 Section 9, Township 7 North, Range 42 East B.M.

W1/2NW1/4 Section 10, Township 7 North,
Range 42 East B.M.

To Elva Singleton, the following described real property:

Lots 1, 4, and 2, less the West 264 feet of Lot 2,
all located in Block 35, Wilford Townsite, Fremont
County, Idaho, according to the recorded plat
thereof.

TO HAVE AND TO HOLD all and singular, the above
mentioned and described premises, together with the
appurtenances, unto the said Parties of the Second Part, their
assigns and successors, forever.

IN WITNESS WHEREOF the said Party of the First Part,
Personal Representative as aforesaid, has hereunto set his
hand and seal the day and year first above written.

The tax notice should be sent to:

Elva Singleton
Route # 1
St. Anthony, Idaho 83445



ELVA SINGLETON
Personal Representative

STATE OF IDAHO)
) ss.
County of Fremont)

On this 27th day of September, 1983, before me, a
Notary Public in and for said state, personally appeared Elva
Singleton, known to me to be the personal Representative of the
Estate of Leo C. Singleton whose name is subscribed to the
within instrument, and acknowledged to me that she executed the
same.



Notary Public for Idaho
Residing at: Ashton, Idaho
Comm. Expires: Lifetime

Microfilm No. 383033
27th Day Sept. 1983
At 10:00 O'Clock A.M
BETTY J. HILL
FREMONT CO. RECORDER
Fee \$ 4.00 Betty J. Hill Deputy
Recorded At Request of
Elva Singleton



PURCHASE RECEIPT

Fremont County Clerk
Fremont County Clerk

151 West 1st North
 St. Anthony ID 83445
 (208)624-7200
 OTC Local Ref ID: 151910358
 8/20/2026 03:09 PM

Your credit card or bank statement will show a charge from IDAHO.GOV.

Status: **APPROVED**
 Customer Name: STEPHANIE MICKELSEN
 Type: AmericanExpress
 Credit Card Number: **** * 2017

Items	Location	Quantity	TPE Order ID	Total Amount
Copies	Fremont County Clerk	12	79609908	\$0.60
Customer Phone Number: 208-709-1295				
Total remitted to the Fremont County Clerk				\$0.60
Tyler Technologies Fee	Fremont County Clerk	1	79609908	\$1.02
Total Amount Charged				\$1.62

Signature

To offer the convenience of an electronic payment, a service fee has been added to your transaction. This fee goes to our third-party provider, Tyler Technologies. The County does not keep any portion of this fee.



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

August 21, 2026

MICKELSEN PROPERTIES LLC
PO BOX 438
RIGBY ID 83442-0438

Re: Change in Ownership for Water Right No(s): 22-7721

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: IDAHO AGCREDIT FLCA
WATER DISTRICT 100



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

August 4, 2026

MICKELSEN PROPERTIES LLC
PO BOX 438
RIGBY ID 83442

RE: Change in Ownership Water Right No. 22-7721

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. information required is indicated below:

**** **Evidence of Ownership/Filing Fee:** On July 30, 2026, you filed a Notice of Change in Water Right Ownership for the water rights listed above. Additional information/filing fees are required in order for the department to update the ownership. Please review the attached map. It appears you only purchased a portion of the water right listed above. Also, the deed received is from TFES 889 LLC to Michelsen Properties LLC, the current owner of the water right is Rocky Gulch Farms, please supply a full chain of title between Rocky Gulch Farms and TFES 889 LLC. It appears a portion of the place of use is on land owned by the Bureau of Reclamation, notice to bureau of the ownership is required. Also, a portion of the property is owned by TMS Land. Were the water rights withheld during the sale or will these parcels require a split. If the water rights were withheld notice to the property will still be required, I have attached Idaho Code showing that the notice is required. If a split is required a split fee will be required.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. **If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.**

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Bailly
Technical Records Specialist

SCANNED
AUG 04 2026

State of Idaho
Department of Water Resources

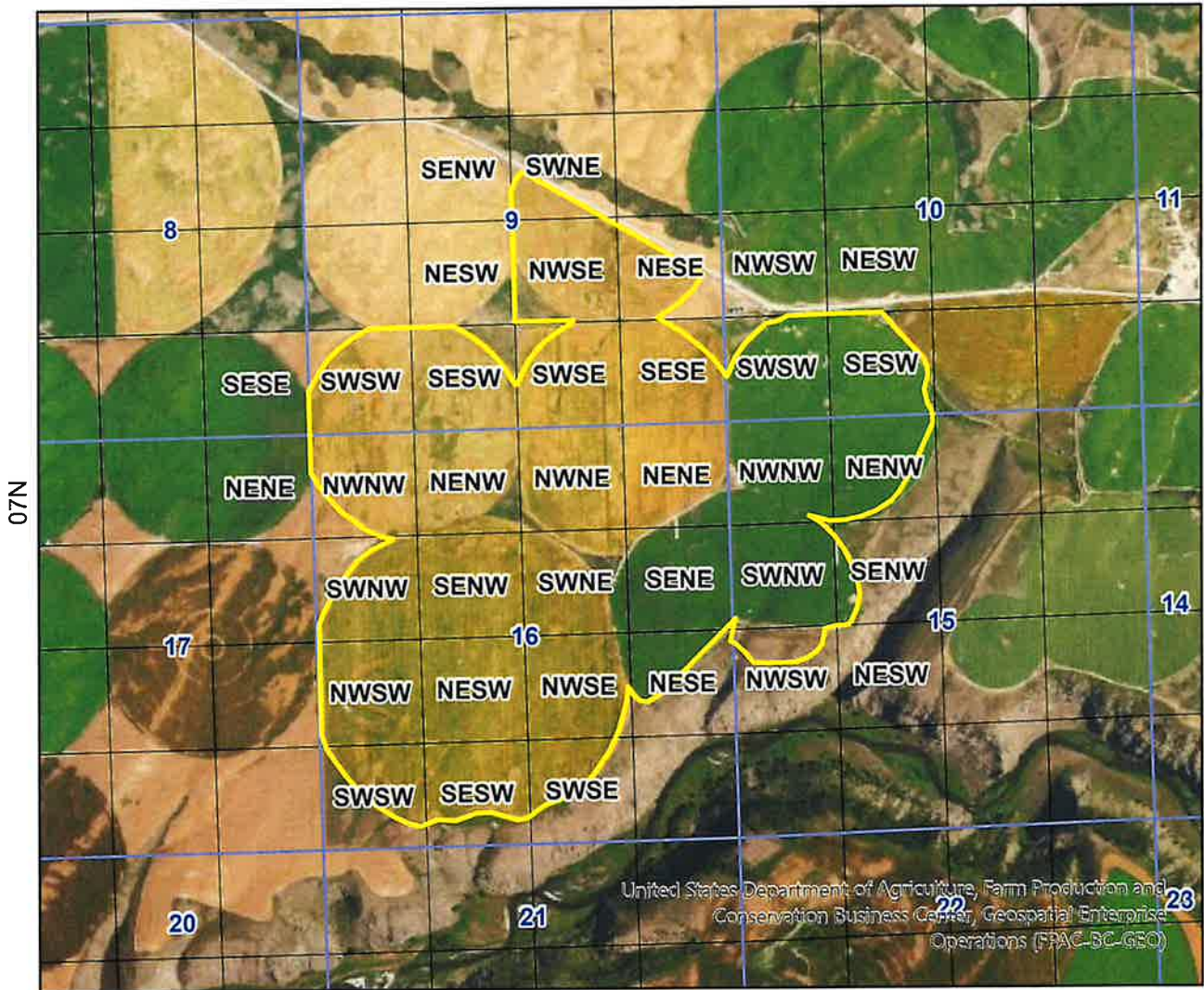
Water Right

22-7721

(IRRIGATION)

ROCKY GULCH FARMS

42E



- Place Of Use Boundary
- Sections
- State Outline
- Quarter Quarters
- Townships



0 0.35 0.7 1.05 1.4 Miles



Imagery: 2023 Aerial Photography
Prepared By Bailey, Jonie

SCANNED
AUG 04 2026

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

7/31/2026

Water Right 22-7721

Owner Type **Name and Address**
Current Owner ROCKY GULCH FARMS
 C/O DIRK PARKINSON PO BOX 326
 ST. ANTHONY, ID 83445
 (208) 652-7340

Security Interest IDAHO AGCREDIT FLCA
 1586 N 2ND E
 REXBURG, ID 83440-5548
 (208) 356-5479

Priority Date: 8/19/1991

Basis: License

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	10/31	12.410 CFS	3,115.0 AF
	<u>Total Diversion</u>		12.410 CFS	3,115.0 AF

Source and Point(s) of Diversion:

GROUND WATER	NWNE	Sec. 16, Twp 07N, Rge 42E, FREMONT County
GROUND WATER	NWNE	Sec. 16, Twp 07N, Rge 42E, FREMONT County
GROUND WATER	NWNE	Sec. 16, Twp 07N, Rge 42E, FREMONT County
GROUND WATER	SESE	Sec. 11, Twp 07N, Rge 42E, FREMONT County
GROUND WATER	SWSW	Sec. 12, Twp 07N, Rge 42E, FREMONT County

Place Of Use:

IRRIGATION within FREMONT County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07N	42E	9			8.7								34.5	34.1	18.5	39.1	35.0	34.2	204.1
07N	42E	10											34.7	32.6					67.3
07N	42E	15					28.7	39.5	39.2	5.3		10.0							122.7
07N	42E	16	39.5	39.7	39.7	39.6	39.7	33.4	29.5	39.7	39.7	38.7	19.7	28.9	14.7	38.2	15.2		495.9

POU Total Acres: 890.0

Conditions of Approval:

Proof Report

1. 214 Prior to the diversion and use of water under Transfer approval 79866, the right holder shall install and maintain acceptable measuring device(s) at the authorized point(s) of diversion in accordance with Department specifications.
2. This water right is limited to four points of diversion: three existing wells located in the NWNE of Section 16, T07N, R42E and a fourth well to be constructed in the SESE of Section 11 or the SWSW of Section 12, T07N, R42E.
3. Upon completion of the new ground water well authorized under Transfer 79866, the right holder shall notify the department of the exact location of the new well and request that the undeveloped point of diversion be removed from the water right.
4. The point of diversion located in either Section 11 or 12, T07N, R42E, authorized under Transfer 79866, shall be limited to a diversion rate of 6.41 cfs and an annual diversion volume of 1609 acre-feet.
5. R63 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the place of use.
6. 046 Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
7. T07 The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
8. T08 Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.