

RECEIVED

SEP 09 2026

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPT. OF WATER RESOURCES
EASTERN REGION**Notice of Security Interest in a Water Right**
and a request to be notified of a change in ownership or any proposed
or final action to amend, transfer, or otherwise modify the water right(s)

Attach pages with additional information. Incomplete forms will be returned.

1.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.
	35-8004 <i>OK</i>			
	35-8005 <i>OK</i>			
	35-8006 <i>OK</i>			

2. The following **REQUIRED** information must be submitted with this form:A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION.**B) A **FEE of \$25.00** per water right or adjudication claim.

3. Name and Mailing Address of Person or Company Holding Security Interest

The Bank of Commerce

P.O. Box 1046

Blackfoot ID 83221

Phone 208-785-6843

Email blackfoot@bofc.bank

4. Name of Water Right Owner/Claimant(s)

Kevin L Johns, Tracy Johns

5. Expiration Date of Notification Period

December 15, 2035

6. Is this a Renewal of Request for Notification?

☒ YES☒ NO

7. Signature(s) of Security Interest Holder(s)

Title, if applicable

Kevin Adams
Loan Operations

For Office Use Only

Received by *M. Lett* Date *9-9-26* Receipt No. *E051902* Fee *75.00*
 Processed by AJ _____ Date _____ WR *MP* Date *9/9/2026*

SUPPORT DATA

IN FILE # *35-8004*

Instrument # 783213

BINGHAM COUNTY, IDAHO
2026-08-28 04:24:12 PM No. of Pages: 13
Recorded for: TITLEONE - EAST REGION
PAMELA W. ECKHARDT Fee: \$45.00
Ex-Officio Recorder Deputy JPulley
Index To: MORTGAGE
Electronically Recorded by Simplifile

24610351

(Space Above This Line For Recording Data)

LOAN NUMBER: 4013815203

COMMERCIAL REAL ESTATE MORTGAGE
FUTURE ADVANCES AND FUTURE OBLIGATIONS ARE SECURED BY THIS REAL ESTATE
MORTGAGE

This COMMERCIAL REAL ESTATE MORTGAGE ("Security Instrument") is made on August 28, 2026 between the mortgagor(s) HYMARK FARMS, an Idaho General Partnership, AS TO PARCEL 5, whose address is 2674 WEST 1200 SOUTH, ABERDEEN, Idaho 83210, TRACY JOHNS, WIFE, AS TO PARCELS 1, 2, 10, 11, 12, whose address is 2674 WEST 1200 SOUTH, ABERDEEN, Idaho 83210, KEVIN JOHNS, HUSBAND, AS TO PARCELS 1, 2, 3, 4, 8, 9, 10, 11, 12, whose address is 2674 WEST 1200 SOUTH, ABERDEEN, Idaho 83210-1550, TRACI JOHNS, WIFE, AS TO PARCEL 4 AND 9, whose address is 2674 WEST 1200 SOUTH, ABERDEEN, Idaho 83210, TRACY JOHNS, ALSO KNOWN AS TRACI JOHNS, WIFE, AS TO PARCELS 3 AND 8, whose address is 2674 WEST 1200 SOUTH, ABERDEEN, Idaho 83210, KEVIN L. JOHNS, HUSBAND, AS TO PARCELS 6 AND 7, whose address is 2674 WEST 1200 SOUTH, ABERDEEN, Idaho 83210, and TRACY L. JOHNS, WIFE, AS TO PARCELS 6 AND 7, whose address is 2674 WEST 1200 SOUTH, ABERDEEN, Idaho 83210 ("Mortgagor"), and The Bank of Commerce whose address is 624 Jensen Grove Drive, Blackfoot, Idaho 83221 ("Lender"), which is organized and existing under the laws of the State of Idaho. Mortgagor in consideration of loans extended by Lender up to a maximum principal amount of Nine Million Five Hundred Five Thousand Five Hundred Twenty-three and 00/100 Dollars (U.S. \$9,505,523.00) ("Maximum Principal Indebtedness"), and for other valuable consideration, the receipt of which is acknowledged, hereby mortgages, grants and conveys to Lender, its successors and assigns, forever, the following described property located in the County of BINGHAM, State of Idaho:

Address: 2674 WEST 1200 SOUTH; 2678 WEST 1200 SOUTH; 1160 SOUTH 2600 WEST; 2669 WEST 1100 SOUTH; 2625 WEST 1100 SOUTH; 2796 WEST 1300 SOUTH; TOWNSHIP 4 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN SECTION 34, ABERDEEN, Idaho 83210-0000

Legal Description: SEE ATTACHED EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF. THE FOLLOWING TO BE INCLUDED IN THE MORTGAGE AS A FIXTURE FILING: ALL FURNITURE, FIXTURES, EQUIPMENT, AND SUPPLIES USED IN DEBTOR'S BUSINESS. TOGETHER WITH ALL GOODS AND CHATTELS OF A LIKE NATURE HEREAFTER ACQUIRED, AND ALL IRRIGATION EQUIPMENT INCLUDING BUT NOT LIMITED TO: ALL SPRINKLER EQUIPMENT, INCLUDING PUMPS, MOTORS, BURIED AND PORTABLE MAINLINE, PANELS, PIVOTS, AND ALL OTHER LINES NOW OWNED OR HEREAFTER ACQUIRED BY THE DEBTOR THAT NOW OR HEREAFTER ARE LOCATED ON, AFFIXED OR ATTACHED TO, OR INCORPORATED IN THE DEBTORS LAND, INCLUDING BUT NOT LIMITED TO: 3 Zimmatic Pivots; 16 quarter-mile Wheel Lines; 2 corners with Handlines; Approximately 11,870 feet of buried PVC Mainline; 4 Pumps (3 wells + 1 Pump) ALSO INCLUDING WATER RIGHT 35-8004, Decreed, 11/13/1981 Priority Date, Groundwater, 2.24 CFS, 9.0 GPM, 448 AF, 4.0 AFA over 112.0 acres



WATER RIGHT 35-8005, Decreed, 11/13/1981 Priority Date, Groundwater, 3.04 CFS, 9.0 GPM, 608 AF, 4.0 AFA over 152.0 acres
WATER RIGHT 35-8006, Decreed, 11/13/1981 Priority Date, Groundwater, 3.68 CFS, 9.0 GPM, 736 AF, 4.0 AFA over 184.0 acres
ALSO 610 shares of Aberdeen Springfield Canal Company Water Stock
Property Size: 630.72 acres.

Together with all easements, appurtenances abutting streets and alleys, improvements, buildings, fixtures, tenements, hereditaments, equipment, rents, income, profits and royalties, personal goods of whatever description and all other rights and privileges including all minerals, oil, gas, water (whether groundwater, subterranean or otherwise), water rights (whether riparian, appropriate or otherwise, and whether or not appurtenant to the above-described real property), wells, well permits, ditches, ditch rights, reservoirs, reservoir rights, reservoir sites, storage rights, dams and water stock that may now, or at any time in the future, be located on and/or used in connection with the above-described real property, payment awards, amounts received from eminent domain, amounts received from any and all insurance payments, and timber which may now or later be located, situated, or affixed on and used in connection therewith (hereinafter called the "Property").

RELATED DOCUMENTS. The words "Related Documents" mean all promissory notes, security agreements, prior mortgages, prior deeds of trust, prior deeds to secure debt, business loan agreements, construction loan agreements, resolutions, guaranties, environmental agreements, subordination agreements, assignments of leases and rents and any other documents or agreements executed in connection with this Indebtedness and Security Instrument, whether now or hereafter existing, including any modifications, extensions, substitutions or renewals of any of the foregoing. The Related Documents are hereby made a part of this Security Instrument by reference thereto, with the same force and effect as if fully set forth herein.

INDEBTEDNESS. This Security Instrument secures all amounts, subject to any limitations as to the maximum amount which may be secured as contained herein, as may be evidenced by a promissory note or notes of even, prior or subsequent date hereto, including future advances and every other indebtedness of any and every kind now or hereafter owing from HYMARK FARMS, KEVIN LEE JOHNS, TRACY LEE JOHNS AKA TRACI JOHNS, and JORDAN WAYNE JOHNS ("Borrower") to Lender howsoever created or arising, whether primary, secondary or contingent together with any interest or charges provided in or arising out of such indebtedness, as well as the agreements and covenants of this Security Instrument and all Related Documents (hereinafter all referred to as the "Indebtedness"). Without limiting the foregoing, Indebtedness expressly includes the following:

Promissory Note. The principal amount of \$4,000,000.00 evidenced by the promissory note dated August 28, 2026 made by Borrower payable to the order of Lender, and all interest, charges, and other amounts which may be or may become owed as provided under the terms of said promissory note, and any and all amendments, modifications, renewals, extensions, reamortizations, or substitutions thereof.

Protective Advances. All amounts advanced by or on behalf of Lender, its successors or assigns, to preserve or protect the Property or fulfill any of the obligations of Mortgagor, under this Security Instrument or any of the Related Documents, including without limitation, any protective advances made with respect to the Property for the payment of taxes, assessments, insurance premiums, costs incurred for the protection of the Property and other costs which Lender is authorized by this Security Instrument or any of the Related Documents to pay on behalf of Mortgagor or Borrower.

Future Advances. To the extent permitted by law, this Security Instrument will secure future advances as if such advances were made on the date of this Security Instrument regardless of the fact that from time to time there may be no balance due under the note and regardless of whether Lender is obligated to make such future advances.

Consumer Purpose Loan Exclusion. Notwithstanding anything to the contrary, Indebtedness specifically excludes any obligation pursuant to a credit transaction which was offered or extended primarily for personal, family, or household purposes.

Maximum Amount Secured. Notwithstanding any other provision of this Security Instrument, the maximum principal amount of Indebtedness that may be secured at any one time is \$9,505,523.00.

MATURITY DATE. The Indebtedness, if not paid earlier, shall be due on December 15, 2035.

WARRANTIES. Mortgagor, for itself, its heirs, personal representatives, successors, and assigns, represents, warrants, covenants and agrees with Lender, its successors and assigns, as follows:

Performance of Obligations. Mortgagor promises to perform all terms, conditions, and covenants of this Security Instrument and Related Documents in accordance with the terms contained therein.

Defense and Title to Property. At the time of execution and delivery of this instrument, Mortgagor is lawfully seized of the estate hereby conveyed and has the exclusive right to mortgage, grant, convey and assign the Property. Mortgagor covenants that the Property is unencumbered and free of all liens except for encumbrances of record acceptable to Lender. Further, Mortgagor covenants that Mortgagor will warrant and defend generally the title to the Property against any and all claims and demands whatsoever, subject to the easements, restrictions, or other encumbrances of record acceptable to Lender, as may be listed in the schedule of exceptions to coverage in any abstract of title or title insurance policy insuring Lender's interest in the Property.

Condition of Property. Mortgagor promises at all times to preserve and to maintain the Property and every part thereof in good repair, working order, and condition and will from time to time, make all needful and proper repairs so that the value of the Property shall not in any way be impaired.

Removal of any Part of the Property. Mortgagor promises not to remove any part of the Property from its present location, except for replacement, maintenance and relocation in the ordinary course of business.

Alterations to the Property. Mortgagor promises to abstain from the commission of any waste on or in connection with the Property. Further, Mortgagor shall make no material alterations, additions, or improvements of any type whatsoever to the Property, regardless of whether such alterations, additions, or improvements would increase the value of the Property, nor permit anyone to do so except for tenant improvements and completion of items pursuant to approved plans and specifications, without Lender's prior written consent, which consent may be withheld by Lender in its sole discretion. Mortgagor will comply with all laws and regulations of all public authorities having jurisdiction over the Property including, without limitation, those relating to the use, occupancy and maintenance thereof and shall upon request promptly submit to Lender evidence of such compliance.

Due on Sale - Lender's Consent. Mortgagor shall not sell, further encumber or otherwise dispose of, except as herein provided, any or all of its interest in any part of or all of the Property without first obtaining the written consent of Lender. If any encumbrance, lien, transfer or sale or agreement for these is created, Lender may declare immediately due and payable, the entire balance of the Indebtedness.

Insurance. Grantor promises to keep the Property insured against such risks and in such form as may within the sole discretion of Lender be acceptable, causing Lender to be named as loss payee or if requested by Lender, as mortgagee. The insurance company shall be chosen by Grantor subject to Lender's approval, which shall not be unreasonably withheld. All insurance policies must provide that Lender will get a minimum of 10 days notice prior to cancellation. At Lender's discretion, Grantor may be required to produce receipts of paid premiums and renewal policies. If Grantor fails to obtain the required coverage, Lender may obtain insurance coverage at Grantor's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but may or may not protect Grantor, Grantor's equity in the Property, or the contents of the Property against any risk, hazard, or liability. Grantor acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Grantor could have obtained. Any amounts disbursed by Lender in obtaining insurance coverage shall become additional debt of Grantor under this Security Instrument and shall be secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Grantor requesting payment. Grantor hereby directs each and every insurer of the Property to make payment of loss to Lender with the proceeds to be applied, only at Lender's option, to the repair and replacement of the damage or loss or to be applied to the Indebtedness with the surplus, if any, to be paid by Lender to Grantor.

Payment of Taxes and Other Applicable Charges. Mortgagor promises to pay and to discharge liens, encumbrances, taxes, assessments, lease payments and any other charges relating to the Property when levied or assessed against Mortgagor or the Property.

Environmental Laws and Hazardous or Toxic Materials. Mortgagor and every tenant have been, are presently and shall continue to be in strict compliance with any applicable local, state and federal environmental laws and regulations. Further, neither Mortgagor nor any tenant shall manufacture, store, handle, discharge or dispose of hazardous or toxic materials as may be defined by any state or federal law on the Property, except to the extent the existence of such materials has been presently disclosed in writing to Lender. Mortgagor will immediately notify Lender in writing of any assertion or claim made by any party as to the possible violation of applicable state and federal environmental laws including the location of any hazardous or toxic materials on or about the Property. Mortgagor indemnifies and holds Lender harmless from, without limitation, any liability or expense of whatsoever nature incurred directly or indirectly out of or in connection with: (a) any environmental laws affecting all or any part of the Property or Mortgagor; (b) the past, present or future existence of any hazardous materials in, on, under, about, or emanating from or passing through the Property or any part thereof or any property adjacent thereto; (c) any past, present or future hazardous activity at or in connection with the Property or any part thereof; and (d) the noncompliance by Mortgagor or Mortgagor's failure to comply fully and timely with environmental laws.

Financial Information. Mortgagor agrees to supply Lender such financial and other information concerning its affairs and the status of any of its assets as Lender, from time to time, may reasonably request. Mortgagor further agrees to permit Lender to verify accounts as well as to inspect, copy and to examine the books, records, and files of Mortgagor.

Lender's Right to Enter. Lender or Lender's agents shall have the right and access to inspect the Property at all reasonable times in order to attend to Lender's interests and ensure compliance with the terms of this Security Instrument. If the Property, or any part thereof, shall require inspection, repair or maintenance which Mortgagor has failed to provide, Lender, after reasonable notice, may enter upon the Property to effect such obligation; and the cost thereof shall be added to the Indebtedness and paid on Lender's demand by Mortgagor.

ASSIGNMENT OF LEASES AND RENTS. As additional security for the payment of the Indebtedness and the performance of the covenants contained herein, Mortgagor hereby assigns and transfers over to Lender any present or future leases, subleases, or licenses of the Property, including any guaranties, extensions, amendments, or renewals thereof, and all rents, income, royalties, and profits derived from the use of the Property or any portion of it, whether due or to become due (collectively the "Rents"). So long as Mortgagor is not in default, Mortgagor may receive, collect and enjoy all Rents accruing from the Property, but not more than one month in advance of the due date. Lender may also require Mortgagor, tenant and any other user of the Property to make payments of Rents directly to Lender. However, by receiving any such payments, Lender is not, and shall not be considered, an agent for any party or entity. Any amounts collected may, at Lender's sole discretion, be applied to protect Lender's interest in the Property, including but not limited to the payment of taxes and insurance premiums and to the Indebtedness. At Lender's sole discretion, all leases, subleases and licenses must first be approved by Lender.

CONDEMNATION. Mortgagor shall give Lender notice of any action taken or threatened to be taken by private or public entities to appropriate the Property or any part thereof, through condemnation, eminent domain or any other action. Further, Lender shall be permitted to participate or intervene in any of the above described proceedings in any manner it shall at its sole discretion determine. Lender is hereby given full power, right and authority to receive and receipt for any and all damages awarded as a result of the full or partial taking or appropriation and in its sole discretion, to apply said awards to the Indebtedness, whether or not then due or otherwise in accordance with applicable law. Unless Lender otherwise agrees in writing, any application of proceeds to the Indebtedness shall not extend or postpone the due date of the payments due under the Indebtedness or change the amount of such payments.

GRANTOR'S ASSURANCES. At any time, upon a request of Lender, Mortgagor will execute and deliver to Lender, and if appropriate, cause to be recorded, such further mortgages, assignments, assignments of leases and rents, security agreements, pledges, financing statements, or such other document as Lender may require, in

Lender's sole discretion, to effectuate, complete and to perfect as well as to continue to preserve the Indebtedness, or the lien or security interest created by this Security Instrument.

ATTORNEY-IN-FACT. Mortgagor appoints Lender as attorney-in-fact on behalf of Mortgagor. If Mortgagor fails to fulfill any of Mortgagor's obligations under this Security Instrument or any Related Documents, including those obligations mentioned in the preceding paragraph, Lender as attorney-in-fact may fulfill the obligations without notice to Mortgagor. This power of attorney shall not be affected by the disability of the Mortgagor.

EVENTS OF DEFAULT. The following events shall constitute default under this Security Instrument (each an "Event of Default"):

- (a) Failure to make required payments when due under Indebtedness;
- (b) Failure to perform or keep any of the covenants of this Security Instrument or a default under any of the Related Documents;
- (c) The making of any oral or written statement or assertion to Lender that is false or misleading in any material respect by Mortgagor or any person obligated on the Indebtedness;
- (d) The death, dissolution, insolvency, bankruptcy or receivership proceeding of Mortgagor or of any person or entity obligated on the Indebtedness;
- (e) Any assignment by Mortgagor for the benefit of Mortgagor's creditors;
- (f) A material adverse change occurs in the financial condition, ownership, or management of Mortgagor or any person obligated on the Indebtedness; or
- (g) Lender deems itself insecure for any reason whatsoever.

REMEDIES ON DEFAULT. Upon the occurrence of an Event of Default, Lender may, without demand or notice, pay any or all taxes, assessments, premiums, and liens required to be paid by Mortgagor, effect any insurance provided for herein, make such repairs, cause the abstracts of title or title insurance policy and tax histories of the Property to be certified to date, or procure new abstracts of title or title insurance and tax histories in case none were furnished to it, and procure title reports covering the Property, including surveys. The amounts paid for any such purposes will be added to the Indebtedness and will bear interest at the rate of interest otherwise accruing on the Indebtedness until paid. In the event of foreclosure, the abstracts of title or title insurance shall become the property of Lender. All abstracts of title, title insurance, tax histories, surveys, and other documents pertaining to the Indebtedness will remain in Lender's possession until the Indebtedness is paid in full.

IN THE EVENT OF THE SALE OF THIS PROPERTY UNDER THE PROCEDURE FOR FORECLOSURE OF A SECURITY INSTRUMENT BY ADVERTISEMENT, AS PROVIDED BY APPLICABLE LAW, OR IN THE EVENT LENDER EXERCISES ITS RIGHTS UNDER THE ASSIGNMENT OF LEASES AND RENTS, THE GRANTOR HEREBY WAIVES ANY RIGHT TO ANY NOTICE OTHER THAN THAT PROVIDED FOR SPECIFICALLY BY STATUTE, OR TO ANY JUDICIAL HEARING PRIOR TO SUCH SALE OR OTHER EXERCISE OF RIGHTS.

Upon the occurrence of an Event of Default, Lender may, without notice unless required by law, and at its option, declare the entire Indebtedness due and payable, as it may elect, regardless of the date or dates of maturity thereof and, if permitted by state law, is authorized and empowered to cause the Property to be sold at public auction, and to execute and deliver to the purchaser or purchasers at such sale any deeds of conveyance good and sufficient at law, pursuant to the statute in such case made and provided, and out of the proceeds of the sale to retain the sums then due hereunder and all costs and charges of the sale, including attorneys' fees, rendering any surplus to the party or parties entitled to it. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made in it. If Lender chooses to invoke the power of sale, Lender or Trustee will provide notice of sale pursuant to applicable law. Any such sale or a sale made pursuant to a judgment or a decree for the foreclosure hereof may, at the option of Lender, be made en masse. The commencement of proceedings to foreclose this Security Instrument in any manner authorized by law shall be deemed as exercise of the above option.

Upon the occurrence of an Event of Default, Lender shall immediately be entitled to make application for and obtain the appointment of a receiver for the Property and of the earnings, income, issue and profits of it, with the powers as the court making the appointments confers. Mortgagor hereby irrevocably consents to such appointment and waives notice of any application therefor.

The parties agree that the remedies available may be inadequate compensation for any loss. Therefore, to the extent allowed by applicable law, in Lender's sole discretion, Lender may seek specific performance of any

promise, obligation, or covenant contained in this Security Instrument. Any defense in any action for specific performance that the remedy at law would be adequate is waived.

To the extent allowed by law, all of Lender's rights and remedies, however evidenced and from whichever source they derive, are cumulative in nature. Lender is entitled to exercise any remedy in any order it determines appropriate. Lender may exercise remedies singularly or concurrently.

NO WAIVER. No delay or failure of Lender to exercise any right, remedy, power or privilege hereunder shall affect that right, remedy, power or privilege nor shall any single or partial exercise thereof preclude the exercise of any right, remedy, power or privilege. No Lender delay or failure to demand strict adherence to the terms of this Security Instrument shall be deemed to constitute a course of conduct inconsistent with Lender's right at any time, before or after an event of default, to demand strict adherence to the terms of this Security Instrument and the Related Documents.

JOINT AND SEVERAL LIABILITY. The liability of all parties obligated in any manner under this Security Instrument shall be joint and several, to the extent of their respective obligations.

SURVIVAL. Lender's rights in this Security Instrument will continue in its successors and assigns. This Security Instrument is binding on all heirs, executors, administrators, assigns, and successors of Mortgagor.

NOTICES. Unless otherwise required by applicable law or provided under this Security Instrument, any notice or demand given by Lender to any party is considered effective when: (i) it is deposited in the United States Mail with the appropriate postage; (ii) when it is sent via electronic mail; (iii) when it is sent via facsimile; (iv) when it is deposited with a nationally recognized overnight courier service; (v) on the day of personal delivery; or (vi) any other commercially reasonable means. Such notice or demand shall be sent to the party at the address contained herein or at an alternative address, e-mail address, or facsimile number as may be provided to Lender in writing. Any notice given to Lender must be addressed to Lender at the address contained herein or at an alternative address as may be provided by Lender in writing.

GENERAL WAIVERS. Mortgagor, to the extent permitted by law, hereby waives (a) notice of acceptance of this Security Instrument, and all notice of the creation, extension of, or accrual of any of the Indebtedness; (b) diligence, presentment, protest, demand for payment, notice of dishonor, notice of intent to accelerate, and notice of acceleration in connection with the Indebtedness or any other obligations now existing or hereafter owing which are secured by this Security Instrument; (c) any requirement that Lender proceed against or pursue any other collateral securing or any other party responsible for some or all of the Indebtedness; (d) any requirement that Lender pursue or exhaust any other remedy available to Lender; (e) any right to request that Lender marshal any other collateral; (f) failure to protect, preserve, or resort to any collateral; and (g) any and all defenses that could be asserted by Mortgagor, including, but not limited to, any defenses arising out of failure of consideration, breach of warranty, fraud, payment, statute of frauds, bankruptcy, lack of capacity, statute of limitations, Lender liability, unenforceability of any loan document, accord and satisfaction, usury, or the extension, renewal, and modification of the Indebtedness.

Mortgagor, to the extent permitted by law, further waives and agrees not to assert any and all rights, benefits, and defenses that might otherwise be available under the provisions of the governing law that might operate, contrary to any agreements between Mortgagor, and Lender, to limit Mortgagor's liability to Lender, including all defenses of suretyship.

TO THE EXTENT PERMITTED BY LAW, MORTGAGOR WAIVES ANY RIGHT TO NOTICE, OTHER THAN ANY NOTICE REQUIRED HEREIN, AND WAIVES ANY RIGHT TO ANY HEARING, JUDICIAL OR OTHERWISE, PRIOR TO LENDER EXERCISING ITS RIGHTS UNDER THIS SECURITY INSTRUMENT.

WAIVER OF APPRAISEMENT RIGHTS. Mortgagor waives all appraisement rights relating to the Property to the extent permitted by law.

LENDER'S EXPENSES. Mortgagor agrees to pay all expenses incurred by Lender in connection with enforcement of its rights under the Indebtedness, this Security Instrument or in the event Lender is made party to any litigation because of the existence of the Indebtedness or this Security Instrument, as well as court costs, collection charges and reasonable attorneys' fees and disbursements.

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION. Default shall also exist if any loan proceeds are used for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetland to produce or to make possible the production of an agricultural commodity, as provided by 7 CFR Part 12.

ASSIGNABILITY. Lender may assign or otherwise transfer this Security Instrument or any of Lender's rights under this Security Instrument without notice to Mortgagor. Mortgagor may not assign this Security Instrument or any part of the Security Instrument without the express written consent of Lender.

GOVERNING LAW. This Security Instrument is governed by the laws of the State of Idaho except to the extent that federal law controls.

SEVERABILITY. If a court of competent jurisdiction determines any term or provision of this Security Instrument is invalid or prohibited by applicable law, that term or provision will be ineffective to the extent required. Any term or provision that has been determined to be invalid or prohibited will be severed from the rest of the Security Instrument without invalidating the remainder of either the affected provision or this Security Instrument.

UNIFORM COMMERCIAL CODE SECURITY AGREEMENT. This Security Instrument is intended to be both a real property mortgage and a security agreement within the meaning of the Uniform Commercial Code as adopted in the state where the Property is located and includes both real and personal property and all other rights and interests for any of the items specified above, whether tangible or intangible in nature, of Mortgagor in the Property. Mortgagor, by executing and delivering this Security Instrument hereby grants Lender a security interest in the Property as security for the Indebtedness, to the full extent that the Property may be subject to the Uniform Commercial Code. Mortgagor agrees that Lender may file this Security Instrument, or a reproduction thereof, in the real estate records or other appropriate index, as a financing statement for any of the items specified above as part of the Property. Any reproduction of this Security Instrument shall be sufficient as a financing statement. In addition, Mortgagor agrees to execute and deliver to Lender upon Lender's request any financing statements that Lender may require to perfect a security interest with respect to said items. Mortgagor shall pay all costs of filing such financing statements and any extensions, renewals, amendments and releases thereof, and shall pay all reasonable costs and expenses of any record searches for financing statements Lender may require. Without the prior written consent of Lender, Mortgagor shall not create or suffer to be created pursuant to the Uniform Commercial Code any other security interest in such items, including replacements and additions thereto. Upon any Event of Default under this Security Instrument, Lender shall have the remedies of a secured party under the Uniform Commercial Code and, at Lender's option, may also invoke the remedies provided in this Security Instrument. In exercising any of said remedies, Lender may proceed against the items of real property and any items of personal property specified above as part of the Property separately or together and in any order whatsoever, without in any way affecting the availability of Lender's remedies under the Uniform Commercial Code or of the remedies in this Security Instrument to the extent permitted by law.

ORAL AGREEMENTS DISCLAIMER. This Security Instrument represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

ADDITIONAL PROVISIONS. A PROMISSORY NOTE OR OTHER AGREEMENT NO. 4013815203, DATED AUGUST 28, 2026, FROM GRANTOR TO LENDER, WITH A LOAN AMOUNT OF \$4,000,000.00 AND MATURING ON DECEMBER 15, 2035

A PROMISSORY NOTE OR OTHER AGREEMENT NO. 4013815209, DATED AUGUST 28, 2026, FROM GRANTOR TO LENDER, WITH A LOAN AMOUNT OF \$5,505,523.00 AND MATURING ON APRIL 15, 2027

By signing this Security Instrument, each Mortgagor acknowledges that all provisions have been read and understood.

 5/28/26

KEVIN JOHNS, AKA KEVIN LEE Date
JOHNS

Tracy Lee Johns 8/28/26
TRACY LEE JOHNS AKA TRACI Date
JOHNS, By TRACY LEE JOHNS
AKA TRACI JOHNS

HYMARK FARMS

Kevin Lee Johns 8/28/26
By: KEVIN LEE JOHNS Date
Its: Partner

Tracy Johns 8/28/26
TRACY JOHNS Date
Individually

Kevin L. Johns 8/28/26
KEVIN L. JOHNS Date
Individually

Tracy Lee Johns 8/28/26
By: TRACY LEE JOHNS AKA Date
TRACI JOHNS

Its: Partner
Traci Johns 8/28/26
TRACI JOHNS Date
Individually

Tracy L. Johns 8/28/26
TRACY L. JOHNS Date
Individually

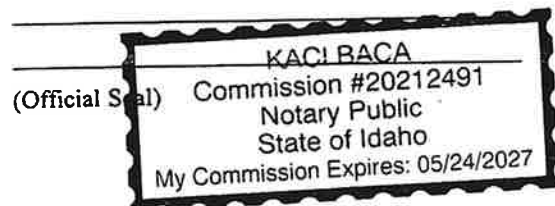
INDIVIDUAL ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF Bannock

On this the August 28, 2024, before me, Kaci Baca,
personally appeared TRACY JOHNS, WIFE, AS TO PARCELS 1, 2, 10, 11, 12, KEVIN JOHNS, HUSBAND,
AS TO PARCELS 1, 2, 3, 4, 8, 9, 10, 11, 12, TRACI JOHNS, WIFE, AS TO PARCEL 4 AND 9, TRACY LEE
JOHNS AKA TRACI JOHNS, WIFE, AS TO PARCELS 3 AND 8, KEVIN L. JOHNS, HUSBAND,, AS TO
PARCELS 6 AND 7, and TRACY L. JOHNS, WIFE, AS TO PARCELS 6 AND 7, known to me to be the
persons whose names are subscribed to the within instrument and acknowledged that they executed the same for
the purposes therein contained. In witness whereof, I hereunto set my hand and my official seal.

My commission expires: 5/24/2027 Kaci Baca
residing at Chubbuck, ID
Identification Number



BUSINESS ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF

On this the August 28, 2016, before me, Kaci Baca, a
personally appeared KEVIN LEE JOHNS, Partner and TRACY LEE JOHNS
AKA TRACI JOHNS, Partner on behalf of HYMARK FARMS, an Idaho General Partnership, to me personally
known or who having proven to me on the basis of satisfactory evidence to be the persons whose names are
subscribed within this instrument and who acknowledged that they hold the positions set forth and that they being
authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of
the General Partnership by themselves as Partner and Partner of HYMARK FARMS, and that the foregoing
instrument is the voluntary act and deed of the General Partnership.

In witness whereof, I hereunto set my hand and official seal.

My commission expires:

5/24/2027

[Signature]

residing at

Chubbuck, ID

Identification Number

(Official Seal)



THIS INSTRUMENT PREPARED BY:
THE BANK OF COMMERCE
BLACKFOOT
624 Jensen Grove Drive
Blackfoot ID 832210000

AFTER RECORDING RETURN TO:
The Bank of Commerce
624 Jensen Grove Drive
Blackfoot ID 832210000

EXHIBIT "A"

Legal Description:

PARCEL NO. 1:

TOWNSHIP 4 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN,
BINGHAM COUNTY, STATE OF IDAHO

Section 34: Part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Beginning at a point on the North line of a County Road that is East 1165.14 feet along the Section line and North 0°11'53" East, 25.00 feet from the Southwest corner of said Section 34;

Thence North 0°11'53" East, 199.66 feet;

Thence East 167.10 feet;

Thence South 0°11'53" West, 199.66 feet;

Thence West 167.10 feet along the North line of said County Road to the POINT OF BEGINNING.

PARCEL NO. 2:

TOWNSHIP 4 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN,
BINGHAM COUNTY, STATE OF IDAHO

Section 34: Part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Beginning at a point on the North line of a County Road that is East 834.47 feet along the Section line and North 0°05'55" West, 25.00 feet from the Southwest corner of said Section 34;

Thence North 0°05'55" West, 167.89 feet;

Thence South 89°57'04" East, 157.25 feet;

Thence South 0°26'00" East, 42.96 feet;

Thence South 89°57'04" East, 56.13 feet;

Thence South 0°05'55" East, 124.76 feet; Thence West 213.64 feet along the North line of said County Road to the POINT OF BEGINNING.

PARCEL NO. 3:

TOWNSHIP 4 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN,
BINGHAM COUNTY, STATE OF IDAHO

Section 34: W $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Commencing at the Southwest corner of said Section 24, which shall be the POINT OF BEGINNING;

Thence East 200 feet;

Thence North 220 feet;

Thence West 200 feet;

Thence South 220 feet to the POINT OF BEGINNING.

Tract No. 2:

Beginning at a point on the North line of a County Road that is East 1165.14 feet along the Section line and North 0°11'53" East, 25.00 feet from the Southwest corner of said Section 34;

Thence North 0°11'53" East, 199.66 feet;

Thence East 167.10 feet;

Thence South 0°11'53" West, 199.66 feet;

Thence West 167.10 feet along the North line of said County Road to the POINT OF BEGINNING.

Tract No. 3:

Beginning at a point on the North line of a County Road that is East 834.47 feet along the Section line and North 0°05'55" West, 25.00 feet from the Southwest corner of said Section 34;

Thence North 0°05'55" West, 167.89 feet;

Thence South 89°57'04" East, 157.25 feet;

Thence South 0°26'00" East, 42.96 feet;

Thence South 89°57'04" East, 56.13 feet;

Thence South 0°05'55" East, 124.76 feet; Thence West 213.64 feet along the North line of said County Road to the POINT OF BEGINNING.

Tract No. 4:

Beginning at a point on the North line of a County Road that is East 1048.11 feet along the Section line and North 0°05'55" West 25.00 feet from the Southwest Corner of said Section 34;

Thence North 124.76 feet;

Thence West 56.13 feet;

Thence North 42.96 feet;

Thence West 157.25 feet;

Thence North 332.11 feet;

Thence East 497.91 feet;

Thence South 300.34 feet;

Thence West 167.10 feet;

Thence South 199.66 feet;

Thence West 117.17 feet along the North line of said County Road to the POINT OF BEGINNING.

PARCEL NO. 4:

TOWNSHIP 4 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN,

BINGHAM COUNTY, STATE OF IDAHO

Section 34: Part of the SW¼, more particularly described as follows:

Beginning at a point on the North line of a County Road that is East 1048.11 feet along the Section line and North 0°05'55" West 25.00 feet from the Southwest Corner of said Section 34;

Thence North 124.76 feet;

Thence West 56.13 feet;

Thence North 42.96 feet;

Thence West 157.25 feet;

Thence North 332.11 feet;

Thence East 497.91 feet;

Thence South 300.34 feet;

Thence West 167.10 feet;

Thence South 199.66 feet;

Thence West 117.17 feet along the North line of said County Road to the POINT OF BEGINNING.

SAVE AND EXCEPT the following described:

Beginning at a point that is 300 feet North and 834.73 feet East of a marker located on the North line of a County Road North 0°05'55" West, 25.00 feet from the Southwest corner of said Section 34;

Thence East 275 feet;

Thence South 20 feet;

Thence East 222.91 feet;

Thence North 219.83 feet;

Thence West 497.91 feet;

Thence South 199.83 feet to the POINT OF BEGINNING.

PARCEL NO. 5:

TOWNSHIP 4 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN,

BINGHAM COUNTY, STATE OF IDAHO

Section 34: Part of the SW¼, more particularly described as follows:

Beginning at a point that is 300 feet North and 834.73 feet East of a marker located on the North line of a County Road North 0°05'55" West, 25.00 feet from the Southwest corner of said Section 34;

Thence East 275 feet;

Thence South 20 feet;

Thence East 222.91 feet;

Thence North 219.83 feet;

Thence West 497.91 feet;

Thence South 199.83 feet to the POINT OF BEGINNING.

PARCEL NO. 6:
TOWNSHIP 4 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN,
BINGHAM COUNTY, STATE OF IDAHO

Section 34: N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ SAVE AND EXCEPT the following described tracts:

Tract No. 1:

All that portion of State Highway 39, described in Warranty Deed to the State of Idaho, recorded December 11, 1969, as Instrument No. 143633, records of Bingham County, Idaho.

Tract No. 2:

Beginning 350 feet South from the Northeast corner of the SE $\frac{1}{4}$ of said Section 34;
Thence South 260 feet along Hwy 39;
Thence West 120 feet;
Thence North 260 feet;
Thence East 120 feet to the POINT OF BEGINNING.

PARCEL NO. 7:
TOWNSHIP 4 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN,
BINGHAM COUNTY, STATE OF IDAHO

Section 34: Part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described as follows:

Beginning 350 feet South from the Northeast corner of the SE $\frac{1}{4}$ of said Section 34;
Thence South 260 feet along Hwy 39;
Thence West 120 feet;
Thence North 260 feet;
Thence East 120 feet to the POINT OF BEGINNING.

PARCEL NO. 8:
TOWNSHIP 4 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN,
BINGHAM COUNTY, STATE OF IDAHO

Section 34: SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Beginning at a point on the North line of a County Road that is East 1827.38 feet along the Section line and North 0°05'55" West 25.00 feet from the Southwest corner of said Section 34;
Thence North 400 feet;
Thence East 400 feet;
Thence South 400 feet;
Thence West 400 feet along the North line of said County Road to the POINT OF BEGINNING.

Tract No. 2:

Beginning at a point on the North line of a county road that is 2227.38 feet along the Section line and North 0°05'55" West 25.00 feet from the Southwest corner of said Section 34;
Thence East along said county road, 280 feet;
Thence North 200 feet;
Thence West 280 feet;
Thence South 200 feet to the POINT OF BEGINNING.

PARCEL NO. 9:
TOWNSHIP 4 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN,
BINGHAM COUNTY, STATE OF IDAHO

Section 34: Part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Beginning at a point on the North line of a County Road that is East 1827.38 feet along the Section line and North 0°05'55" West 25.00 feet from the Southwest corner of said Section 34;

Thence North 400 feet;
Thence East 400 feet;
Thence South 400 feet;
Thence West 400 feet along the North line of said County Road to the POINT OF BEGINNING.

SAVE AND EXCEPT the following described:

Beginning at a point on the north line of a county road that is East 1827.38 feet along the Section line and North 0°05'55" West 25.00 feet from the Southwest corner of said Section 34;
Thence North 400 feet;
Thence East 95 feet;
Thence South 400 feet;
Thence West 95 feet along the North line of said County Road to the POINT OF BEGINNING.

PARCEL NO. 10:
TOWNSHIP 4 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN,
BINGHAM COUNTY, STATE OF IDAHO

Section 34: E½NW¼

PARCEL NO. 11:
TOWNSHIP 4 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN,
BINGHAM COUNTY, STATE OF IDAHO

Section 34: W½NE¼

SAVE AND EXCEPT the following described tracts:

Tract No. 1:

The West 25 feet, for a public highway, as described in Warranty Deed to Bingham County, recorded August 25, 1916, as Instrument No. 20650, records of Bingham County, Idaho.

Tract No. 2:

Commencing at the Northeast corner of said W½NE¼, which shall be the POINT OF BEGINNING;
Thence West 425 feet;
Thence South 45° East 601.04 feet;
Thence North 425 feet to the POINT OF BEGINNING.

PARCEL NO. 12:
TOWNSHIP 4 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN,
BINGHAM COUNTY, STATE OF IDAHO

Section 33: S½NE¼, N½SE¼

EASEMENT NO. 1:

A 30-foot Irrigation Mainline Easement, for the benefit of Parcel No. 12, as created in Warranty Deed by and between Dwight Earl O'Brien, also shown of record as Dwight E. O'Brien and Janet Rae O'Brien, husband and wife, and Kevin Johns and Tracy Jons, husband and wife, recorded June 29, 2009, as Instrument No. 608362, records of Bingham County, Idaho, located in Part of Sections 28 and 33, Township 4 South, Range 31 East of the Boise Meridian, described as being 15-feet on both sides of the following described centerline:

Commencing at the Northeast Corner of Section 33; Thence South 00°05'59" West 1331.70 feet along the East line of Section 33; Thence South 89°33'39" West 49.63 feet to the POINT OF BEGINNING of said Centerline;
Thence South 89°33'39" West 106.14 feet;
Thence North 41°11'09" West 1163.86 feet;
Thence North 24°46'59" West 671.85 feet;
Thence North 47°13'56" West 269.24 feet;
Thence North 87°31'28" West 59.55 feet to the POINT OF TERMINUS of said Centerline.

Initial: KJ

Initial: LJ.



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

September 09, 2026

THE BANK OF COMMERCE
PO BOX 1046
BLACKFOOT ID 83221-1046

RE: Notice of Security Interest for Water Right/Permit No(s): 35-8006, 35-8005, 35-8004

Dear Security Interest Holder:

The Department of Water Resources (Department) acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to you. The Department has modified its records to reflect the change in security interest 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 Security Interest, 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.

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: KEVIN L JOHNS
TRACY JOHNS
IDAHO AGCREDIT FLCA