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TWIN FALLS COUNTY
RECORDED FOR:
TITLEONE - TWIN FALLS
04:25:24 PM 02-04-2016
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NO. PAGES 3 FEE: \$16.00
KRISTINA GLASCOCK
COUNTY CLERK
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Order Number: 15261854

WARRANTY DEED

For Value Received,

Big Sky Dairy, an Idaho general Partnership , the Grantor, does hereby grant, bargain sell and convey unto, Passive Rockchuck, LLC, an Idaho limited liability company , whose current address is 409 Shoshone Street S Ste 25, Twin Falls, ID 83301, the Grantee, the following described premises, in Twin Falls County, Idaho, To Wit:

PARCEL NO. 1:

TOWNSHIP 10 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 32: A portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, described as follows:

Beginning at a point on the North line of Section 32, 450 feet West of the Northeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said section;

Thence South at a right angle to the North line to a point on the South line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32;

Thence West along the South line to the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32;

Thence North along the West line to the North line of Section 32;

Thence East along the North line to THE POINT OF BEGINNING.

EXCEPT the North 33 feet thereof.

PARCEL NO. 2:

TOWNSHIP 10 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 32: E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPT the North 33 feet thereof.

PARCEL NO. 3:

TOWNSHIP 10 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

Section 32: W $\frac{1}{2}$ NW $\frac{1}{4}$ /NW $\frac{1}{4}$

EXCEPT the North 33 feet thereof.

PARCEL NO. 4:

A 15.00 foot wide buried irrigation line easement for the benefit of Parcel No. 2, 3 and 4 created by Easement Agreement recorded July 3, 2003 as Instrument No. 2003-017279, Twin Falls County records, located in a portion of SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 32, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, being more particularly described as follows:

Commencing at the Northwest corner of Section 32. Said point lies North 89°29'15" West, 2631.58 feet from the North Quarter corner of Section 32;

Thence South 00°10'32" West, 1345.77 feet along the West boundary of Section 32;

Thence South 89°33'08" East, 1761.69 feet along the North boundary of S $\frac{1}{2}$ NW $\frac{1}{4}$, Section 32 to THE REAL POINT OF BEGINNING of the centerline of said 15.00 foot wide easement.

Thence South 04°39'16" East, 441.61 feet to the ending point of the centerline of said easement.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto, including but not limited to 66.40 shares of capital stock in Twin Falls Canal Company.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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Dated: 01/12/2016

[Signature]
Michael Bosma, Partner

[Signature]
Russell Visser, Partner

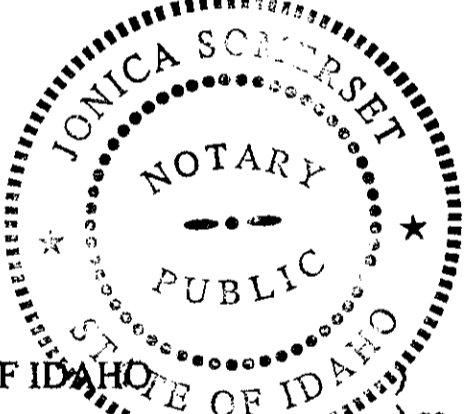
By: Visser Trust / Dated November 12, 2009, Partner

BY: [Signature]
Michael J. Bosma, Co-Trustee

BY: [Signature]
Russell Visser, Co-Trustee

STATE OF IDAHO)
) ss.
COUNTY OF Jerome)

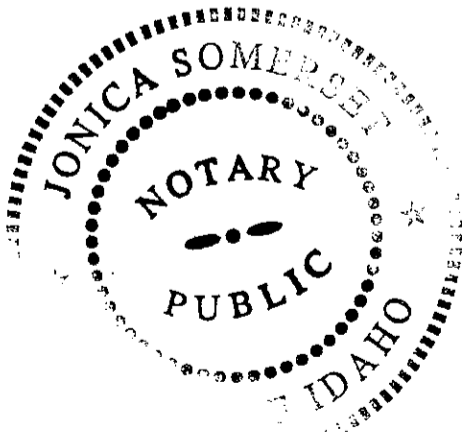
On this 2 day of ~~January~~ February, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Bosma and Russell Visser, known or identified to me to be the partners or one of the partners in the Partnership of Big Sky Dairy, an Idaho general partnership, and the partners or one of the partners who subscribed said Partnership name to the foregoing instrument, and acknowledged to me that they executed the same in said Partnership name.



[Signature]
Notary Public
Residing at: Jerome
My Commission expires: Aug. 27, 2020

STATE OF IDAHO)
) ss.
COUNTY OF Jerome)

On this 2 day of ~~January~~ February, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael J. Bosma and Russell Visser, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same as such Co-Trustees.



[Signature]
Notary Public
Residing at: Jerome
My Commission expires: Aug 27, 2020