



610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

2026-014657
RECORDED
04/17/2026 08:42 AM
JESS URRESTI
CANYON COUNTY RECORDER
Pgs=3 ABARDEN \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

LVB
JBU
BH

File No. 898747 VH/HH

WARRANTY DEED

For Value Received Brown Family Farms, LLLP, an Idaho limited liability limited partnership who acquired title as Brown Family Farms LP, an Idaho limited partnership hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Canyon County, a Political Subdivision of the State of Idaho hereinafter referred to as Grantee, whose current address is 1115 Albany St. Caldwell, ID 83605 The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 8th, 2026

Brown Family Farms, LLLP

By: 

By: DWB Legacy Trust
It's General Partner
By: David W. Brown, Trustee

By: 

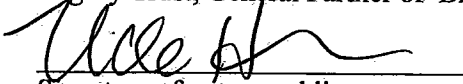
By: TDB Legacy Trust
It's General Partner
By: Teresa D. Browne, Trustee

By: 

By: MDB Legacy Trust
It's General Partner
By: Mark D. Brown, Trustee

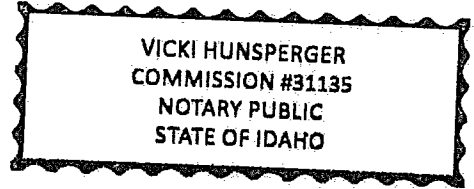
State of ID, County of Canyon

This record was acknowledged before me on April 10th, 2026 by David W. Brown, as Trustee of DWB Legacy Trust, General Partner of Brown Family Farms, LLLP.

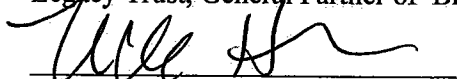

Signature of notary public

Commission Expires: _____ Residing in: Caldwell, ID
Commission Expires: 12/02/2028

State of ID, County of Canyon

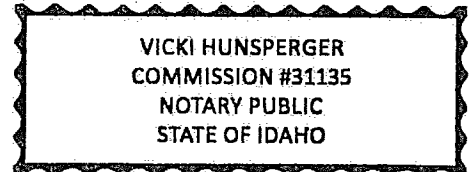


This record was acknowledged before me on April 10th, 2026 by Teresa D. Browne, as Trustee of TDB Legacy Trust, General Partner of Brown Family Farms, LLLP.

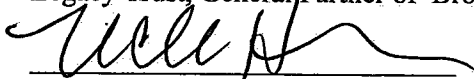

Signature of notary public

Commission Expires: _____ Residing in: Caldwell, ID
Commission Expires: 12/02/2028

State of ID, County of Canyon



This record was acknowledged before me on April 10th, 2026 by Mark D. Brown, as Trustee of MDB Legacy Trust, General Partner of Brown Family Farms, LLLP.


Signature of notary public

Commission Expires: _____ Residing in: Caldwell, ID
Commission Expires: 12/02/2028

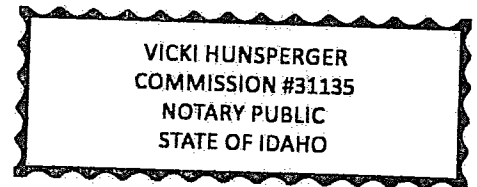


EXHIBIT A

The Northeast Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Northeast Quarter lying Southwesterly of the centerline of the right of way of the Notus Canal, also known as the Black Canyon Canal, in Section 9, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

A parcel of land being on both sides of the centerline of said Interstate 80N, Project No. I-80N-1(19)25 Highway Survey, and being a portion of the Northwest Quarter of the Northeast Quarter of Section 9, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 9, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho;
Thence Westerly along the South line of said Northwest Quarter of the Northeast Quarter a distance of 427.0 feet, more or less, to a point in a line parallel with and 120 feet Westerly from the centerline of said Interstate 80N, Project No. I-80N-1(19)25 Highway Survey and being the REAL POINT OF BEGINNING;
Thence North 1° 59' 40" West along said parallel line 220.0 feet, more or less, to a point in the centerline of the Black Canyon Canal (Notus Canal);
Thence Southeasterly along the centerline of said canal 380.0 feet, more or less, to a point in the South line of said Northwest Quarter of the Northeast Quarter;
Thence Westerly along said South line 300.0 feet, more or less, to the REAL POINT OF BEGINNING.
Highway Station Reference: 133+75 to 1336+87.

ALSO EXCEPTING THEREFROM

This parcel is a portion of the Northeast Quarter of the Northwest Quarter and of the Northwest Quarter of the Northeast Quarter of Section 9, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter of the Northeast Quarter;
Thence North 89° 39' 16" East along the Northerly boundary of said Northwest Quarter of the Northeast Quarter a distance of 92.88 feet (formerly shown of record as 95 feet) to a point in the centerline of the Notus Canal;
Thence traversing said centerline as follows:
South 28° 25' 23" East a distance of 227.68 feet;
South 36° 07' 18" East a distance of 98.17 feet;
Thence leaving said centerline and bearing South 89° 38' 14" West parallel with the Northerly boundary of the said Northeast Quarter of the Northwest Quarter a distance of 419.82 feet;
Thence North 0° 06' 54" West a distance of 280.61 feet to a point on said Northerly boundary of said Northeast Quarter of the Northwest Quarter;
Thence North 89° 38' 14" East along said Northerly boundary a distance of 161.26 feet to the POINT OF BEGINNING