

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED ✓

FEB 03 2025

DEPT. OF WATER RESOURCES  
SOUTHERN 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.

| Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? | Water Right/Claim No. | Split?                       | Leased to Water Supply Bank? |
|-----------------------|------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 36-8112               | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: R. Bruce Bradley and Dawn Ann Bradley  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): RAD Brown, LLC  
New owner(s) as listed on the conveyance document

551 East Road Jerome ID 83338  
Mailing address City State Zip  
208-421-3081 rlbrownfarms@yahoo.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: January 24, 2025
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐  
☐ 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):  
☐ \$25 per *undivided* water right.  
☐ \$100 per *split* water right.  
☐ 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: Dawn Brown Partner 1/24/25  
Signature of new owner/claimant Title, if applicable Date  
Dawn Brown  
Print name

Signature: \_\_\_\_\_  
Signature of new owner/claimant Title, if applicable Date  
Print name

### For IDWR Office Use Only:

Received by DM Date 2-3-2025 Receipt No. 5040512 Receipt Amt. \$25-  
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 \_\_\_\_\_ Processed by TW Date 2/26/2025



**Instrument # 2500445**

JEROME COUNTY, JEROME, IDAHO  
01-31-2025 01:38:49 PM No. of Pages: 3  
Recorded for: TITLEONE - TWIN FALLS  
CYRL LOOTENS Fee: \$15.00  
Ex-Officio Recorder Deputy: jw  
Electronically Recorded by Simplifile

Order Number: 25533181

**Warranty Deed**

For value received,

**R. Bruce Bradley and Dawn Ann Bradley, husband and wife**

the grantor, does hereby grant, bargain, sell, and convey unto

**RAD Brown, LLC, an Idaho Limited Liability Company**

whose current address is 551 East Rd Jerome, ID 83338

the grantee, the following described premises, in Jerome County, Idaho, to wit:

**See Exhibit A, attached hereto and incorporated herein.**

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.

Remainder of page intentionally left blank.

Dated: January 24, 2025

R. Bruce Bradley  
R. Bruce Bradley

Dawn Ann Bradley  
Dawn Ann Bradley

State of Idaho, County of Bannock, ss.

On this 30th day of January in the year of 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared R. Bruce Bradley and Dawn Ann Bradley, 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.

[Signature]  
Notary Public  
Residing In: Pocatello ID  
My Commission Expires: 06-14-2027  
(seal)

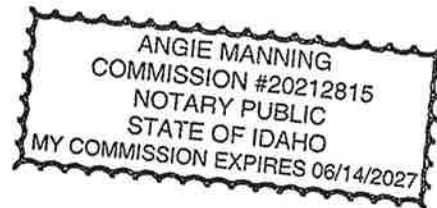


**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 14: A tract of land in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ , described as follows:

Beginning at the Northeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ ;

Thence South 0°42' East, 390 feet along the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  to THE TRUE POINT OF BEGINNING;

Thence North 89°46' West, 877.90 feet to a point on the Easterly right of way of Highway No. 93;

Thence along said right of way on a 6°30' circular curve left, with a radius of 681.5 feet, 401.08 feet;

Thence South 89°46' East, 819.8 feet to the East line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ ;

Thence North 0°42' West, 390.0 feet along said East line to THE POINT OF BEGINNING.



0006097180



**STATE OF IDAHO**  
*Office of the secretary of state, Phil McGrane*  
**ANNUAL REPORT**

Idaho Secretary of State  
PO Box 83720  
Boise, ID 83720-0080  
(208) 334-2301  
Filing Fee: \$0.00

For Office Use Only

**-FILED-**

File #: 0006097180

Date Filed: 2/5/2025 6:42:27 AM

## Entity Name and Mailing Address:

Entity Name: RAD BROWN, LLC  
The file number of this entity on the records of the Idaho Secretary of State is: 0000377577  
Address: 551 EAST RD  
JEROME, ID 83338-5645

## Entity Details:

Entity Status: Active-Existing  
This entity is organized under the laws of: IDAHO  
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W123112

## The registered agent on record is:

Registered Agent: REED BROWN  
Registered Agent  
Physical Address  
551 EAST RD  
JEROME, ID 83338  
Mailing Address

## Limited Liability Company Managers and Members

| Name           | Title  | Business Address                  |
|----------------|--------|-----------------------------------|
| Austin R Brown | Member | 551 EAST ROAD<br>JEROME, ID 83338 |
| Dane M Brown   | Member | 551 EAST ROAD<br>JEROME, ID 83338 |

The annual report must be signed by an authorized signer of the entity.

Job Title: Partner

Austin Brown

Sign Here

02/05/2025

Date

B0986-1448 02/05/2025 6:42 AM Received by Office of the Idaho Secretary of State



Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: [southerninfo@idwr.idaho.gov](mailto:southerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

February 26, 2025

RAD BROWN LLC  
551 EAST RD  
JEROME ID 83338-5645

Re: Change in Ownership for Water Right No(s): 36-8112

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.

**Please note that one additional water right also appeared to be appurtenant to this property. The water right number is 36-8680. I have enclosed a computer-generated report for this water right. In order to change the ownership of this right into your name, please submit a Notice of Change in Water Right Ownership form (enclosed) along with the \$25 filing fee (\$25/right) to our office.**

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) 293-9912.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Wallace", is written over a horizontal line.

Tyler Wallace  
Engineer Associate

Enclosure(s)

Cc:  
TITLEONE, Twin Falls File #25533181  
Water District 130



1411 Falls Ave. East Suite 1131  
Twin Falls, ID 83301  
Ph. (208) 933-2650  
Fx. (866) 902-7040  
[www.titleonecorp.com](http://www.titleonecorp.com)

Date: January 31, 2025

Escrow No. 25533181

Idaho Department of Water Resources  
850 Addison Avenue West Suite 500  
Twin Falls, Idaho 83301

-Hand Delivered-

To Whom it may Concern:

Enclosed are the following documents:

Original Notice of Change in Water Right  
Our Check No. 156880 for 25.00  
Copy of Recorded Deed

Thank you

Susie Moore  
Escrow Officer  
TitleOne  
1411 Falls Avenue East Ste 1131  
Twin Falls Idaho 83301

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