



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098

Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

March 7, 2022

BHR RANCH, LLC
126 CASSIA WAY STE 100
HENDERSON NV 89014-6417

RE: Change in Ownership Water Right Nos: 74-569, 74-571, 74-572G, 74-951, 74-1025F, 74-1061, 74-1115, 74-1117, 74-1777, 74-1781, 74-1841, 74-1842, 74-2146, 74-4000, 74-4001, 74-4002, 74-10162, and 74-15888

Dear Interested Party:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) could not be processed because documents conveying property appurtenant to the water rights to BHR Ranch LLC were not received.

On February 3, 2022, the Department requested the required information from you. As of the date of this letter, the Department has not received the required information.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$450 has been requested and will be mailed to Slavin Law Office Chtd under separate cover from the Idaho State Controller's Office. You may re-submit your request with the appropriate documents and fees.

If you have any questions regarding this matter, please contact me at (208) 287-4920 or debby.judd@idwr.idaho.gov.

Sincerely,

Debby Judd
Technical Records Specialist

Enclosures

c. Slavin Law Office – *via email*

REC'D

JAN 13 2022

RECEIVED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment of Water Resources
Eastern Region

JAN 21 2022

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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?
74-1841 /	Yes ☐	Yes ☐	74-1025 F /	Yes ☐	Yes ☐
74-2146 /	Yes ☐	Yes ☐	74-15888 /	Yes ☐	Yes ☐
74-951 /	Yes ☐	Yes ☐	74-1842 /	Yes ☐	Yes ☐
74-1777 /	Yes ☐	Yes ☐	74-1061 /	Yes ☐	Yes ☐
74-1781 /	Yes ☐	Yes ☐	74-10162 /	Yes ☐	Yes ☐

2. Previous Owner's Name: Donald J. & Mary Ann Sabatte, Spiro & Annette Daskalos, Daskalos Family 2002 Trust, Walter Bruce & Isabel Whilson
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BHR Ranch, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 126 Cassia #100 Way Henderson NV 89014
Mailing address City State Zip
700-400-3808 spiro@absnevada.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: See Attached
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: M. Chace Slavin Attorney, ISB# 6805 12/31/21
Signature of new owner/claimant Title, if applicable Date
M. Chace Slavin
Print name

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

Received by JB Date 1/13/2022 For IDWR Office Use Only: \$450. - for this app.
Receipt No. 2047701 Receipt Amt. \$550. -

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 _____ Date _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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?
74-569	Yes ☐	Yes ☐	74-4001	Yes ☐	Yes ☐
74-571	Yes ☐	Yes ☐	74-4002	Yes ☐	Yes ☐
74-572G	Yes ☐	Yes ☐	74-1115	Yes ☐	Yes ☐
74-1117	Yes ☐	Yes ☐		Yes ☐	Yes ☐
74-4000	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: SABATTE, DASKALOS, DASKALOS TRUST & WHITSON
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): BHR RANCH LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 126 CASSIA WAY STE 100 HENDERSON NV 89014
Mailing address City State Zip
- 700-400-3808 spiro@absnevada.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: _____.
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.
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☐ \$25 per *undivided* water right.
☐ \$100 per *split* water right.
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☐ 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: _____
Signature of new owner/claimant Title, if applicable Date
- _____
Print name
- Signature: _____
Signature of new owner/claimant Title, if applicable Date
- _____
Print name

For IDWR Office Use Only:

Received by _____ Date _____ Receipt No. _____ Receipt Amt. _____

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 _____ Date _____

ArcGIS Web Map



1/7/2022, 3:37:02 PM

POU - Water Rights

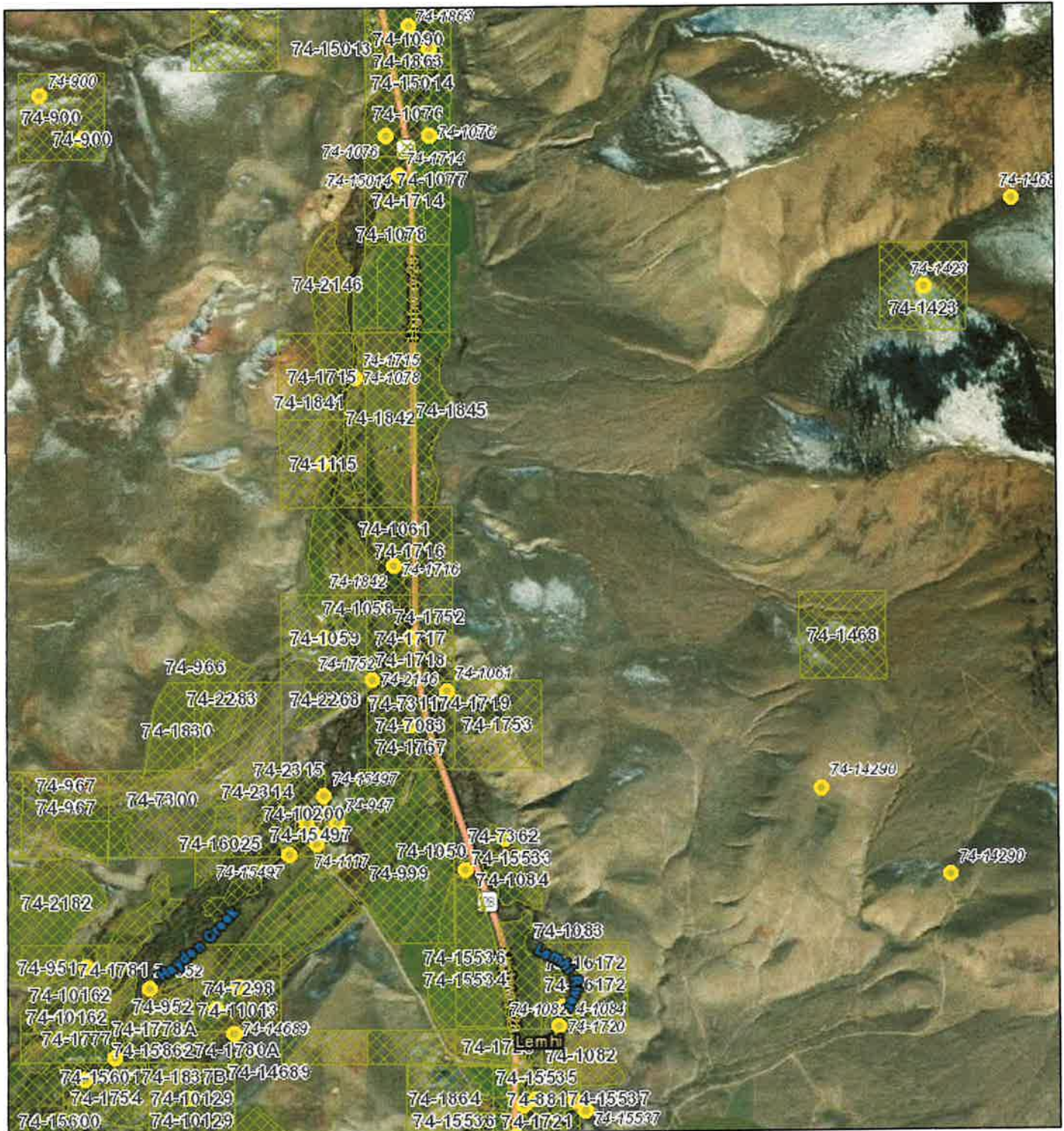
-  All Other POU (non-provider)
-  Irrigation Providers and Municipal Service Areas
-  POD - Water Rights

Esri, HERE, Garmin, Esri, HERE, Maxar

Web AppBuilder for ArcGIS

Esri, HERE | Maxar | USGS TNM – National Hydrography Dataset. Data Refreshed January, 2022. | Idaho Department of Water Resources | Esri, HERE, Garmin |

ArcGIS Web Map



1/7/2022, 3:02:47 PM

POU - Water Rights



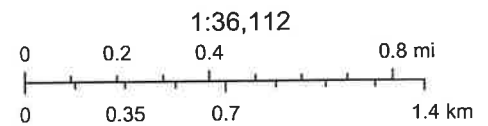
All Other POU (non-provider)



Irrigation Providers and Municipal Service Areas



POD - Water Rights



Esri, HERE, Garmin, Esri, HERE, Maxar

QUITCLAIM DEED

For Value Received SPIRO G. DASKALOS AND ANNETTE C. DASKALOS, HUSBAND AND WIFE

do hereby convey, release, remise and forever quit claim unto

"BEH RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY"
1853 BOGEY WAY

HENDERSON, NEVADA 89104
whose current address is

the following described premises, to-wit:

THE SE1/4SW1/4, SECTION NINE (9), TOWNSHIP 18 NORTH, RANGE 24 EAST,
BOISE MERIDIAN, LEMHI COUNTY, IDAHO.

TOGETHER WITH INGRESS AND EGRESS ON THE EXISTING ROADWAY FROM HIGHWAY
28, TO THE ABOVE DESCRIBED PARCEL.

together with their appurtenances.

Dated: MARCH 24, 2003

Spiro G. Daskalos
SPIRO G. DASKALOS

Annette C. Daskalos
ANNETTE C. DASKALOS

STATE OF IDAHO, COUNTY OF Lemhi

On this 20th day of March, 2003
before me, a notary public in and for said State, personally
appeared

Spiro G. & Annette C. Daskalos
known to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

Teri J. Morton
Notary Public
Residing at Selma, Idaho
Comm. Expires 11/01/04

State of Idaho
County of Lemhi

254611
SS No.

This instrument was filed for record at the request

of Lemhi Title

at 3:22 p.m. 5/20 2003

and duly filed and indexed in the records of Lemhi
County

Teri J. Morton

Ex-Officio Recorder

By Teri J. Morton

Fee 3.00

Return to LT

QUITCLAIM DEED

For Value Received DONALD SABATTE AND MARYANN SABATTE, HUSBAND AND WIFE

do hereby convey, release, remise and forever quit claim unto SPIRO DASKALOS AND ANNETTE
DASKALOS, HUSBAND AND WIFE
4535 WEST RUSSELL ROAD, SUITE 16
LAS VEGAS, NEVADA 89118
whose current address is

the following described premises, to-wit:

THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, SECTION NINE (9), TOWNSHIP 18 NORTH, RANGE 24 E., BOISE
MERIDIAN, COUNTY OF LEMHI, STATE OF IDAHO.

State of Idaho)
County of Lemhi) SS No. 253579
This instrument was filed for record at the request
of Ronald Sabatte
at Steedock in 24 Feb 2003
and duly filed and indexed in the records of Lemhi
County Terri J. Weston
E. Office Recorder
By R Sabatte Deputy
Fee 3.02
Return to _____

together with their appurtenances.

Dated: FEBRUARY 21, 2003

Donald Sabatte
DONALD SABATTE

Maryann Sabatte
MARYANN SABATTE

CALIF.

STATE OF ~~IDAHO~~, COUNTY OF ~~CONTRA COSTA~~
On this 21 day of FEB, 2003
before me, a notary public in and for said State, personally
appeared DONALD SABATTE
MARY ANN SABATTE

known to me to be the person S whose names are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

E. P. Spandau
Notary Public, CA
Residing at SAN RAMON, Idaho
Comm. Expires 1/12/06



WARRANTY DEED

For Value Received **WALTER BRUCE WHITSON**
An unmarried man,

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

SPIRO DASKALOS and ANNETTE DASKALOS
Husband and Wife, and
DONALD SABATTE and MARYANN SABATTE
Husband and Wife,
4535 W. Russell Road
Las Vegas, Nevada 89118

the grantees, the following described premises, in Lemhi County Idaho, to-wit:

SEE EXHIBIT "A" WITH PLAT, ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH United States Department of the Interior Bureau of Land Management
Grazing Permit under Operator Number 114727, Term 03/01/99 to 02/28/2009, along with the Napo
Canyon BLM Allotment.

ALSO TOGETHER WITH all water and water rights, ditch and ditch rights appurtenant
thereto, Identification Numbers 74-1841, 74-2146, 74-1842, 74-1061 and a portion of 74-1845.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their
heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that he is
the owner in fee simple of said premises; they are free from all encumbrances except the lien for taxes for the
current year, any liens and encumbrances of record on this date, and any liens or encumbrances suffered or created
by Grantees prior to the date hereof, that he will warrant and defend the same from all lawful claims whatsoever.

DATED: the 13th day of October 1999.

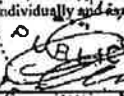

WALTER BRUCE WHITSON

STATE OF IDAHO, COUNTY OF LEMHI

On this 13th Day of October, 1999, before
me a Notary Public in and for Said State, personally appeared

WALTER BRUCE WHITSON

and is known to me to be the persons whose name is subscribed to
the within instrument, and acknowledged to me that he subscribed the
same as principal, and his own name
individually and as attorney in fact.


Notary Public for State of Idaho
Residing at Boise, Idaho ID
My Commission Expires: 11/10/2004

THIS SPACE RESERVED FOR COUNTY RECORDER

File of Idaho) 242352
County of Lemhi) SS No.

This instrument was filed for record at the request
of Lemhi Title

at 2:05 o'clock pm 10-13-99

and duly filed and indexed in the records of Lemhi
County

Terri J. Bureau
Ex-Officio Recorder

By Terri Bureau Deputy

Fee 6.00

Return to _____

WADE SURVEYING

P.O. Box 1175
Salmon, Idaho 83467

Phone (208) 756-3070

October 10, 1996

A parcel of land located in the SE 1/4, Section 17, the E 1/2, Section 20 and the W 1/2, Section 21, T. 18 N., R. 24 E., Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Beginning at the E 1/4 of said Section 17, run thence S 00°18'05" E along the easterly boundary of Section 17 a distance of 1218.94 ft., to a point on the centerline of the Lemhi River.

Thence along said centerline the following courses and distances:

S 31°42'43" W, 267.03 ft.; S 04°59'59" W, 196.61 ft.;
S 10°07'39" W, 206.90 ft.; S 03°57'30" W, 533.48 ft.;
S 02°49'55" E, 246.63 ft. to a point on the northerly boundary of said Section 20;

Thence N 89°21'28" E along said northerly boundary a distance of 225.92 ft. to the NE corner of Section 20;

Thence S 89°49'02" E along the northerly boundary of said Section 21 a distance of 660.85 ft. to a point on the westerly right-of-way of State Highway 28;

Thence S 00°31'02" E along said right-of-way a distance of 4584.70 ft to a point on the centerline of the Lemhi River.

Thence along said centerline the following courses and distances:

N 42°25'17" W, 75.46 ft.; N 15°37'52" W, 121.73 ft.;
N 13°50'23" W, 123.55 ft.; N 41°11'50" W, 207.14 ft.;
N 12°28'58" E, 247.57 ft.; N 02°02'37" E, 81.41 ft.;
N 02°59'03" W, 110.12 ft.; N 36°24'57" W, 101.55 ft.;
N 67°35'52" W, 207.34 ft.; N 45°44'19" W, 200.96 ft.;
N 34°50'35" W, 63.82 ft.; N 26°04'08" W, 305.58 ft.;
N 37°06'38" W, 335.04 ft.; N 38°33'34" W, 231.71 ft. to a point on the southerly boundary of the SE 1/4 NE 1/4 of said Section 20;

Thence S 89°10'47" W along said southerly boundary a distance of 907.70 ft. to the SW corner of the SE 1/4 NE 1/4 of Section 20;

Thence N 00°00'57" W along the westerly boundary of the E 1/2 NE 1/4 of said Section 20 a distance of 2626.79 ft. to the NW corner NE 1/4 NE 1/4 of Section 20;

Thence N 00°23'32" W along the westerly boundary of the SE 1/4 SE 1/4 of said Section 17 a distance of 1312.87 ft. to the NW corner of the SE 1/4 SE 1/4 of Section 17;

Thence S 89°26'49" W along the southerly boundary of the NE 1/4 SE 1/4 of said Section 17 a distance of 1320.47 ft. to the SW corner of said NE 1/4 SE 1/4;

Thence N 00°28'58" W along the westerly boundary of said NE 1/4 SE 1/4 a distance of 1314.92 ft. to the center 1/4 of said Section 17;

Thence N 89°32'08" E along the northerly boundary of the SE 1/4 of said Section 17 a distance of 2645.09 ft. to the POINT OF BEGINNING.

PARCEL CONTAINS 253.93 ACRES

Whitson to Daskalos & Sabatte --- Exhibit "A"

RECEIVED

JAN 21 2022

DEPARTMENT OF
WATER RESOURCES

Slavin Law Office, Chartered

Milton A. (Jock) Slavin & Milton Chace Slavin
Attorneys at Law

116 North Center Street, Salmon, Idaho 83467

Telephone: 208-756-2030 ~~~ Facsimile: 208-756-2031

RECEIVED

JAN 13 2022

Department of Water Resources
Eastern Region

December 31, 2021

Idaho Department of Water Resources
900 N. Skyline Dr., Ste A
Idaho Falls, ID 83402-1718

RE: *BHR Ranch, LLC*
Spiro Daskalos
Basin Creek, LLC

Enclosed please find Notice of Change in Water Right Ownership and supporting information. Please be advised that there are many rights and different ownerships involved, feel free to call with questions or if I inadvertently missed any required transfer information.

Please note that BHR Ranch, LLC has additional water right numbers 74-569, 74-571, 74-572G, 74-1117, 74-4000, 74-4001, 74-4002 and 74-1115. Apologies, but there wasn't enough room on the form for all of them.

Also enclosed, please find our Slavin Law Office Chtd. check numbered 13759 in the amount of \$550.00, being \$25.00 for the transfer to Spiro Daskalos, \$75.00 for the transfer to Basin Creek, LLC and \$450.00 for the transfer to BHR Ranch, LLC.

Should you require any further information regarding the enclosed Notices, please feel free to contact our office at your earliest convenience.

Very truly yours,

M. Chace

M. CHACE SLAVIN

MCS\ras

Enclosures: cited