

RECEIVED

Mar 25, 2025

DEPARTMENT OF
WATER RESOURCES

DEN

Form 42-248/42-1409(6) Rev. 6/22

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?
74-1777	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Daskalos Family 2002 Trust and Don & Ann Sabatte
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bar 20 Ranch LLC / Spiro Daskalos
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
126 Cassia Way, Suite 100 Henderson NV 89014
Mailing address City State Zip
(702) 400-3808 Telephone Email
splro@absnevada.com
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: October 2009
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: [Signature] Managing member bar 20 3-3-25
Signature of new owner/claimant Title, if applicable Date
Bar 20 Ranch LLC/ Spiro Daskalos
Print name

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

Received by Km Date 4-1-25 For IDWR Office Use Only: Receipt No. C120647 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 [Signature] Date 4-2-25

WATER RIGHT No.:
74-1777

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Mar 25, 2025

DEPARTMENT OF
WATER RESOURCES

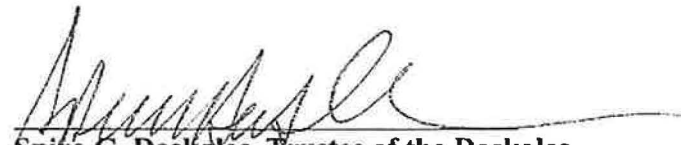
WARRANTY DEED

Spiro G. Daskalos and Annette C. Daskalos, Trustees of the Daskalos Family 2002 Trust dated November 21, 2002 and Donald J. Sabatte and Mary Ann Sabatte, Husband and Wife, (collectively the "**Grantors**"), do hereby grant, bargain, sell and convey unto THE BAR 20 RANCH LLC, a Nevada limited liability company, (the "**Grantee**"), whose mailing address is 126 Cassia Way, Suite 100, Henderson, Nevada 89014, the following described water rights, to-wit:

See Attached Exhibit "A"

To have and to hold the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they the owners in fee simple of said premises; that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

Dated on this 24th day of March 2025


Spiro G. Daskalos, Trustee of the Daskalos
Family 2002 Trust

Dated on this 18 day of March 2025

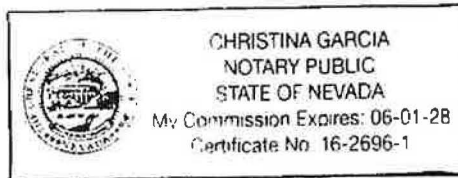
Dated on this 18 day of March 2025


Donald J. Sabatte
By: Mary Ann Sabatte, Administrator
of the Estate of Donald J. Sabatte


Mary Ann Sabatte

State of Nevada)
) SS
County of Clark)

This instrument was acknowledged before me on this 24 day of March 2025 by Spiro G. Daskalos as Trustee of the Daskalos Family 2002 Trust.

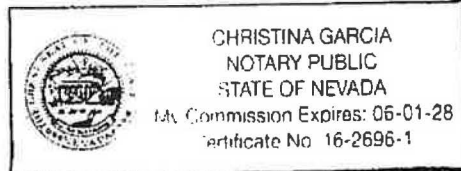


A handwritten signature in cursive script, appearing to read "Christina Garcia", written over a horizontal line.

(Signature of notarial officer)

State of Nevada)
) SS
County of Clark)

This instrument was acknowledged before me on this 18 day of March 2025 by Mary Ann Sabatte, individually and as the administrator of the Estate of Donald J. Sabatte.



A handwritten signature in cursive script, appearing to read "Christina Garcia", written over a horizontal line.

(Signature of notarial officer)

EXHIBIT "A"

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
HAYDEN CREEK	18N	24E	31	17		SW	SW	LEMHI	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.30 CFS	
TOTAL			0.30 CFS	

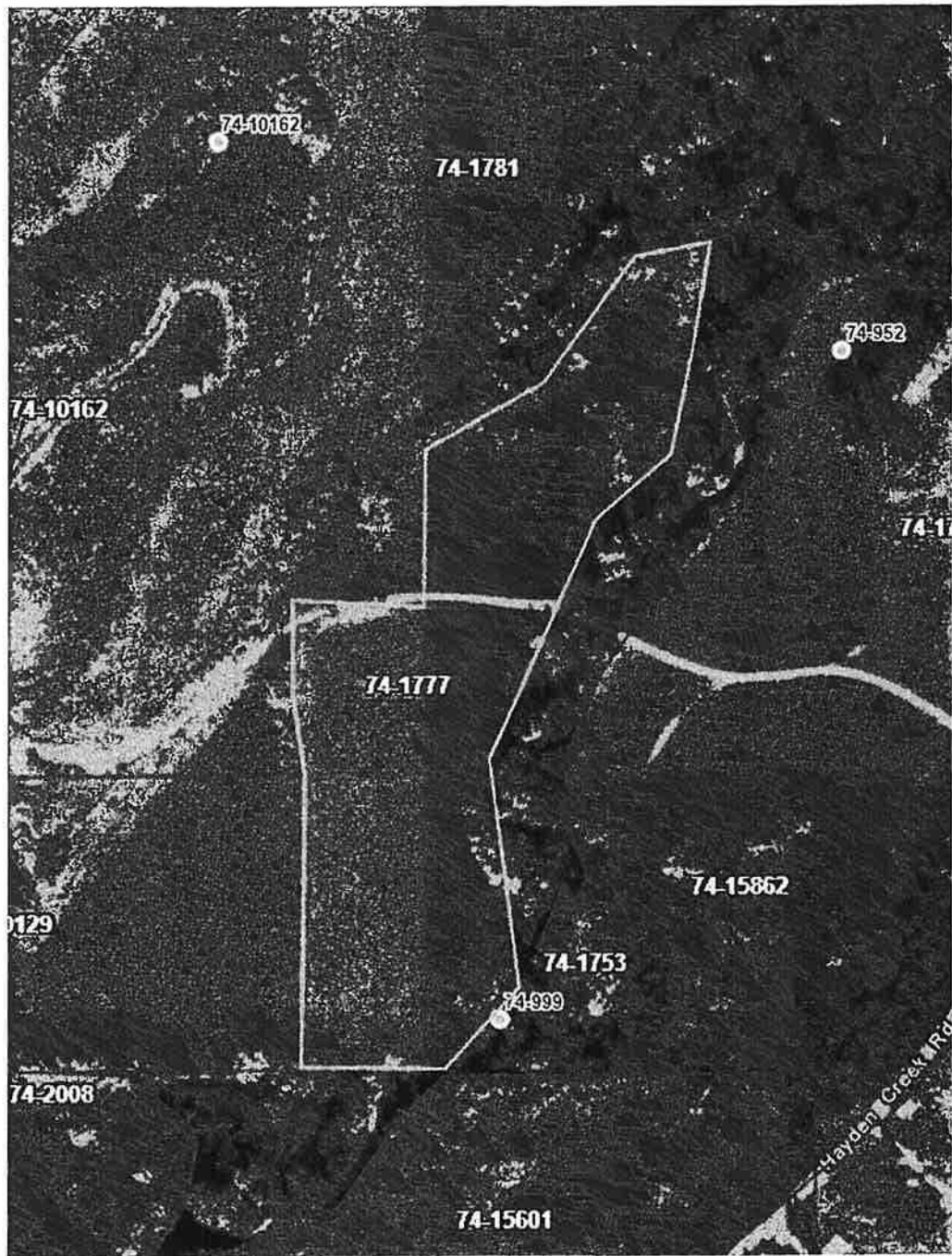
Places of Use

Place of Use Legal Description : IRRIGATION (LEMHI county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
18N	24E	29			SW	SW	2.0
18N	24E	29			SE	SW	5.0
18N	24E	32	7		NW	NW	1.0
18N	24E	32	8		NW	NW	2.0

Irrigation Totals

Total Acres	Acre Limit
10.00	





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 Mathew Weaver

April 02, 2025

THE BAR 20 RANCH LLC
SPIRO DASKALOS
126 CASSIA WAY STE 100
HENDERSON NV 89014-6417

Re: Change in Ownership for Water Right No(s): 74-1777

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.

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) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: Water District No. 74
VC2 Law

APR 01 2025

IDAHO DEPARTMENT OF
WATER RESOURCES

DEPT. 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 Mathew Weaver

March 26, 2025

THE BAR 20 RANCH LLC
SPIRO DASKALOS
126 CASSIA WAY STE 100
HENDERSON NV 89014-6417

RE: Change in Ownership Water Right No(s): 74-1777

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

Our review of your Notice indicates that additional information is required before the Department can process the change. The information required is indicated below:

- Filing Fee of \$25 per water right **See enclosed check no. 10422 for processing (cg)**
- ~~Water right 74-1777 is currently in the name of Daskalos Family 2002 Trust and Donald J Sabatte and Mary Ann Sabatte. The Department will need a chain of title from the current owners to Spiro G. Daskalos and Annette C. Daskalos before we can process your request.~~

Effective July 1, 2000, the legislature enacted House Bill No. 545 requiring a filing fee for a change in water right ownership. The fee is \$25 per water right, except for ownership changes resulting in the division of a water right, which is \$100 per water right. All ownership change notices received after June 30, 2000 must include the appropriate filing fees in order to be processed. We have determined that the filing fee for your notice will be \$25.

Because the Department cannot process the Notice without proper documentation and fees, we will hold any action on your notice pending receipt of the necessary information and fees. If we do not receive the necessary information and fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Also, please note that water right holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to update ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: VC2 Law



RE: Notice of Change in Water Right Ownership 74-1777

From Hersley, Jean <Jean.Hersley@idwr.idaho.gov>

Date Wed 3/26/2025 9:13 AM

To Christina Garcia <christina@vc2law.com>

You don't often get email from jean.hersley@idwr.idaho.gov. [Learn why this is important](#)

Please send to:

IDWR
PO Box 83720
Boise, ID 83720-0098

Thank you.



Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
{208} 287-4942

From: Christina Garcia <christina@vc2law.com>

Sent: Wednesday, March 26, 2025 10:11 AM

To: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>; spiro@absnevada.com

Subject: Re: Notice of Change in Water Right Ownership 74-1777

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Jean,

Thanks for taking my call. What address do we need to send the \$25.00 check to?

Sincerely,
Christina

Christina Garcia

Paralegal/Administrator

VC2 Law

8985 S. Eastern Ave., Suite 100

Las Vegas, Nevada 89123

Ph: (702) 478-7770

christina@vc2law.com

www.vc2law.com



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From: Hersley, Jean <Jean.Hersley@idwr.idaho.gov>
Sent: Wednesday, March 26, 2025 8:46 AM
To: spiro@absnevada.com <spiro@absnevada.com>
Cc: Christina Garcia <christina@vc2law.com>
Subject: Notice of Change in Water Right Ownership 74-1777

You don't often get email from jean.hersley@idwr.idaho.gov. [Learn why this is important](#)

Please see the attached letter. Additional information and fees needed.



Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942



IDAHO DEPARTMENT OF
WATER RESOURCES

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Governor Brad Little

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March 26, 2025

THE BAR 20 RANCH LLC
SPIRO DASKALOS
126 CASSIA WAY STE 100
HENDERSON NV 89014-6417

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If you have any questions regarding this matter, please contact me at (208) 287-4942.

Sincerely,

Jean Hersley
Technical Records Specialist 2

Enclosure(s)

c: VC2 Law

Hersley, Jean

From: Hersley, Jean
Sent: Wednesday, March 26, 2025 9:46 AM
To: 'spiro@absnevada.com'
Cc: 'christina@vc2law.com'
Subject: Notice of Change in Water Right Ownership 74-1777
Attachments: Bar 20 Ranch.docx

Please see the attached letter. Additional information and fees needed.



*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

Margheim, Kris

From: Christina Garcia <christina@vc2law.com>
Sent: Tuesday, March 25, 2025 4:08 PM
To: IDWR File
Cc: Spiro Daskalos; Michael Van
Subject: Water Right 74-1777
Attachments: Daskalos Bar 20 Ranch-WARRANTY DEED-20250325-Document 1-001.pdf;
DASKALOS.GEN.CDOCS.250303.NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP
(74-1777).pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good afternoon,
Please see attached application and warranty deed for processing. Let me know if you have any questions or need anything else.

Thank you.

Christina Garcia
Paralegal/Administrator

VC2 Law
8985 S. Eastern Ave., Suite 100
Las Vegas, Nevada 89123
Ph: (702) 478-7770
christina@vc2law.com
www.vc2law.com



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