

DOC # 0146513

12/16/2014

01:49 PM

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: **\$16.00**

Page 1 of 3

RPTT:

Recorded By: AE

Book- 291 Page- 0633

A.P.N. 001-341-08

R.P.T.T. \$0.00

Escrow No. 48090

Recording Requested By:

Cow County Title Co.

Mail Tax Statements To:

Same as below

When Recorded Mail To:

JAMES R. AND JANCIE L. SHANE, Co-Trustees

P O Box 252

Pioche, NV 89043



0146513

OPEN RANGE DISCLOSURE

COPY



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 001-341-08

Disclosure: This property is adjacent to "Open Range"
 This property is adjacent to open range on which livestock are permitted to graze or roam. Unless you construct a fence that will prevent livestock from entering this property, livestock may enter the property and you will not be entitled to collect damages because livestock entered the property.
Regardless of whether you construct a fence, it is unlawful to kill, maim or injure livestock that have entered this property.

The parcel may be subject to claims made by a county or this State of rights-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979, or other rights-of-way. Such rights-of-way may be:

- (1) Unrecorded, undocumented or unsurveyed; and
- (2) Used by persons, including, without limitation miners, ranchers or hunters, for access or recreational use, in a manner which interferes with the use and enjoyment of the parcel.

SELLERS: The law (NRS 113.065) requires that the seller shall:

- Disclose to the purchaser information regarding grazing on open range;
- Retain a copy of the disclosure document signed by the purchaser acknowledging the date of receipt by the purchaser of the original document;
- Provide a copy of the signed disclosure document to the purchaser; and
- Record, in the office of the county recorder in the county where the property is located, the original disclosure document that has been signed by the purchaser.

I, the below signed purchaser, acknowledge that I have received this disclosure on this date: _____

Buyer Signature
JAMES R. SHANE, Co-Trustee

Buyer Signature
JANICE L. SHANE, Co-Trustee

Print or type name here
of the SHANE FAMILY TRUST DATED July 30, 2003

In Witness, whereof, I/we have hereunto set my hand/our hands this 24 day of NOV, 2014

Seller Signature
MIKE R. ROMERO

Seller Signature
TONI R. ROMERO

Print or type name here

Print or type name here

STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 12-14-14 (date)

by Mike R. Romero
Person(s) appearing before notary

by Toni R. Romero
Person(s) appearing before notary

[Signature]
Signature of notarial officer

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

Leave space within 1-inch margin blank on all sides.

Notary Seal



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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 10/24/14

James R. Shane, Co-Trustee *Janice L. Shane, Co-Trustee*
 Buyer Signature Buyer Signature

JAMES R. SHANE, Co-Trustee JANICE L. SHANE, Co-Trustee
 Print or type name here Print or type name here

of the SHANE FAMILY TRUST DATED July 30, 2003

In Witness, whereof, I/we have hereunto set my hand/our hands this _____ day of _____, 20____

 Seller Signature
 MIKE R. ROMERO
 Print or type name here

 Seller Signature
 TONI R. ROMERO
 Print or type name here

STATE OF NEVADA, COUNTY OF _____
 This instrument was acknowledged before me on _____ (date)
 by _____
 Person(s) appearing before notary
 by _____
 Person(s) appearing before notary

 Signature of notarial officer

Notary Seal

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