



0147577

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 013-030-21, 013-030-18, 013-160-63,
OR 01415-13145 013-160-02 & 013-160-03
Assessor's Manufactured Home ID Number: _____

Complete legal description attached as Exhibit "A"
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(s): Adriana Brackenbury Date: 04/01/15

Buyer(s): Jared L. Brackenbury, Manager of 3J CATTLE, LLC Date: _____

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

Seller's Signature

Seller's Signature

William B. McInnis, Trustee of the

Bill McInnis

Print or type name here

Print or type name here

MCINNIS FAMILY TRUST
STATE OF NEVADA, COUNTY OF _____

This instrument was acknowledged before me on _____ (date)

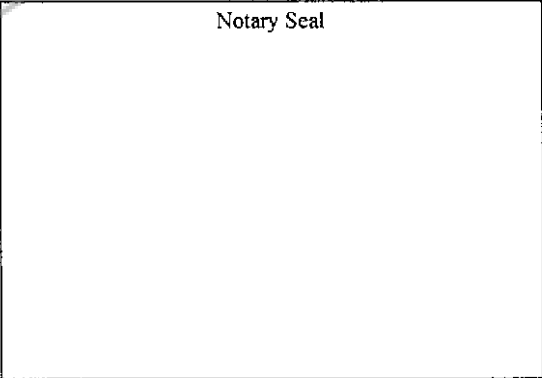
by William B. McInnis
Person(s) appearing before notary

by aka Bill McInnis
Person(s) appearing before notary

Signature of notarial officer

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

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





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

Buyer(s): _____ Date: _____

Buyer(s): Adriana a. Brackenbury, Manager Date: _____

Jared L. Brackenbury, Manager of 3J CATTLE, LLC

In Witness, Whereof, I/we have hereunto set my hand/our hands this 24 day of MARCH, 2015.

William B. McInnis
Seller's Signature

Bill McInnis
Seller's Signature

William B. McInnis, Trustee of the

Bill McInnis

Print or type name here
MCINNIS FAMILY TRUST
STATE OF NEVADA, COUNTY OF _____

Print or type name here

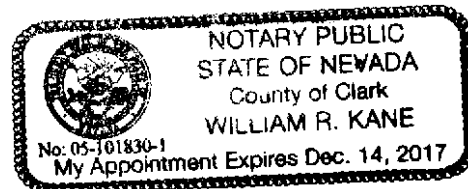
This instrument was acknowledged before me on _____ (date)

by William B. McInnis
Person(s) appearing before notary

by aka Bill McInnis
Person(s) appearing before notary

William R. Kane
Signature of notarial officer

Notary Seal



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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01415-13145

Parcel 1:

All that parcel of land situate in Section 2 and 11 in Township 3 South, Range 67 East, M.D.M. Lincoln County, Nevada described as follows:

All of the North Half of the Northeast Quarter (N1/2 NE1/4) of Section 11 and that portion of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 11 and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 2, all in Township 3 South, Range 67 East, M.D.B.&M lying and being East of the right-of-way of the Union Pacific Railroad of the Caliente and Pioche Railroad.

Also, that certain parcel of land situate in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 2 and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 11, all in Township 3 South, Range 67 East, M.D.M. described as follows:

Commencing at a point 325 feet West of the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 2, thence running South 27°30' West 1188.2 feet to the true point of beginning, thence continuing South 27°30' West 1070 feet; thence North 930 feet; thence North 22°26' East 200 feet; thence East 400 feet more or less to the point of beginning.

Excepting therefrom, any portion thereof lying within U.S. Highway 93

Parcel 2:

Beginning at the South One-Quarter corner of Section 2, Township 3 South, Range 67 East, M.D.M. thence North 0°17'06" West a distance of 1313.65 feet; thence East 382.00 feet; thence South 0°22'08" West a distance of 1313.00 feet; thence North 89°42' West a distance of 367.00 feet to the point of beginning, Said parcel is located within the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 2, Township 3 South, Range 67 East, M.D.M., Lincoln County, Nevada.

(The above legal description previously appeared in Deed recorded March 17, 2004 as Document No. 121956 of Official Records)

Parcel 3:

CLARIFICATION OF INTENT USING BEST AVAILABLE EVIDENCE PAROLE TESTIMONY & CASE FILE INFORMATION CASE NO. 53 11 2000LC FILED IN LINCOLN COUNTY, NV, DOC. 120590 PT. SE1/4 SW1/4 SEC. 2 AND PT. NE1/4 NW1/4 SEC. 11, T3S, R67E, M.D.M.

Portions of former lands held under US Railroad Grant to which no Assessor's Parcel Number has heretofore been assigned, but which attribute here forth as being coincident with APNs 13-03-018 and 013-03-021.



A description of real property as shown on the attached Exhibit B, included as an inseparable part hereof entitled "EXHIBIT B THE MCINNIS FAMILY TRUST MEMORIALIZATION OF QUIET TITLE AND ADVERSE POSSESSION CASE NO. 53 11 2000LC" herein established for the purpose of illuminating that certain covenant agreement as evidenced verbally by Mr. William Mcinnis further defined by court order generally described as "Together with the real property located within or between Parcels One and Two for which an easement or right-of-way for the purpose of constructing, repairing and maintaining a railroad or railway is dedicated, granted, used or abandoned" herein describing that unique parcel of land that is generally bound to the west in the northerly portion by the former centerline of the Union Pacific Rail Road, Caliente to Pioche Branch, hereinafter referred to as Railroad Right of Way, and the southwesterly portion; bound to the west line of the former exterior Railroad Right of Way; bound to the south by the west sixteenth line of Section 11; bound to the east by the former east line exterior Railroad Right of Way; and bound to the north by the south sixteenth line of Section 2, all within Township 3 South, Range 67 East, Mount Diablo Meridian, Lincoln County, Nevada, USA, being more particularly described as follows:

Commencing at a found 3.25" diameter Bureau of Land Management brass Section Corner Monument stamped "T3S R63E S3 S2 S10 S11 1971 " 7-inches above ground in stone mound with t-post; said point rests South 00°11 '17" West, a distance of 2,645.96 feet from another found 3.25" diameter Bureau of Land Management brass Quarter Corner Monument stamped "1/4 S 3 S 2 1971" 4-inches above ground in stone mound; thence departing aforesaid commencement Section Corner Monument; South 65°41'45" East, a distance of 1,487.69 feet, to a point of intersection with the former westerly Railroad Right of Way and the westerly boundary of that land defined as The Mcinnis Family Trust, Record of Survey, filed in Lincoln County as document No. 146538, hereinafter referred to as Mcinnis Trust Boundary, said point is also on the west sixteenth line of Section 11 and represents the **Point of Beginning** of the aforesaid description of lands quiet titled under the cited case; Thence departing said intersection, North 26°59'41" East, coincident with said former westerly Railroad Right of Way line (200-feet wide), a distance of 1,028.67 feet, to a point of intersection with said former westerly Railroad Right of Way line and aforesaid Mcinnis Trust Boundary; Thence departing said former westerly Railroad Right of Way line, prolonging said Mcinnis Family Trust Boundary, South 67°30'59" East, at right angles to U.S. Highway 93, a distance of 100.31 feet, to a point on the centerline of the aforementioned former Railroad Right of Way, said point demarked with a 1.5" diameter aluminum monument stamped "Artisan PLS 9677 PCOR CL ROW" said monument hereinafter referred to as *Artisan Monument*; Thence departing said prolonged Mcinnis Family Trust Boundary line and Artisan Monument, North 26°59'41 " East, coincident with the centerline of former Railroad Right of Way, a distance of 1,232.32 feet to a point of intersection of said centerline with a prolonged Mcinnis Family Trust Boundary line, said line is also the south sixteenth line of aforementioned Section 2, said point demarked with an Artisan Monument; Thence departing said centerline and Artisan Monument, North 89°31 '00" East, coincident with said prolonged Mcinnis Family Trust Boundary line and said sixteenth line; a distance of 112.72 feet; Thence departing said Trust Boundary and sixteenth line; South 26°59'41 " West, coincident with the former easterly Railroad Right of Way line which is 100 feet distant at right angles from the aforementioned former centerline of Railroad Right of Way line, a distance of 2,671.44 feet, to an intersection with said former Railroad Right of Way line with a point on the west sixteenth line of Section 11; Thence departing said former easterly Railroad Right of Way line, North 01 °12'54" West, coincident with said west sixteenth line, a distance of 211 .55 feet to the former centerline Railroad Right of Way line, said point demarked with an Artisan Monument; Thence departing said former centerline and Artisan Monument continuing said course and coincidence with the west sixteenth line, a distance of 211 .55 feet to the Point of Beginning.

The area described above for the purpose of defining description to the covenant and court order to include "Together with the real property located within or between Parcels One and Two for which an easement or right-of-way for the purpose of constructing, repairing and maintaining a railroad or railway is



dedicated, granted, used or abandoned" within The Mcinnis Family Trust contains approximately 8.392 Acres (365,574.92 square feet) as calculated by computer determination methods.

See Exhibit B attached

Assessors Parcel Maps

