

Official Record

Recording requested By
COW COUNTY TITLE CO

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4

RPT: Recorded By: HB

Book- 295 Page- 0568



A.P.N. No.:	004-141-50
Escrow No.:	75313
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Levi C. Spencer and Audrey D. Spencer	
P O Box 151	
Alamo, NV 89001	

(for recorders use only)

OPEN RANGE DISCLOSURE

(Title of Document)

Please complete Affirmation Statement below:

X I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law:

_____ (State specific law)

Don-Rita Rice _____ Escrow Agent
Signature Title

Don-Rita Rice
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 004-141-50

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:

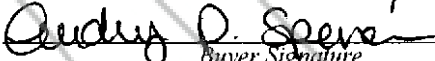
- (1) Unrecorded, undocumented or unsurveyed; and
- (2) Used by persons, including, without limitation miners, ranchers or hunters, for access or recreational use, in a manner which interferes with the use and enjoyment of the parcel.

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: 5/26/15


 Buyer Signature
LEVI C. SPENCER
 Print or type name here


 Buyer Signature
AUDREY D. SPENCER
 Print or type name here

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

Seller Signature
HANA SKOREPA
 Print or type name here

Seller Signature

 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

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.
 Leave space within 1-inch margin blank on all sides.



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Buyer Signature
LEVI C. SPENCER

Print or type name here

Buyer Signature
AUDREY D. SPENCER

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this _____ day of May, 2015

Seller Signature
HANA SKOREPA

Print or type name here

Seller Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Lincoln
 This instrument was acknowledged before me on 5/26/15


 (date)
 by Hana Skorepa

 Person(s) appearing before notary
 by _____

 Person(s) appearing before notary
Donita Rice

 Signature of notarial officer

Notary Seal



DON-RITA RICE
 Notary Public-State of Nevada
 APPT. NO. 99-47059-4
 My App. Expires May 07, 2016

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.
 Leave space within 1-inch margin blank on all sides.



EXHIBIT "A" LEGAL DESCRIPTION

File No.: 75313

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

That portion of the North Half (N1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 5, Township 7 South, Range 61 East, M.D.B & M., more particularly described as follows:

Parcel 4-2 of that certain Parcel Map for Gerald H. and Mary S. Wilson, recorded December 2, 2002 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 453 as File No. 119157, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 004-141-50