

Official Record

Recording requested By  
COW COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$20.00

Page 1 of 7

RPTT:

Recorded By HB

Book- 296 Page-

0238



0147790

<b>A.P.N. No.:</b>	002-042-04, 002-133-01, 002-133-02, 002-134-09, 002-280-07, 012-110-07, 012-120-06, and 012-120-21
<b>Escrow No.:</b>	75054
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
<b>Panaca Land &amp; Livestock LLC</b>	
P O Box 29502-43641	
Las Vegas, Nevada 89136-9502	

(for recorders use only)

**OPEN RANGE DISCLOSURE**

**(Title of Document)**

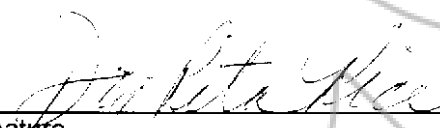
**Please complete Affirmation Statement below:**

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)

  
\_\_\_\_\_  
Signature

Escrow Agent  
\_\_\_\_\_  
Title

Don-Rita Rice  
\_\_\_\_\_  
Print Signature



**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: **SEE ATTACHED**

**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: 5/4/15

<p><i>Buyer Signature</i> <u>J. WADSWORTH, Vice President of PANACA LAND &amp; LIVESTOCK,</u> <i>Print or type name here</i> a Wyoming limited liability company</p>	<p><i>Buyer Signature</i> <u>J. WADSWORTH, Vice President of PANACA LAND &amp; LIVESTOCK,</u> <i>Print or type name here</i></p>
--	--

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

<p><i>Seller Signature</i> <u>JOHN HINCKLEY, Manager of BEACON GROUP, a Utah limited</u> <i>Print or type name here</i></p>	<p><i>Seller Signature</i> <u>JOHN HINCKLEY, Manager of BEACON GROUP, a Utah limited</u> <i>Print or type name here</i></p>
---	---

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_ (date)  
by JOHN HINCKLEY  
*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.

This document is executed in counterpart, each of which is deemed to be an original, but such counterparts together constitute but one and the same instrument.



0147790

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: SEE ATTACHED

**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.**

This document is executed in counterpart, each of which is deemed to be an original, but such counterparts together constitute but one and the same instrument.

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- 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:** \_\_\_\_\_


<i>Buyer Signature</i>	<i>Buyer Signature</i>
J. WADSWORTH, Vice President of PANACA LAND & LIVESTOCK,	_____
<i>Print or type name here</i>	<i>Print or type name here</i>
a Wyoming limited liability company	

In Witness whereof, I have hereunto set my hand/our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

<i>Seller Signature</i>	<i>Seller Signature</i>
JOHN HINCKLEY, Manager of BEACON GROUP, a Utah limited	_____
<i>Print or type name here</i>	<i>Print or type name here</i>
partnership	

STATE OF UTAH, COUNTY OF WASHINGTON  
 This instrument was acknowledged before me on 5-14-2015  
 (date)  
 by JOHN HINCKLEY  
 Person(s) appearing before notary  
 by Ellen Mosley  
 Person(s) appearing before notary  
 Signature of notarial officer

Notary Seal



Notary Public  
**ELLEN MOSLEY**  
 Commission #651460  
 My Commission Expires  
 November 20, 2015  
 State of Utah

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.: 75054

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

### PARCEL ONE

That portion of Block 2 in the Town of Panaca, County of Lincoln, State of Nevada, as shown on the Official Map thereof, more particularly described as follows:

Parcel 1 of that certain Parcel Map recorded September 6, 2001 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 389 as File No. 116921, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 002-042-04

### PARCEL TWO

That certain lot situate in the Town of Panaca, County of Lincoln, State of Nevada, being a portion of Block 56, more particularly described as follows:

Lots 35 and 36 of that certain subdivision map entitled "First Phase Subdivision of Block 56" commonly referred to as the Hinckley Subdivision as shown on the map thereof recorded February 28, 1980 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 152 as File No. 67637, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 002-133-01

### PARCEL THREE

That certain lot situate in the Town of Panaca, County of Lincoln, State of Nevada, being a portion of Block 56, more particularly described as follows:

Lots 28, 29, 30, 31 and 32 of that certain subdivision map entitled "First Phase Subdivision of Block 56" commonly referred to as the Hinckley Subdivision as shown on the map thereof recorded February 28, 1980 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 152 as File No. 67637, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 002-133-02



PARCEL FOUR

That certain lot situate in the Town of Panaca, County of Lincoln, State of Nevada, being a portion of Block 56, more particularly described as follows:

Parcel 3 in Block 56 as shown on that certain Parcel Map recorded December 21, 2004 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 94 as File No. 123542, Lincoln County, Nevada Records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 002-134-09

PARCEL FIVE

That portion of the Southwest Quarter of Section 4, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

Parcel A of that certain Parcel Map recorded May 22, 2000 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 308 as File No. 114549, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 002-280-07

PARCEL SIX

That portion of land situate in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 5, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

That parcel of land commonly described as three (3) acres in the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section 5 is more particularly described as follows:

The East 462 feet of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 5, Township 2 South, Range 68 East, M.D.B. & M.

Excepting therefrom that certain parcel of land conveyed in that certain Deed in favor of Mrs. Jessie Findlay, dated November 18, 1892 and recorded April 29, 1943 in Book F-1 of Real Estate Deeds, page 373 as File No. 18004, Lincoln County, Nevada records, designated as Lot 1, and described as follows:

Beginning at the Northeast corner of the Southeast Quarter (SE1/4) of Section 5 and running West on the Quarter Line 28 rods; thence South 38-1/2 rods; thence East 28 rods; thence North 38-1/2 rods to place of beginning.

Further excepting therefrom that certain parcel of land conveyed in that certain Deed in favor of Victor Cottino and Agnes Cottino, dated April 22, 1952 and recorded May 10, 1952 in Book J-1 of Real Estate Deeds, page 219 as File No. 27332, Lincoln County, Nevada records, designated as a parcel of land situate in Panaca Township, Lincoln County, Nevada, and described as follows:



Commencing at the Southeast corner of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 5, Township 2 South, Range 68 East, and running West 462 feet; thence North 350 feet; thence North 73°20' East, 905.9 feet; thence South 63°25' East, 200 feet; thence North 68°50' East, 256 feet; thence South 612.7 feet; thence West 823 feet to the place of beginning.

The above legal description is a metes and bounds description and was obtained from a Deed, recorded April 29, 1943 in Book F-1 of Real Estate Deeds, page 373 as File No. 18004; May 10, 1952 in Book J-1 of Real Estate Deeds, page 219 as File No. 27332; and November 19, 1984 in Book 63 of Official Records, page 28, as File No. 81544, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 012-110-07

PARCEL SEVEN

That certain parcel land situate within the Northwest Quarter (NW1/4) of Section 4, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

**Parcel A:** Commencing 24 rods North of the Southwest corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 4, Township 2 South, Range 68 East, M.D.B. & M., and running thence East 40 rods; thence South 12.5 rods; thence East 41 rods, more or less, to the Quarter Quarter Section Line; thence South 11.5 rods to the Southeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); thence East 80 rods to the Quarter Section Line; thence South 13 rods; thence West 121 rods, more or less, to a point 40 rods East of the Section Line; thence North 1 rod; thence West 40 rods; thence North 36 rods to beginning.

**Parcel B:** Commencing 14 rods South and 18.5 rods East of the Northwest corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 4, Township 2 South, Range 68 East, M.D.B. & M., and running thence South 32 rods to the canal; thence Northeast along the line of said canal 37.5 rods; thence North 9 rods; thence West 37.5 rods to the place of beginning.

The above legal description is a metes and bounds description and was obtained from a Deed, recorded November 19, 1984 in Book 63 of Official Records, page 28, as File No. 81544, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 012-120-06

PARCEL EIGHT

That parcel of land situate within the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 4, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

That parcel of land commonly described as the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section 4, except the North 9 acres being the North 197 feet (31 acres); 15 acres in the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 4;



and 5 acres in the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 4.

**Excepting therefrom** that portion of land conveyed by Deed in favor of Dean P. and Florence W. Thriot Family Trust, dated April 2, 2012 and recorded April 9, 2012 in Book 270 of Official Records, page 694 as File No. 141037, Lincoln County, Nevada records.

**Excepting therefrom** any portion of said land existing within that parcel of land delineated on that certain Boundary Line Adjustment Record of Survey Map for Grayce H. McBride and Dan J. and Connie Simkins recorded March 13, 1991 in Book A of Plats, page 335 as File No. 95982, Lincoln County, Nevada records.

**Excepting therefrom** any portion of said land existing within that parcel of land delineated on that certain Record of Survey Map for Dan J. and Alice C. Simkins recorded February 9, 2006 in Book C of Plats, page 169 as File No. 125925, Lincoln County, Nevada records.

**Excepting therefrom** any portion of said land existing within that parcel of land delineated on that certain Record of Survey Map for Stanley J. and Beverly R. Gaffin recorded April 24, 1991 in Book A of Plats, page 339 as File No. 96527, Lincoln County, Nevada records.

**Excepting therefrom** that certain parcel of land conveyed in that certain Deed in favor of Mrs. Jessie Findlay, dated November 18, 1892 and recorded April 29, 1943 in Book F-1 of Real Estate Deeds, page 373 as File No. 18004, Lincoln County, Nevada records, designated as Lot 2, and described as follows:

Beginning at a point on Section Line 38-1/2 rods South of the Northwest corner of the Southwest Quarter (SW1/4) of Section 4; thence 18-1/2 rods East; thence North 111 rods; thence West 18-1/2 rods to Section Line; thence South 111 rods to place of beginning.

**Excepting therefrom** any portion of said land existing within that parcel of land conveyed by that certain Deed in favor of Waldo J. Simkins and Laura M. Simkins, dated April 17, 1946 and recorded August 25, 1949 in Book H-1 of Real Estate Deeds, page 391 as File No. 25117, Lincoln County, Nevada records.

**That portion of this parcel** existing within the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 4 is delineated on that certain Record of Survey, Boundary Line Adjustment for Dean P. Thriot and Florence W. Thriot Family Trust, together with Beacon Group, recorded April 11, 2012 in Book D of Plats, page 57 as File No. 141052, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from a Deed, recorded April 29, 1943 in Book F-1 of Real Estate Deeds, page 373 as File No. 18004; and November 19, 1984 in Book 63 Official Records, page 28, as File No. 81544, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 012-120-21