

Official Record

Recording requested By  
COW COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$42.00

Page 1 of 4

RPTT

Recorded By: HB

Book- 296 Page- 0253



0147793

A.P.N. No.:	009-023-80
Escrow No.:	75093
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
<b>GOLD SPRINGS, LLC</b>	
2696 S. Colorado Blvd., Suite 240	
Denver, CO 80222	

(for recorders use only)

**OPEN RANGE DISCLOSURE**

**(Title of Document)**

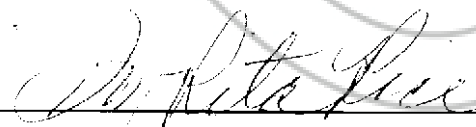
**Please complete Affirmation Statement below:**

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)

  
 \_\_\_\_\_ 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)



0147793

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 009-023-80

**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: 5/13/15

*Buyer Signature* \_\_\_\_\_ *Buyer Signature* \_\_\_\_\_

MATIAS HERRERO, CFO for GOLD SPRINGS, LLC, a Nevada limited liability company  
*Print or type name here* \_\_\_\_\_ *Print or type name here* \_\_\_\_\_

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

*Seller Signature* \_\_\_\_\_ *Seller Signature* \_\_\_\_\_  
JOHN HINCKLEY, Manager for BEACON GROUP, a Partnership  
*Print or type name here* \_\_\_\_\_ *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

\_\_\_\_\_  
Buyer Signature

MATIAS HERRERO, CEO for GOLD SPRINGS, LLC, a Nevada limited liability company  
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 12<sup>th</sup> day of April, 2015.

John Hinckley  
Seller Signature

\_\_\_\_\_  
Seller Signature

JOHN HINCKLEY, Manager for BEACON GROUP, a Partnership  
Print or type name here

STATE OF <sup>Utah</sup> NEVADA, COUNTY OF Walt Lake

This instrument was acknowledged before me on 4/10/15 (date)

by John Hinckley  
Person(s) appearing before notary


by \_\_\_\_\_  
Person(s) appearing before notary

Brandi Bowns  
Signature of notarial officer

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

Notary Seal



**BRANDI BOWNS**  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION #607661  
CCMM. EXP. 05-01-2015

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



## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 75093

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

That portion of Section 32, Township 1 North, Range 71 East, M.D.B. & M., more particularly described as follows:

The TALISMAN NO. 2 lode mining claim designated by the Surveyor General as Survey No. 2532, embracing a portion of the unsurveyed Public Domain, in the Eagle Valley Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded 6-12-15 in Book 296 of Official Records, page 245 as File No. 147791, Lincoln County, Nevada Records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 009-023-80