

Official Record

Recording requested By
COW COUNTY TITLE CO

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4
RPTT: Recorded By: HB
Book- 296 Page- 0538



A.P.N. No.:	006-241-20
Escrow No.:	75320
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Cory Lytle and Kylea Lytle	
HC 74 Box 243	
Pioche, NV 89043	

(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: 006-241-20

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: 6-15-15

Buyer Signature

CORY LYTLE
Print or type name here

Buyer Signature

KYLEA LYTLE
Print or type name here

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

Seller Signature

ALISIA KAY LEAVITT
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 **ALISIA KAY LEAVITT**
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.



0147907

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- 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
CORY LYTLE
Print or type name here

Buyer Signature
KYLEA LYTLE
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 19th day of June, 2015.

Alisia Kay Leavitt
Seller Signature
ALISIA KAY LEAVITT
Print or type name here

Seller Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Clark
This instrument was acknowledged before me on 6-19-15
(date)
by ALISIA KAY LEAVITT
Person(s) appearing before notary
by *Paula Jensen*
Person(s) appearing before notary
Paula Jensen
Signature of notarial officer

Notary Seal

PAULA JENSEN
Notary Public • State of Nevada
Appointment Recorded in Clark County
No: 98-1055-1 Expires February 1, 2018

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

page 3 of 4



**EXHIBIT "A"
LEGAL DESCRIPTION**

File Number: 75320

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

All that certain lot, piece or parcel of land situate in the Community of Eagle Valley, or Ursine, County of Lincoln, State of Nevada, and bounded and described as follows:

A parcel of land lying within a portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 2 North, Range 69 East and within a portion of Government Lot 2 of Section 2, Township 1 North, Range 69 East, M.D.B. & M., described as follows:

Beginning at the Southwesterly corner of Lot 5, whence the corner common to Sections 2 and 3, Township 1 North and Sections 34 and 35, Township 2 North, Range 69 East, M.D.B. & M., bears South 87°14' West, 2361.0 feet (said corner being actually North 01°53' East, 679 feet from where it should be);
Thence North 15°14' East, 212.3 feet to the Northwesterly corner;
Thence South 89°47' East, 219.9 feet to the Quarter Section Line;
Thence South 69°43' East, 247.9 feet to the Northeasterly corner;
Thence South 18°26' West, 250.7 feet to the Southeasterly corner;
Thence North 73°26' West, 447.3 feet to the Southwesterly corner, and the Point of Beginning.

EXCEPTING THEREFROM those parcels of land acquired by the County of Lincoln by the Right of Eminent Domain, as ordered in that certain Findings of Fact, Conclusions of Law and Judgement filed February 19, 1988 in the Seventh Judicial District Court of the State of Nevada in and for the County of Lincoln, County of Lincoln, a political subdivision of the State of Nevada, Plaintiff, vs. Lewis Rollins, Defendant, Case No. 5592, recorded March 4, 1988 in Book 78 of Official Records, page 611 as File No. 88334, Lincoln County, Nevada records.

By reason of that certain Record of Survey recorded March 21, 2013 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 87 as File No. 142859, Lincoln County, Nevada records, the above land is now described as follows:

Beginning at the Southwesterly corner of Lot 5, whence the corner common to Sections 2 and 3, Township 1 North and Sections 34 and 35, Township 2 North, Range 69 East, M.D.B. & M., bears South 87°14' West, 2361.0 feet (said corner being actually North 01°53' East, 679 feet from where it should be);
Thence North 15°13'34" East, 166.92 feet to the Northwesterly corner;
Thence North 84°24'07" East, 234.40 feet to the Quarter Section Line;
Thence South 72°06'05" East, 285.91 feet to the Northeasterly corner;
Thence South 19°18'48" West, 255.28 feet to Southeasterly corner;
Thence North 72°41'19" West, 486.82 feet to the Southwesterly corner, and the Point of Beginning.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 006-241-20

The above legal description is a metes and bounds description and was obtained from a Grant, Bargain, Sale Deed, recorded May 11, 2009 in Book 248 Official Records, page 359, as File No. 133737 Lincoln County, Nevada records.

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