

Official Record

Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$42.00 Page 1 of 4  
RPTT: Recorded By: HB  
Book- 301 Page- 0174



A.P.N. No.:	011-090-20
Escrow No.:	76472
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
<b>Michael and Jennifer Cannon, Trustees</b>	
3345 Cannon Ranch Road	
Hiko, NV 89017	

(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: 011-090-20

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

Buyer Signature  
**MICHAEL CANNON, Trustee**

Buyer Signature  
**JENNIFER CANNON, Trustee**

of the Michael and Jennifer Cannon Trust dated October 28, 2004, *Print or type name here* restated June 18, 2009 *Print or type name here*

In Witness, whereof, I/we have hereunto set my hand/our hands this 31 day of January, 2016.

Seller Signature  
**JOHN R. SCOTT**  
*Print or type name here*

Seller Signature  
  
*Print or type name here*

STATE OF NEVADA, COUNTY OF Clerk  
This instrument was acknowledged before me on 01/31/16 (date)  
by John Scott Person(s) appearing before notary  
by [Signature] Person(s) appearing before notary  
Signature of notarial officer

Notary Seal

BRANDON CONRAD  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 11-15-17  
Certificate No: 01-71924-1

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 was 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 2-1-16

*Buyer Signature*  
MICHAEL CANNON, Trustee  
*Print or type name here*

*Buyer Signature*  
JENNIFER CANNON, Trustee  
*Print or type name here*

of the Michael and Jennifer Cannon Trust dated October 28, 2004, *rescated June 18, 2009*

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

*Seller Signature*  
JOHN R. SCOTT  
*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

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



## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 76472

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

A parcel of land situate within the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 34, Township 4 South, Range 60 East, Mount Diablo Base Meridian, being more particularly described as follows:

Parcel 4 of the Parcel Map for the Wright Family Trust recorded October 28, 1996 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 2 as File No. 106113, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2015-2016: 011-090-20