

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$18.00 Page 1 of 5

RPTT: Recorded By: HB

Book- 303 Page- 0362



0149379

A.P.N. No.:	011-090-13
Escrow No.:	76753
Recording Requested By:	
COW COUNTY TITLE CO	
When Recorded Mail To:	
C 4 HOLDING, LLC	
3345 Cannon Ranch Rd	
Hiko, NV 89017	

(for recorders use only)

OPEN RANGE DISCLOSURE

(Title of Document)

Please complete Affirmation Statement below:

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: 011-090-13

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
 Print or type name here

Buyer Signature

JENNIFER CANNON, Trustee
 Print or type name here

of Core 4 Trust, dated February 29, 2016 Manager for C4 Holding, LLC

In Witness, whereof, I/we have hereunto set my hand/our hands this 23 day of MAY, 2016

Seller Signature

MARK KEN JOHNSON
 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 5-23-16
 (date)
 by MARK KEN JOHNSON
 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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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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- 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: 5/26/16

[Signature]
Buyer Signature
MICHAEL CANNON, Trustee
Print or type name here

[Signature]
Buyer Signature
JENNIFER CANNON, Trustee
Print or type name here

of Core 4 Trust, dated February 29, 2016 Manager for C4 Holding, LLC

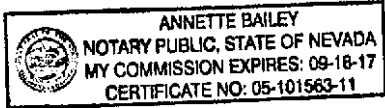
In Witness, whereof, I/we have hereunto set my hand/our hands this ___ day of ___, 20__

[Signature]
Seller Signature
MARK KEN JOHNSON
Print or type name here

[Signature]
Seller Signature
Print or type name here

STATE OF NEVADA, COUNTY OF Linn
This instrument was acknowledged before me on 5/26/16 (date)
by Jennifer Cannon Person(s) appearing before notary
by Michael Cannon Person(s) appearing before notary
Annette Bailey Signature of notarial officer

Notary Seal



ANNETTE BAILEY
NOTARY PUBLIC, STATE OF NEVADA
MY COMMISSION EXPIRES: 09-18-17
CERTIFICATE NO: 05-101563-11

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.: 76753

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

PARCEL 1:

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 4 South, Range 60 East, M.D.B. & M.

PARCEL 2:

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Beginning at the Northeast Corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 4 South, Range 60 East, M.D.B. & M. and running thence West 964.5 ft., thence South 279.4 ft., thence East 964.5 ft., thence North 279.4 ft. to the point of beginning.

PARCEL 3:

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Beginning at the Southeast Corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 4 South, Range 60 East, M.D.B. & M., and running thence West 238 ft., thence North 1320 ft., thence East 238 ft., thence South 1320 ft. to the point of beginning.

PARCEL 4:

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Beginning at a point 238 feet West of the Northwest Corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 4 South, Range 60 East, M.D.B. & M., and running North parallel to said quarter line for a distance of 615 ft., thence in a Westerly direction 550 ft. to the right of way line of the Nevada Highway 318, thence in a Southerly direction along said highway right of way line a distance of 639 ft. to the South line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, thence East along said quarter line a distance of 520 ft. to the point of beginning.

PARCEL 5:

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:



Beginning at a point 238 feet West of the Northeast Corner of Section 34, Township 4 South, Range 60 East, M.D.B. & M., and running South parallel to the East line thereof a distance of 705 feet, thence West 552 feet parallel to the South boundary of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), thence North 702 feet along Nevada Highway 318 right-of-way boundary to the North line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 34, thence East 665 feet along said line to point of beginning.

EXCEPTING THEREFROM a right-of-way already conveyed to the Hiko Irrigation and Water Company which passes through said land.

ASSESSOR'S PARCEL NUMBER FOR 2015 - 2016: 011-090-13

Included with this land is 37.5 water shares of Hiko Irrigation & Water Company, a NV Corporation

Together with 82.60 Acre Feet of Water under Permit #62864 (Cert 16711, 36.71 AFA) and Permit # 68334 (Cert 16712, 45.89 AFA) filed with the State Engineer for the State of Nevada.

