

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPT: Recorded By: AE
Book- 308 Page- 0434

APN No.: 005-251-32

File # 119-2512830 (SW)



0150819

Type of Document

RANGE LAND DISCLOSURE

Recording requested by:

First American Title Insurance Co.
7251 W. Lake Mead Blvd. #100
Las Vegas, NV 89128

Return to:

Daryl B. Bradshaw and Diane L. Bradshaw
P.O. Box 421
Panaca, NV 89042

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

CS12/03



RANGE LAND DISCLOSURE

Nevada Law requires in NRS 113.065 that before the purchaser of a home or improved lot that is adjacent to open range signs a sales agreement, the seller shall by separate written document, disclose to the purchaser information regarding grazing on open range. Such disclosure must contain a statement with the following language:

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, injure, or feed livestock that have entered this property.*

I, the below signed purchaser, acknowledge that I have received this disclosure and understand it:

Buyer(s) *Daryl B. Bradshaw* Date: 10-25-16
Daryl B. Bradshaw

Buyer(s) *Diane L. Bradshaw* Date: 10-25-16
Diane L. Bradshaw

Seller(s) *Richard J. Moser* Date: 12/27/16
Richard J. Moser

Seller(s) *Allison Newton Moser* Date: 12-27-16
Allison Newton Moser

* Additional notes:

NRS 569.431 "Legal Fences" defined. As used in NRS 569.440 to 569.471, inclusive, "legal fence" means a fence with not less than four horizontal barriers, consisting of wires, boards, poles, or other material in common use in the neighborhood, with posts set not more than 20 feet apart. The lower barrier must not be more than 12 inches from the ground and the space between any two barriers must not be more than 12 inches and the height of top barrier must be at least 48 inches above the ground. Every post must be so set as to withstand a horizontal strain of 250 pounds at any point midway between the posts. (Added to NRS by 1991.1147)

NRS 569.0075 "Estray" defined. "Estray" means any domesticated livestock or progeny of domesticated livestock showing signs of domestication running at large upon public or private lands in the State of Nevada whose owner is unknown in the section where the animal is found. (Added to NRS by 2003.2152)

Additionally please see Seller's Real Property Disclosure Form item number 2.

Land / Foundation "G" which states "Is the property adjacent to "open range" land? If seller answers yes, FURTHER DISCLOSURE IS REQUIRED under NRS 113.065.



0150819

Book: 308
Page: 436

01/09/2017
Page: 3 of 3

EXHIBIT 'A'

**PARCEL 3A-2 AS SHOWN ON PARCEL MAP FOR RICHARD AND ALLISON MOSER
RECORDED SEPTEMBER 22, 2014 IN BOOK D, PAGE 134 AS FILE NO. 146294 IN THE
OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN
SECTION 25, TOWNSHIP 5 NORTH, RANGE 65 EAST, M.D.B. AND M.**

