

**DOC # 0151713**

05/02/2017

04:13 PM

**Official Record**

Recording requested By  
COW COUNTY TITLE

**Lincoln County - NV**

**Leslie Boucher - Recorder**

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: LB

Book- 311 Page- 0014



0151713

<b>A.P.N. No.:</b>	001-341-31
<b>Escrow No.:</b>	77946
<b>Recording Requested By:</b>	
COW COUNTY TITLE CO	
<b>When Recorded Mail To:</b>	
<b>Derek Rexroad and Marie Peralta</b>	
2240 Grayson Circle	
Henderson, Nevada 89014	

(for recorders use only)

**OPEN RANGE DISCLOSURE**  
(Title of Document)





### OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 001-341-31

**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: 04/25/17

Derek Rexroad  
Buyer Signature

Marie Peralta  
Buyer Signature

**DEREK REXROAD**  
Print or type name here

**MARIE PERALTA**  
Print or type name here

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

\_\_\_\_\_  
Seller Signature  
**CLINT ROBISON, Trustee**

\_\_\_\_\_  
Seller Signature  
**LISA M. HOHL, Trustee**

\_\_\_\_\_  
Print or type name here  
of the ROBISON FAMILY TRUST, dated November 29, 2005

STATE OF NEVADA, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (date)

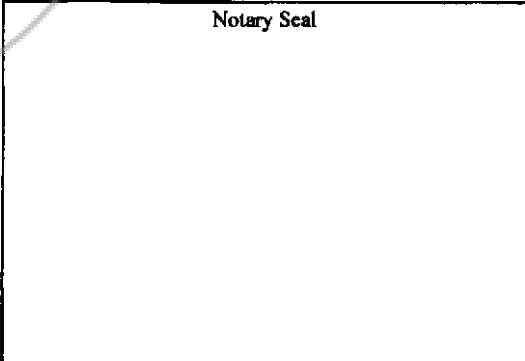
by \_\_\_\_\_  
Person(s) appearing before notary

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

\_\_\_\_\_  
Signature of notarial officer

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

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



The parties are executing this document in counter part for the purpose of facilitating its execution. The counterparts are to be considered and interpreted as a single document.



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*I, the below signed purchaser, acknowledge that I have received this disclosure on this date:* \_\_\_\_\_

\_\_\_\_\_  
*Buyer Signature*  
**DEREK REXROAD**  
 \_\_\_\_\_  
*Print or type name here*

\_\_\_\_\_  
*Buyer Signature*  
**MARIE PERALTA**  
 \_\_\_\_\_  
*Print or type name here*

In Witness whereof, I/we have hereunto set my hand/our hands this 4 day of May, 2017

\_\_\_\_\_  
*Seller Signature*  
**CLINT ROBISON, Trustee**  
 \_\_\_\_\_  
*Print or type name here*

\_\_\_\_\_  
*Seller Signature*  
**LISA M. HOHL, Trustee**  
 \_\_\_\_\_  
*Print or type name here*

of the **ROBISON FAMILY TRUST**, dated November 29, 2005

STATE OF NEVADA, COUNTY OF Clark  
 This instrument was acknowledged before me on 5/11/17 (date)  
 by Clint Robison  
*Person(s) appearing before notary*  
 by Lisa Hohl-Robison  
*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.: 77946

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

That certain parcel of land situate in the Northeast Quarter (NE1/4) of Section 15, Township 1 North, Range 67 East, M.D.B. & M., more particularly described as follows:

Parcel 27 as shown on Parcel Map for James Vincent recorded March 8, 1999 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 194 as File No. 112430, together with that Certificate of Amendment recorded March 17, 1999 in Book B of Plats, page 201 as File No. 112467, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 001-341-31