

DOC # 0152385

07/18/2017

03:50 PM

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: AK

Book- 312 Page-

0672

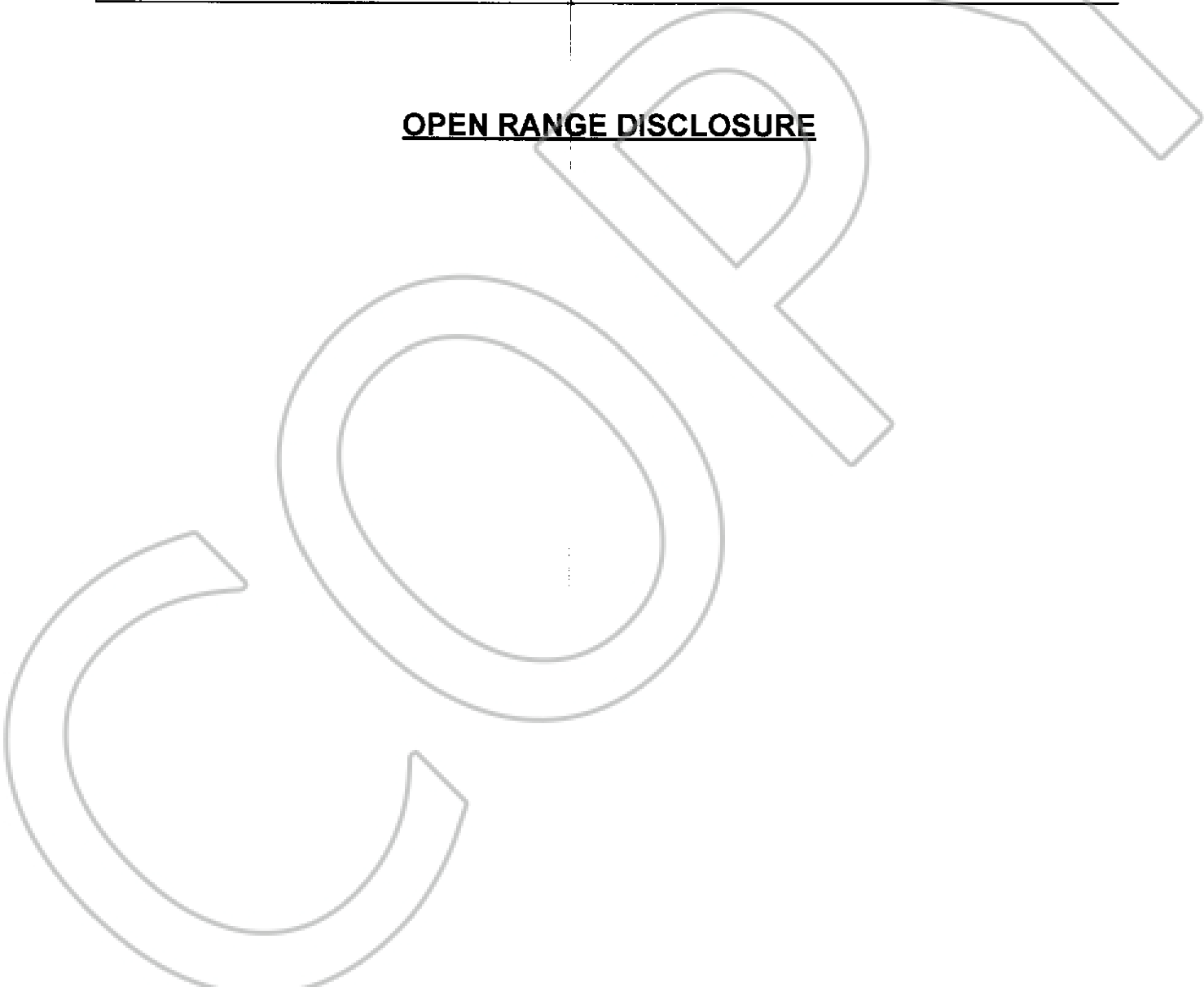


0152385

A.P.N. No.:	001-333-45
Escrow No.:	78141
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Christopher Dowler and Christina Dowler	
405 Port Hope Pl	
Las Vegas, NV 89144	

(for recorders use only)

OPEN RANGE DISCLOSURE



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

(Additional recording fee applies)



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 001-333-45

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: _____

--- n/a ---
 Buyer Signature
CHRISTOPHER DOWLER
 Print or type name here

--- n/a ---
 Buyer Signature
CHRISTINA DOWLER
 Print or type name here


In Witness, whereof, I/we have hereunto set my hand/our hands this 15th day of July, 2017

[Signature]
 Seller Signature
MARCHE DENTON KARGER
 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 July 17
 (date)
 by Marche Denton Karger
 Person(s) appearing before notary
 by _____
 Person(s) appearing before notary
[Signature]
 Signature of notarial officer

Notary Seal



KRISTIE RUELAS
 NOTARY PUBLIC
 STATE OF NEVADA
 COUNTY OF CLARK
 My Comm. Exp.: 09-22-2020
 Certificate No: 16-3800-1

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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- 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: 7-13-17

[Handwritten Signature]

Buyer Signature

CHRISTOPHER DOWLER

Print or type name here

[Handwritten Signature]

Buyer Signature

CHRISTINA DOWLER

Print or type name here

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

Seller Signature

MARCHE DENTON KARGER

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

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

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

Notary Seal

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.



EXHIBIT "A" LEGAL DESCRIPTION

File No.: 78141

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

That portion of the South Half (S1/2) of Section 10, Township 1 North, Range 67 East, M.D.B. &M., Lincoln County, Nevada, described as follows:

Parcel 31 of Parcel Map for J and S Properties recorded July 12, 2004, in the Office of the County Recorder of Lincoln County, Nevada in Book "C" of Plats, page 65 as File No. 122624, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016-2017: 001-333-45