

LINCOLN COUNTY, NV

2018-154178

Rec:\$35.00

Total:\$35.00

05/10/2018 04:25 PM

COW COUNTY TITLE CO.

Pgs=4 AK

<b>A.P.N. No.:</b>	001-341-20
<b>Escrow No.:</b>	79114
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
<b>GARY BODELL and KAREN BODELL</b>	
P O BOX 769	
CALIENTE, NV 89008	
<b>(for recorders use only)</b>	



00000223201801541780040040

OFFICIAL RECORD  
LESLIE BOUCHER, RECORDER

**OPEN RANGE DISCLOSURE**

**(Title of Document)**

COPY

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 001-341-20

**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*  
**GARY BODELL**  
*Print or type name here*

\_\_\_\_\_  
*Buyer Signature*  
**KAREN BODELL**  
*Print or type name here*

In Witness, whereof, I/we have hereunto set my hand/our hands this 7 day of May, 2018

William Mensay  
*Seller Signature*  
**WILLIAM MENSAY**  
*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 5<sup>th</sup> / 18 (date)

by WILLIAM MENSAY  
*Person(s) appearing before notary*

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

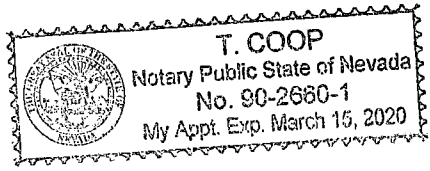
\_\_\_\_\_  
*Signature of notarial officer*

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.

Notary Seal



T. COOP  
Notary Public State of Nevada  
No. 90-2680-1  
My Appt. Exp. March 15, 2020

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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: 5/8/18

[Signature]  
 Buyer Signature  
**GARY BODELL**  
 Print or type name here

[Signature]  
 Buyer Signature  
**KAREN BODELL**  
 Print or type name here

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

[Signature]  
 Seller Signature  
**WILLIAM MENSAY**  
 Print or type name here

[Signature]  
 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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## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 79114

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

That parcel 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 39 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 192 as File No. 112427, together with that Certificate of Amendment recorded March 17, 1999 in Book B of Plats, page 198 as File No. 112464, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 001-341-20