

LINCOLN COUNTY, NV

2018-154802

\$35.00

Rec:\$35.00

06/19/2018 09:46 AM

COW COUNTY TITLE CO.

Pgs=7 AK

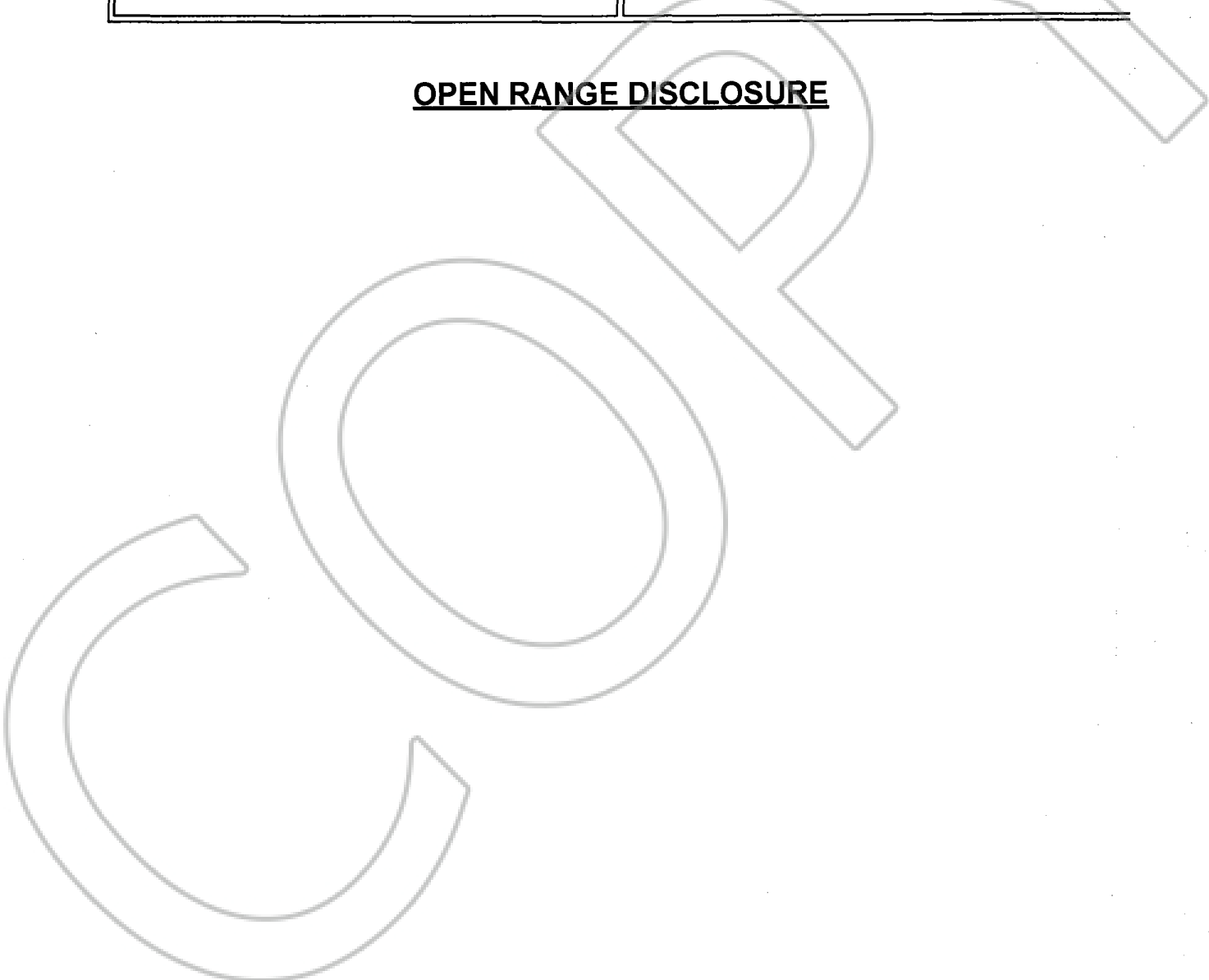
OFFICIAL RECORD

LESLIE BOUCHER, RECORDER

A.P.N. No.:	002-082-03 and 002-082-05
Escrow No.:	79141
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
LAYNE MARCHELLO AND ELIZABETH MARCHELLO	
6223 E. SAHARA AVE, SPACE 191	
LAS VEGAS, NV 89142	

(for recorders use only)

OPEN RANGE DISCLOSURE



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 002-082-03, 002-082-05

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
Layne Marchello
Print or type name here

Buyer Signature
Elizabeth Marchello
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 1 day of June, 2018

Kimber Lee Kurilla
Seller Signature
Kimber Lee Kurilla
Print or type name here

Seller Signature
Starla D. McDaniel
Print or type name here

STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 06/01/2018
(date)

by Kimber Lee Kurilla
Person(s) appearing before notary

by _____
Person(s) appearing before notary

[Signature]
Signature of notarial officer

Notary Seal

JERALDINE SIERRA
Notary Public State of Nevada
No. 14-14583-1 DUPLICATE
My Appt. Exp. Aug. 15, 2018

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.

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 002-082-03, 002-082-05

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.

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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: _____

Buyer Signature
Layne Marchello
Print or type name here

Buyer Signature
Elizabeth Marchello
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 2 day of June, 2018

Seller Signature
Kimber Lee Kurilla
Print or type name here

Seller Signature
Starla D. McDaniel
Print or type name here

STATE OF ~~NEVADA~~ ^{Colorado}, COUNTY OF Las Animas

This instrument was acknowledged before me on 2nd June 2018
(date)

by Starla D McDaniel
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Kayla T Barela
Signature of notarial officer

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

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Notary Seal

KAYLA T. BARELA
Notary Public
State of Colorado
Notary ID # 20174012680
My Commission Expires 03-23-2021

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 002-082-03, 002-082-05

Disclosure: This property is adjacent to "Open Range"

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- 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
Layne Marchello
Print or type name here

Buyer Signature
Elizabeth Marchello
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 4th day of June, 2018

Seller Signature
James G. Ryan
Print or type name here

Seller Signature
Tanya Rene Ryan
Print or type name here

STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 6-4-18 (date)

by James Gaylen Ryan
Person(s) appearing before notary

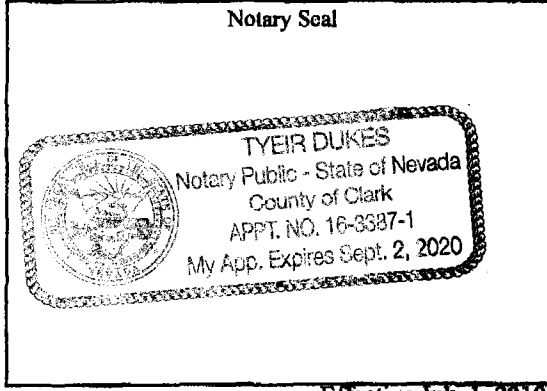
by TO
Person(s) appearing before notary

Signature of notarial officer

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OPEN RANGE DISCLOSURE

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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: _____

Buyer Signature
Layne Marchello
Print or type name here

Buyer Signature
Elizabeth Marchello
Print or type name here

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

Seller Signature
James G. Ryan
Print or type name here

Tanya Rene Ryan
Seller Signature
Tanya Rene Ryan
Print or type name here

STATE OF ^{Arizona} NEVADA, COUNTY OF Mohave

This instrument was acknowledged before me on 6/7/18
(date)

by Tanya R. Ryan
Person(s) appearing before notary

by Tanya Rene Ryan
Person(s) appearing before notary

Signature of notarial officer

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Notary Seal



Austin Jolley
Notary Public
Mohave County, Arizona
My Comm. Expires 4-14-2020

OPEN RANGE DISCLOSURE

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- 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: June 5, 2018

[Signature]
Buyer Signature

Layne Marchello

Print or type name here

[Signature]
Buyer Signature

Elizabeth Marchello

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 5 day of June, 2018

Seller Signature

James G. Ryan

Print or type name here

Seller Signature

Tanya Rene Ryan-Kiaha

Print or type name here

STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 6-5-18 (date)

by Layne Marchello
Person(s) appearing before notary

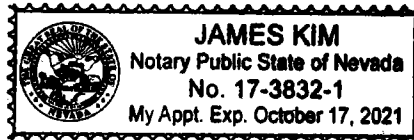
by Elizabeth Marchello
Person(s) appearing before notary

[Signature]
Signature of notarial officer

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Notary Seal



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EXHIBIT "A"
LEGAL DESCRIPTION

File Number: 79141

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

PARCEL 1

A portion of Lots Three (3) and Four (4) in Block Four (4) in the Town of Panaca, County of Lincoln, State of Nevada, described as follows:

Beginning at the Northeast (NE) corner of Lot 3 and running South along the Eastern boundary of said Lot 3 a distance of 15 feet to the true point of beginning;
Thence continuing South a distance of 107 feet;
Thence West a distance of 528 feet;
Thence North a distance of 107 feet;
Thence East a distance of 528 feet to the true point of beginning.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 002-082-03

The above legal description is a metes and bounds description and was obtained from an Executor's Deed, recorded March 20, 2017 in Book 309 Official Records, page 517 as File No. 151028, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

PARCEL 2

A portion of Lots Three (3) and Four (4) in Block Four (4) in the Town of Panaca, County of Lincoln, State of Nevada, described as follows:

Beginning at the Northeast (NE) corner of Lot 3 and running South along the Eastern boundary of said Lot 3 a distance of 122 feet to the true point of beginning;
Thence continuing South a distance of 70 feet;
Thence West a distance of 153 feet;
Thence South a distance of 72 feet;
Thence West a distance of 375 feet;
Thence North a distance of 142 feet;
Thence East a distance of 528 feet to the true point of beginning.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 002-082-05

The above legal description is a metes and bounds description and was obtained from an Executor's Deed, recorded March 20, 2017 in Book 309 Official Records, page 526 as File No. 151029, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

(One inch Margin on all sides of Document for Recorder's Use Only)