

LINCOLN COUNTY, NV

**2018-155203**

\$35.00

Rec:\$35.00

**09/07/2018 02:59 PM**

COW COUNTY TITLE CO.

Pgs=3 AE

**OFFICIAL RECORD**

**LESLIE BOUCHER, RECORDER**

**APN # 013-160-43**

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**OPEN RANGE DISCLOSURE**

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**RECORDING REQUESTED BY:  
COW COUNTY TITLE COMPANY**

**RE: File NO. 79475**

**RETURN TO:**

**NAME:**

**ADDRESS:**

**CITY/STATE/ZIP:**

**Howard Wayne Sprague**

**P.O. Box 633**

**Caliente, NV 89008**

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 013-160-43

**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: 8-31-18

Howard Wayne Sprague  
Buyer Signature

Barbara Jean Sprague  
Buyer Signature

Howard Wayne Sprague

Barbara Jean Sprague

Josh Wayne Sprague

In-Witness, whereof, I/we have hereunto set my hand/our hands this 31 day of August, 2018

Patrick J. Horner, Sr.  
Seller Signature

Victoria Carter Horner  
Seller Signature

Patrick J. Horner, Sr.

Victoria Carter Horner

STATE OF NEVADA, COUNTY OF LINCOLN

This instrument was acknowledged before me on 8/31/18  
(date)

by Patrick J. Horner, Sr.  
Person(s) appearing before notary

by Victoria Carter Horner  
Person(s) appearing before notary

Betsy Comella  
Signature of notarial officer

**BETSY COMELLA**  
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



NO: 16-4059-11  
Expires: Nov. 24, 2020

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 79475

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

That portion of the Southeast Quarter (SE1/4) of Section 11, Township 3 South, Range 67 East, M.D.B.& M., Lincoln County, Nevada, described as follows:

Parcel No. 4 as shown on that certain Parcel Map recorded May 18, 1998 in Book B of Plats, page 111 as File No. 110954, and the Amended Subsequent Parcel Map for Gary A. Carrigan recorded May 18, 1999 in Book B of Plats, page 222 as File No. 112818, Lincoln County, Nevada records.

EXCEPTING THEREFROM that portion lying within Carrigan Ave and Pauline Circle as conveyed to the County of Lincoln, State of Nevada by Deed recorded June 13, 2002 in Book 164 of Official Records, page 323 as File No. 118311, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 013-160-43