

LINCOLN COUNTY, NV

2018-155425

Rec:\$35.00

11/21/2018 02:16 PM

Total:\$35.00

COW COUNTY TITLE

Pgs=5 AK

A.P.N. No.:	013-030-18; 013-030-21; 013-160-02; 013-160-03 and 013-160-63
Escrow No.:	80172
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
HYDROPONICS, INC.	
3811 Wacker Drive	
Mira Loma, CA 91742	



00001614201801554250050055

OFFICIAL RECORD

LESLIE BOUCHER, RECORDER

(for recorders use only)

OPEN RANGE DISCLOSURE

COPY

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 013-030-18; 013-030-21;

013-160-02; 013-160-03 and 013-160-63

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: 11-16-18

X [Signature] _____
Buyer Signature

Brandon Burkhardt, President of HYDROPONICS, INC. a
Print or type name here
BRANDON BURKHART California corporation
Print or type name here

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

Seller Signature

ADRIANA BRACKENBURY, Manager of 3J CATTLE, LLC, a Nevada Limited
Print or type name here
Liability Company
Print or type name here

STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 11-16-18
(date)

by Brandon Burkhardt
Person(s) appearing before notary

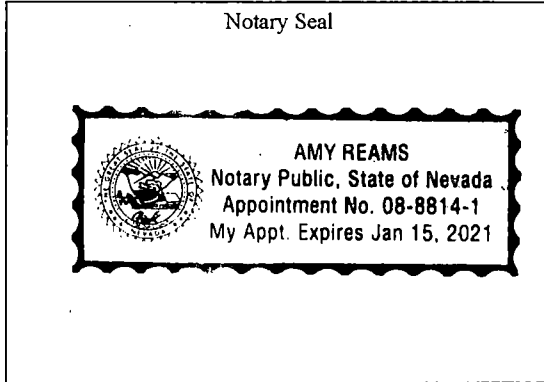
by _____
Person(s) appearing before notary

Amy Reams
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: _____

_____ <i>Buyer Signature</i> BRANDON BURKHART, President of HYDROPONICS, INC., a California _____ <i>Print or type name here</i>	_____ <i>Buyer Signature</i> _____ _____ <i>Print or type name here</i>
corporation	

In Witness, whereof, I/we have hereunto set my hand/our hands this 16th day of November, 20 18

_____ <i>Seller Signature</i> ADRIANA BRACKENBURY _____ <i>Print or type name here</i>	_____ <i>Seller Signature</i> _____ _____ <i>Print or type name here</i>
ADRIANA BRACKENBURY	Manager of 3J CATTLE, LLC, a Nevada Limited Liability Company
STATE OF NEVADA, COUNTY OF <u>Lincoln</u>	

This instrument was acknowledged before me on 11/16/18 (date)

by Adriana Brackenbury
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Don Rita Rice
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.

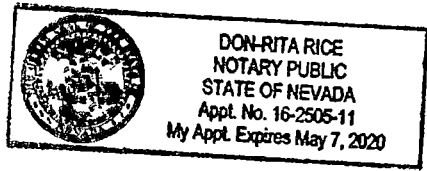


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 80172

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

PARCEL 1:

Those parcels of land situate in Sections 2 and 11, Township 3 South, Range 67 East, M.D.B. & M., more particularly described as follows:

The North Half (N1/2) of the Northeast Quarter (NE1/4) of Section 11;

That portion of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section 11, and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section 2, lying and being East of the right of way of the Union Pacific Railroad Company and the Caliente and Pioche Railroad.

Also that certain parcel of land situate in the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 2; and the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 11; all in Township 3 South, Range 67 East, M.D.B. & M., more particularly described as follows:

Commencing at a point 325 feet West of the Northeast corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 2;

Thence running South 27°30' West, 1188.2 feet to the true point of beginning;

Thence continuing South 27°30' West, 1070 feet;

Thence North 930 feet;

Thence North 22°26' East, 200 feet;

Thence East 400 feet more or less, to the true point of beginning.

PARCEL 2:

Situate in the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 2, Township 3 South, Range 67 East, M.D.B. & M., more particularly described as follows:

Beginning at the South One Quarter corner of Section 2, Township 3 South, Range 67 East, M.D.B. & M.;

Thence North 0°17'06" West, a distance of 1313.65 feet;

Thence East 382.00 feet;

Thence South 0°22'08" West, a distance of 1313.38 feet;

Thence North 89°42' West, a distance of 367.00 feet to the point of beginning.

TOGETHER WITH THE REAL PROPERTY LOCATED WITHIN OR BETWEEN PARCELS ONE AND TWO ABOVE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at a found 3.25" diameter Bureau of Land Management brass Section Corner Monument stamped "T3S R63E S3 S2 S10 S11 1971" 7 inches above ground in stone mound with t-post;

Said point rests South 00°11'17" West, a distance of 2,645.96 feet from another found 3.25" diameter Bureau of Land Management brass Quarter Corner Monument stamped "1/4 S 3 S 2 1971" 4 inches above ground in stone mound;

Thence South 65°41'45" East, a distance of 1,487.69 feet, to a point of intersection with the former Westerly Railroad right of way and the Westerly boundary of that land defined as the McClinnis Family Trust Record of Survey recorded January 2, 2015 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page

143 as File No. 146538, Lincoln County, Nevada records, hereinafter referred to as McInnis Trust Boundary, said point is also on the West sixteenth line of Section 11, being **THE TRUE POINT OF BEGINNING**;

Thence North 26°59'41" East, a distance of 1,028.67 feet to a point of intersection with said former Westerly Railroad right of way and McInnis Trust Boundary;

Thence South 67°30'59" East, at right angles to U.S. Highway 93, a distance of 100.31 feet to a point on the centerline of the former Railroad right of way, said point marked with a 1.5" diameter aluminum monument stamped "Artisan PLS 9677 PCOR CL Row", said monument hereinafter referred to as Artisan Monument;

Thence North 26°59'41" East, a distance of 1,232.32 feet to a point marked by an Artisan Monument;

Thence North 89°31'00" East, a distance of 112.72 feet;

Thence South 26°59'41" West, a distance of 2,671.44 feet;

Thence North 01°12'54" West, a distance of 211.55 feet to the former centerline of the Railroad right of way marked by an Artisan Monument;

Thence continuing said course a distance of 211.55 feet to the point of beginning.

The property described above being the real property existing within the boundaries of the Union Pacific Railroad right of way as adjudicated in the District Court, Lincoln County, Nevada, Case No. 53-11-2000LC, Stipulation and Judgment to Quiet Title and of Adverse Possession, recorded July 28, 2003 in Book 175 of Official Records, page 106 as File No. 120590, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from a Grant, Bargain, Sale Deed, recorded May 27, 2015 in Book 295 of Official Records, page 499, as File No. 147563, Lincoln County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 013-080-18; 013-030-21; 013-160-02;
013-160-03; and 013-160-63