

LINCOLN COUNTY, NV **2019-155724**

Rec:\$35.00

01/10/2019 02:33 PM

Total:\$35.00

COW COUNTY TITLE CO.

Pgs=5 AK

A.P.N. No.:	001-132-05, 001-132-06, 001-132-13, 009-023-96, and 009-023-97
Escrow No.:	80410
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
RICHARD CHARLES BRONSEMA AND KRISTINA BROOK BRONSEMA, TRUSTEES	
722 East Nichols Canyon Road	
Cedar City, UT 84721	



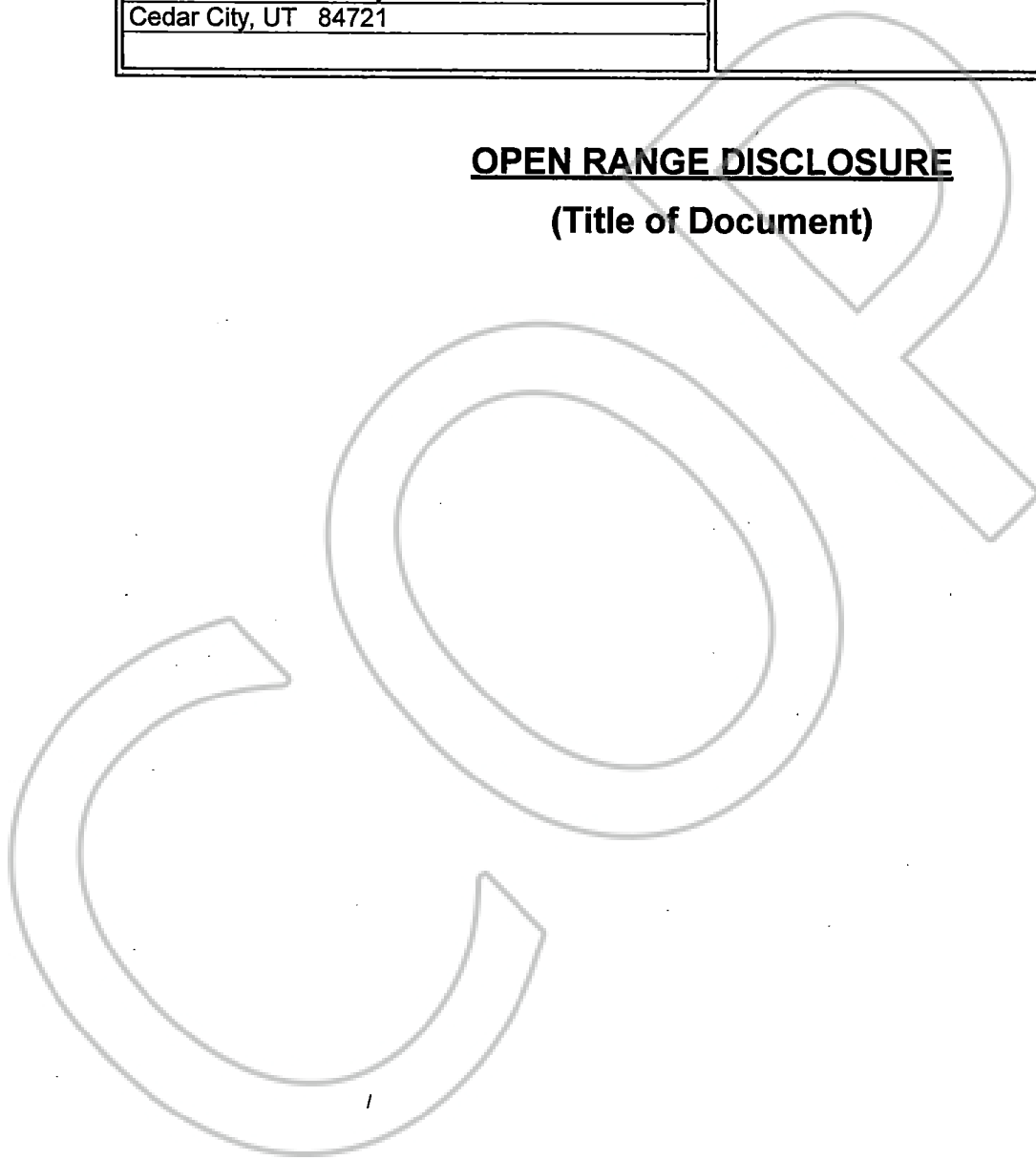
00001936201901557240050051

OFFICIAL RECORD
AMY ELMER, RECORDER

(for recorders use only)

OPEN RANGE DISCLOSURE

(Title of Document)



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 001-132-05; 001-132-06; 001-132-13; 009-023-96 and 009-023-97

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 RICHARD CHARLES BRONSEMA, Trustee Buyer Signature KRISTINA BROOK BRONSEMA, Trustee
 Print or type name here OF THE RICHARD C. BRONSEMA FAMILY LIVING TRUST, dated April 6, 2006 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 8 day of January, 2019

Michael V. Rydberg
 Seller Signature
MICHAEL V. RYDBERG
 Print or type name here

Mary D. Rydberg
 Seller Signature
MARY D. RYDBERG
 Print or type name here

STATE OF NEVADA, COUNTY OF Clark
 This instrument was acknowledged before me on 1-8-19
 (date)

by Michael V. Rydberg
Person(s) appearing before notary

by Mary D. Rydberg
Person(s) appearing before notary

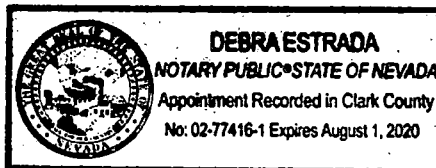
Debra Estrada
Signature of notarial officer

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



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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: 1-9-19

[Signature]
Buyer Signature

Kristina Brook Bronsema
Buyer Signature

RICHARD CHARLES BRONSEMA, Trustee KRISTINA BROOK BRONSEMA, Trustee
Print or type name here *Print or type name here*
OF THE RICHARD C. BRONSEMA FAMILY LIVING TRUST, dated April 6, 2006

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

Seller Signature
MICHAEL V. RYDBERG
Print or type name here

Seller Signature
MARY D. RYDBERG
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

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.: 80410

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

PARCEL 1:

All of that certain portion of the Burke and Washington Patented Lode Mining Claim, U.S. Lot No. 41; Pioche Patented Lode Mining Claim, U.S. Lot No. 40; King and Queen Patented Lode Mining Claims, U.S. Lot No. 53; and Bullion and Silex Patented Lode Mining Claims, U.S. Lot No. 54; and Juno and Vesta Patented Lode Mining Claims, U.S. Lot No. 55, situate in the Ely Mining District, Pioche, Lincoln County, Nevada, being a portion of the South Half (S1/2) of Section 22, Township 1 North, Range 67 East, M.D.B. & M., more particularly described as follows:

Parcel A:

That parcel of land identified as 3.75 acres on the Subsequent Parcel Map for Michael and Mary Rydberg recorded February 14, 2007 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 314 as File No. 128378, Lincoln County, Nevada records.

Together with that certain easement granted in a document recorded November 9, 2007 in Book 236 of Official Records, page 645 as File No 130166, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 001-132-13

Parcel B:

Beginning at the Southern most corner at a point from which the Southeast corner of said Section 22 bears South 16°30'05" East, 688.86 feet;
Thence North 12°04'19" East, 228.00 feet;
Thence South 85°47'16" East, 41.18 feet on the Westerly right of way of US Highway Alternate 93;
Thence along the said right of way North 20°11'40" West, 13.82 feet to a 6"x6" concrete post highway right of way monument;
Thence following said right of way along a curve concave Southerly with a delta angle of 76°56'30", radius of 125.00 feet and arc length of 167.86 feet;
Thence continuing along the said right of way South 82°51'50" West, 80.00 feet;
Thence at which point the highway right of way narrows, North 07°08'10" West, 35.00 feet;
Thence continuing along the said highway right of way South 83°03'24", 129.93 feet;
Thence leaving the highway right of way South 59°00'00" West, 159.69 feet;
Thence 58°52'21" East, 465.46 feet to the point of beginning.

The basis of bearing is the South line of the Southeast Quarter (SE1/4) of said Section 22 given as South 89°42'48" West in the Record of Survey of the Town of Pioche recorded March 10, 1993 in Book A of Plats, page 382 as File No. 10051, Lincoln County, Nevada records, being the property located in the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 22, Township 1 North, Range 67 East, M.D.B. & M., in the Town of Pioche, Lincoln County, Nevada, and presently held by the District

Judge in Trust, Assessor's Parcel Number 01-132-05.

The above legal description is a metes and bounds description and was obtained from a Joint Tenancy Quitclaim Deed, recorded June 18, 2012 in Book 272 of Official Records, page 422 as File No. 141589, Lincoln County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 001-132-05 (ptn)

Parcel C:

Beginning at a post set on the East side of Section 22, Township 1 North, Range 67 East, M.D.B. & M., 271 feet North of the Southeast corner of said Section 22;

Thence North along the East line of said Section 22, 600 feet to a post;

Thence North 85° West, 175 feet to a post;

Thence South 8-1/4° West, 228 feet to an iron pin set by the Raymond and Ely Mining Company;

Thence South 14° West, 260 feet to an iron pin set by said Raymond and Ely Mining Company;

Thence South 61-3/4° East, 300 feet to the place of beginning.

Excepting therefrom the ground patented to the Nevada Central Railroad Company.

The above legal description is a metes and bounds description and was obtained from a Deed, recorded June 18, 1878 in Book O of Deeds, page 442, Lincoln County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 001-132-06

PARCEL 2:

The **APEX and FINANCIER** lode mining claims designated by the Surveyor General as Survey No. **3769**, embracing a portion of Sections 23, 25 and 26, in Township 1 North of Range 67 East of the Mount Diablo Meridian, in the Ely Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded March 26, 2003 in Book 171 of Official Records, page 298 as File No. 119824, Lincoln County, Nevada Records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said mining claim or Survey No. 3542, designated as Tract A, more particularly described as follows: Beginning at a point on Line 3-4 of said Survey No. 3542, South 19°34' West, 154.1 feet from corner No. 3; Thence South 19°34' West, 199.2 feet to a point on Line 4-1 of said Apex Lode Claim, at North 44°26' West, 291 feet from corner No. 4; Thence North 44°26' West, 941.9 feet; Thence South 56°16' East, 873.1 feet to the place of beginning; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

ALSO EXCEPTING therefrom said Victor, Victor Extension (also known as Conqueror), Michigan and Senator lode mining claims, including all veins, lodes and ledges through their entire depth, the tops or apexes of which are appurtenant to said excluded ground.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 009-023-96 and 009-023-97