

LINCOLN COUNTY, NV

2019-156260

\$35.00

Rec:\$35.00

05/20/2019 08:11 AM

COW COUNTY TITLE CO.

Pgs=4 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N. No.:	001-332-14
Escrow No.:	80753
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Jason Beam	
PO Box 747	
Pioche NV 89043	

(for recorders use only)

OPEN RANGE DISCLOSURE

COPY

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 001-332-14

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.

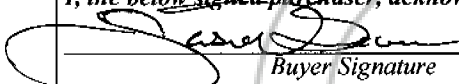
The parcel may be subject to claims made by a county or this State of rights-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public 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: 5-14-19



 Buyer Signature
Jason Beam

 Print or type name here

 Buyer Signature

 Print or type name here

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

 Seller Signature
Richard J. Snyder

 Print or type name here

 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

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

Leave space within 1-inch margin blank on all sides.

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: _____

Buyer Signature
Jason Beam
Print or type name here

Buyer Signature

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 14 day of May, 2019

[Signature]
Seller Signature
Richard J. Snyder
Print or type name here

Seller Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Lincoln
This instrument was acknowledged before me on 05-14-19
(date)

by Richard J. Snyder
Person(s) appearing before notary

by _____
Person(s) appearing before notary

[Signature]
Signature of notarial officer

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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

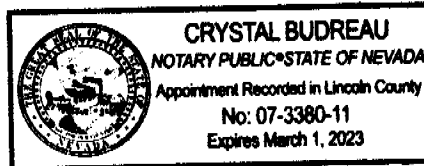


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 80753

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

That portion of the South Half (S1/2) of Section 10, Township 1 North, Range 67 East, M.D.B. &M., Lincoln County, Nevada, described as follows:

Parcel 31 of Parcel Map for J and S Properties recorded May 18, 2004, in the Office of the County Recorder of Lincoln County, Nevada in Book "C" of Plats, page 45 as File No. 122354, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 001-332-14