

<b>A.P.N. No.:</b>	013-042-51
<b>Escrow No.:</b>	80765
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
<b>Douglas Paul Turner and Karen Turner</b>	
7713 Four Seasons Drive	
Las Vegas, Nevada 89129	

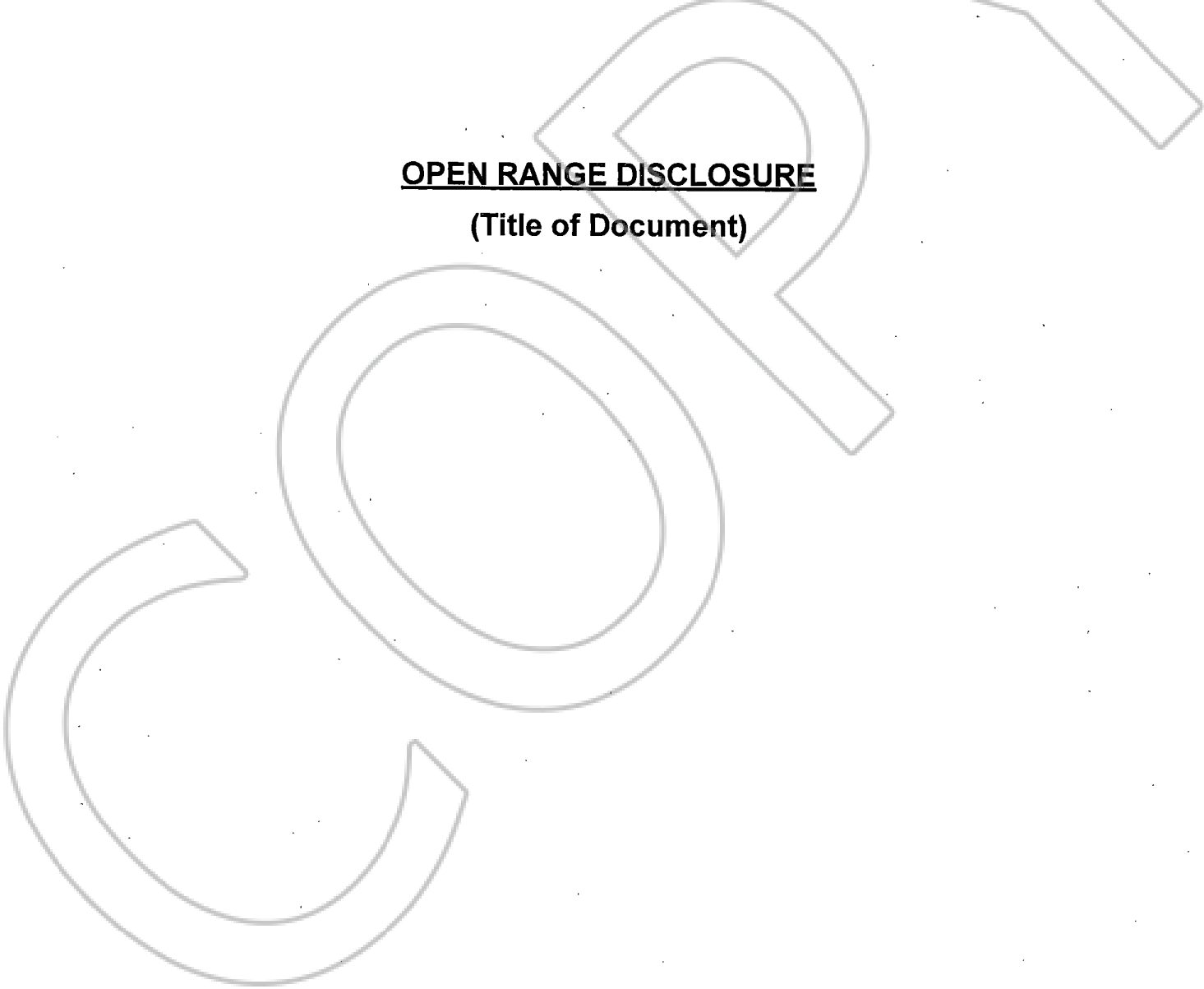
LINCOLN COUNTY, NV **2019-156603**  
 Rec:\$35.00  
 Total:\$35.00 **06/14/2019 01:42 PM**  
 COW COUNTY TITLE Pgs=4 KE



OFFICIAL RECORD  
 AMY ELMER, RECORDER

(for recorders use only)

**OPEN RANGE DISCLOSURE**  
 (Title of Document)



**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 013-042-51

**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*  
**DOUGLAS PAUL TURNER**  
*Print or type name here*

\_\_\_\_\_  
*Buyer Signature*  
**KAREN TURNER**  
*Print or type name here*

In Witness Whereof, I/we have hereunto set my hand/our hands this 3 day of JUNE, 2019

*Spencer Hafen*  
*Seller Signature*  
**SPENCER HAFEN**  
*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 6/3/19 (date)

by *Spencer W Hafen*  
*Person(s) appearing before notary*

by *Sasha Orr*  
*Person(s) appearing before notary*  
*Signature of notarial officer*

Notary Seal

**SASHA J. ORR**  
Notary Public, State of Nevada  
No. 13-12275-11  
My Appt. Exp. Dec. 2, 2021

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: 6/12/19

*Douglas Paul Turner*  
 Buyer Signature  
**DOUGLAS PAUL TURNER**  
 Print or type name here

*Karen Turner*  
 Buyer Signature  
**KAREN TURNER**  
 Print or type name here

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

\_\_\_\_\_  
 Seller Signature  
**SPENCER HAFEN**  
 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

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## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 80765

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

Situate in the North Half (N½) of Section 3, Township 3 South, Range 67 East, M.D.B. & M., described as follows:

Portion of Lot 52 of HIGHLAND KNOLLS SUBDIVISION as shown on the Official Map thereof, more particularly described as follows:

Parcel 2 of that Merger and Resubdivision Map recorded November 25, 2014 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 141, as File No. 146482, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 013-042-51