

<b>A.P.N. No.:</b>	005-261-03
<b>Escrow No.:</b>	80969
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
<b>ANDREW LEROY SIMS AND MICHELLE ANN SIMS</b>	
4045 Velarde Court	
Las Vegas, Nevada 89120-1435	

LINCOLN COUNTY, NV

**2019-157076**

Rec:\$35.00

Total:\$35.00

**09/26/2019 02:32 PM**

COW COUNTY TITLE

Pgs=4 KE



00003428201901570760040049

OFFICIAL RECORD

AMY ELMER, RECORDER

(for recorders use only)

**OPEN RANGE DISCLOSURE**



**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 005-261-03

**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: 9/19/19

*Andrew Leroy Sims*  
Buyer Signature

ANDREW LEROY SIMS  
Print or type name here

*Michelle Ann Sims*  
Buyer Signature

MICHELLE ANN SIMS  
Print or type name here

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

\_\_\_\_\_  
Seller Signature

CLARENCE IRVING WADSWORTH II,  
Print or type name here

\_\_\_\_\_  
Seller Signature

Sole Surviving Trustee of the  
Print or type name here

WADSWORTH FAMILY TRUST,  
STATE OF NEVADA, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_  
(date)

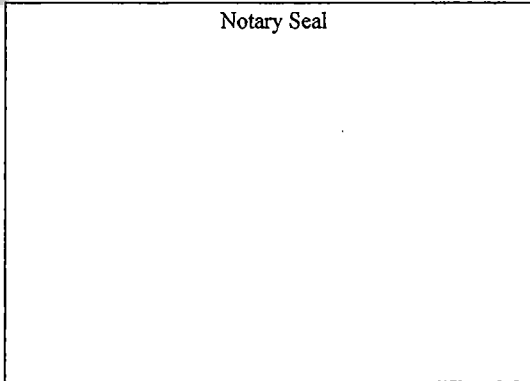
by \_\_\_\_\_  
Person(s) appearing before notary

by \_\_\_\_\_  
Person(s) appearing before notary

\_\_\_\_\_  
Signature of notarial officer

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:** \_\_\_\_\_

\_\_\_\_\_  
*Buyer Signature*  
**ANDREW LEROY SIMS**  
*Print or type name here*

\_\_\_\_\_  
*Buyer Signature*  
**MICHELLE ANN SIMS**  
*Print or type name here*

In Witness, whereof, I/we have hereunto set my hand/our hands this 27 day of September, 2014

*Clarence Wadsworth II*  
*Seller Signature*

\_\_\_\_\_  
*Seller Signature*

**CLARENCE IRVING WADSWORTH II**, Sole Surviving Trustee of the  
*Print or type name here* *Print or type name here*  
WADSWORTH FAMILY TRUST, dated August 21, 2002  
STATE OF NEVADA, COUNTY OF LINCOLN

This instrument was acknowledged before me on 9/24/19  
*(date)*

by CLARENCE IRVING WADSWORTH II  
*Person(s) appearing before notary*

by \_\_\_\_\_  
*Person(s) appearing before notary*

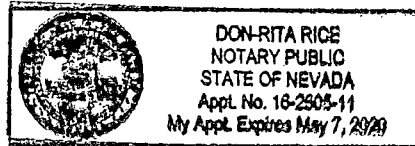
*Don-Rita Rice*  
*Signature of notarial officer*  
Don-Rita Rice

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Notary Seal



**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 80969

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 the South Half (S1/2) of Section 34, Township 5 North, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel 1 as shown by the Amended Parcel Map recorded February 1, 1988 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 283 as File No. 88274, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 005-261-03