

LINCOLN COUNTY, NV

**2019-157293**

\$35.00

Rec:\$35.00

11/07/2019 03:43 PM

COW COUNTY TITLE CO.

Pgs=4 KE

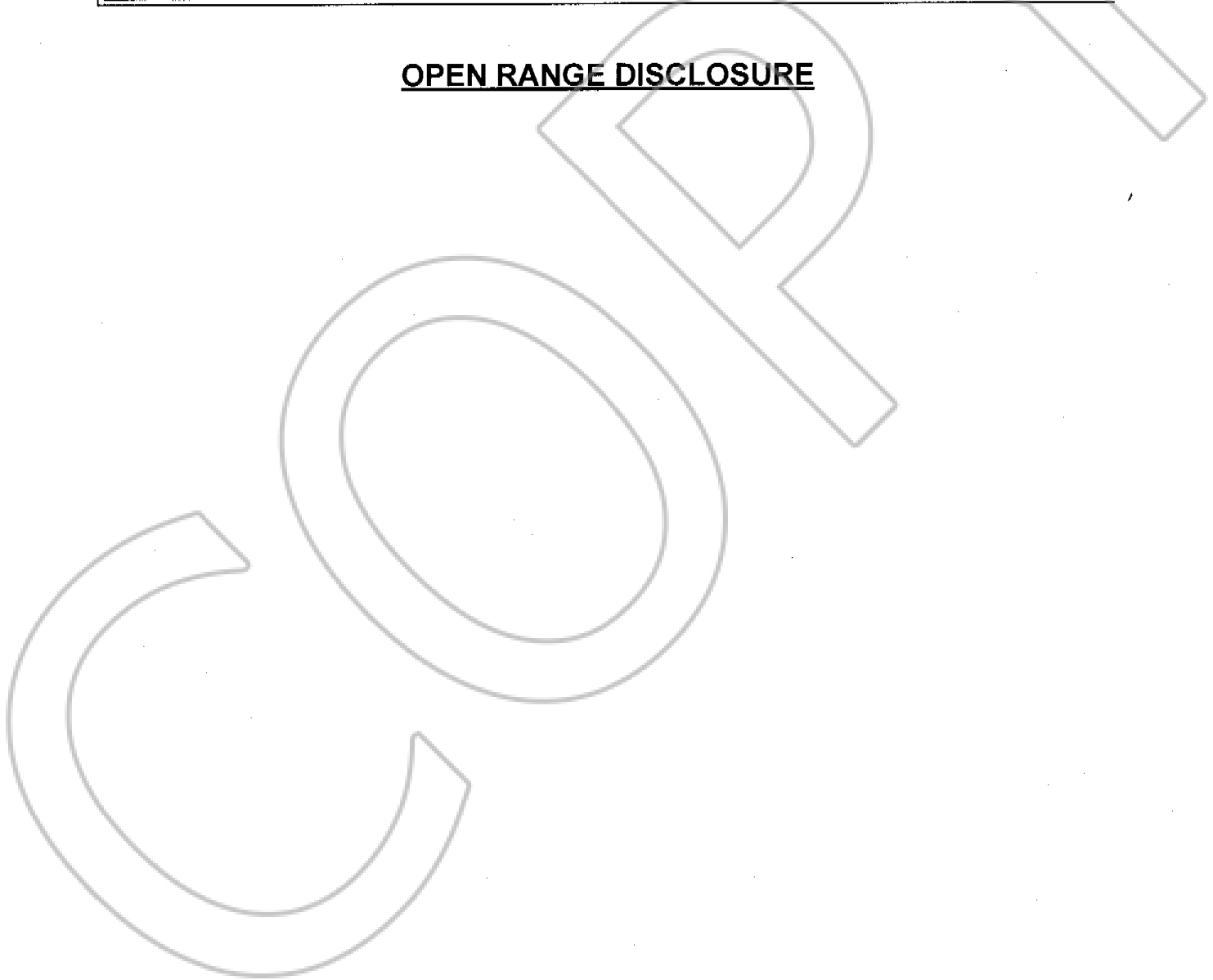
OFFICIAL RECORD

AMY ELMER, RECORDER

<b>A.P.N. No.:</b>	006-351-02 and 006-351-03
<b>Escrow No.:</b>	81454
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
<b>C4 HOLDING, LLC</b>	
2520 SAINT ROSE PARKWAY, SUITE 218	
HENDERSON, NV 89074	

(for recorders use only)

**OPEN RANGE DISCLOSURE**



**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 006-351-02 & 006-351-03

**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: 10-3-19

C4 HOLDING, LLC., A Nevada  
Limited Liability Company  
*Print or type name here*

MICHAEL CANNON AND JENNIFER CANNON,  
TRUSTEE  
*Print or type name here*

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

SHANE R. MATHEWS  
*Print or type name here*

JENNY R. MATHEWS  
*Print or type name here*

STATE OF NEVADA, COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_ (date)

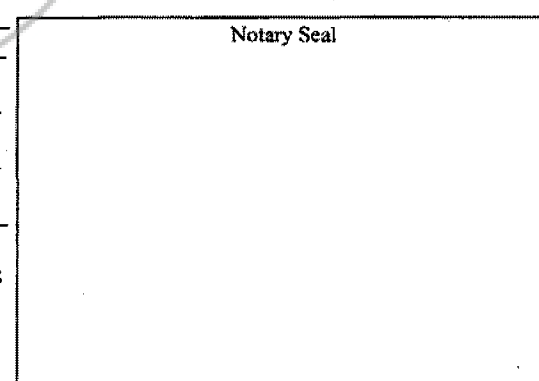
by SHANE R. MATHEWS  
*Person(s) appearing before notary*

by JENNY R. MATHEWS  
*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.

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 006-351-02 & 006-351-03

**Disclosure: This property is adjacent to "Open Range"**

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

\_\_\_\_\_  
C4 HOLDING, LLC., A Nevada  
Limited Liability Company  
*Buyer Signature*  
*Print or type name here*

\_\_\_\_\_  
MICHAEL CANNON AND JENNIFER CANNON,  
TRUSTEE  
*Buyer Signature*  
*Print or type name here*

In Witness, whereof, I/we have hereunto set my hand/our hands this 1 day of November, 2019

\_\_\_\_\_  
*Shane R. Mathews*  
*Seller Signature*

\_\_\_\_\_  
*Jenny R. Mathews*  
*Seller Signature*

\_\_\_\_\_  
SHANE R. MATHEWS  
*Print or type name here*

\_\_\_\_\_  
JENNY R. MATHEWS  
*Print or type name here*

STATE OF NEVADA, COUNTY OF Lincoln  
This instrument was acknowledged before me on Nov 1, 2019  
(date)

by SHANE R. MATHEWS  
*Person(s) appearing before notary*

by JENNY R. MATHEWS  
*Person(s) appearing before notary*

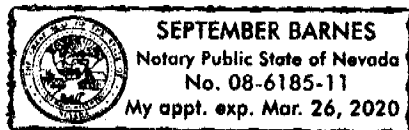
\_\_\_\_\_  
*Signature of notarial officer*

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

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Notary Seal



**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 81454

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

**PARCEL 1**

**TOWNSHIP 1 NORTH, RANGE 65 EAST, M.D.B. & M**

Section 26: Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4)

Section 27: Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4)

Excepting therefrom the West 25 rods thereof.

Section 34: Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4)

Excepting therefrom the West 25 rods thereof.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 006-351-02

**PARCEL 2**

**Township 1 North, Range 65 East, M.D.B. & M.**

Section 27: The West 25 rods of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4)

Section 34: The West 25 rods of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4); and the Northeast Quarter (NE1/4) of the Northwest Quarter; and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 006-351-03