

LINCOLN COUNTY, NV      **2019-157900**  
Rec:\$35.00  
Total:\$35.00      **12/24/2019 10:04 AM**  
COW COUNTY TITLE CO.      Pgs=4 AK

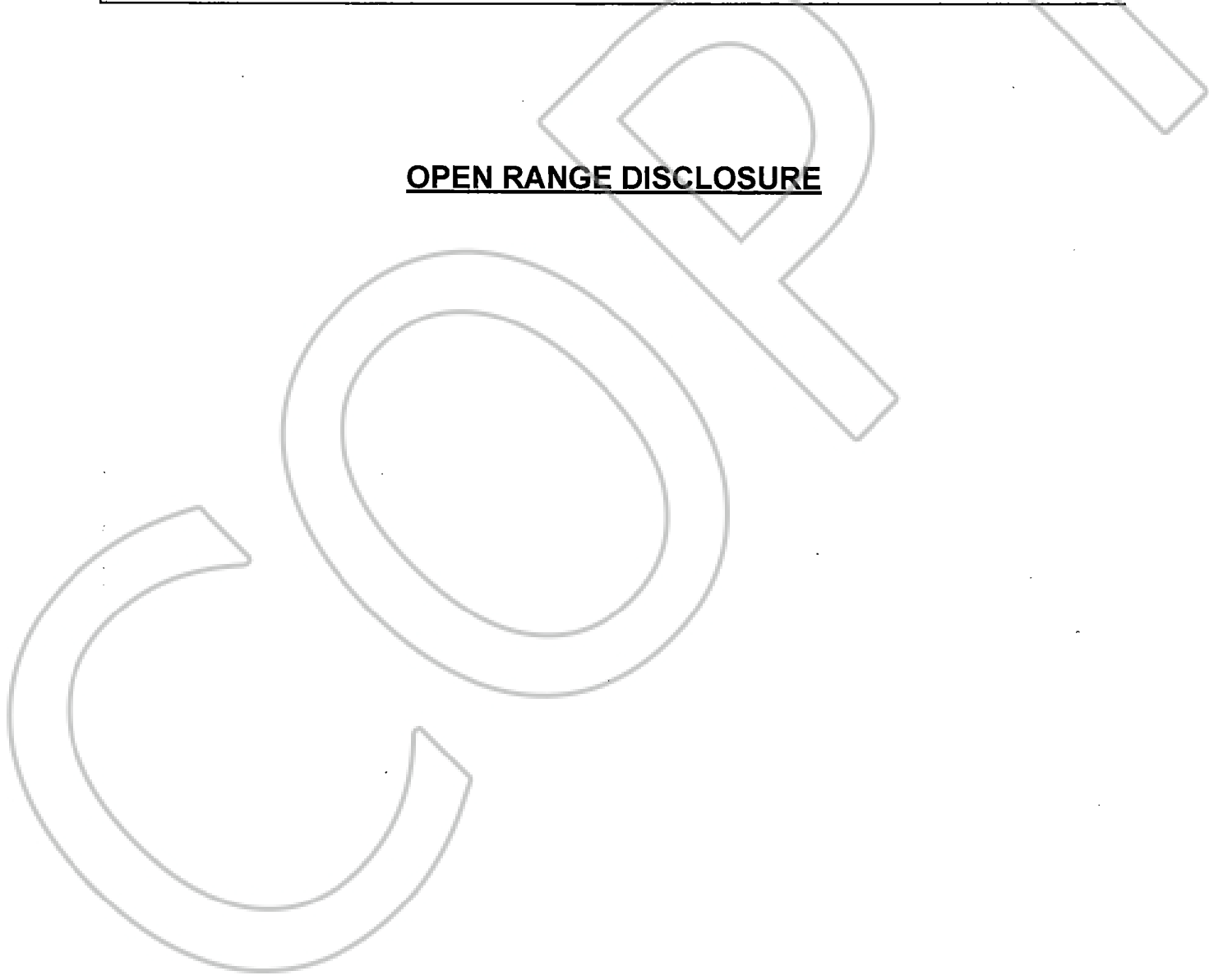


OFFICIAL RECORD  
AMY ELMER, RECORDER

<b>A.P.N. No.:</b>	011-110-18 and 011-110-20
<b>Escrow No.:</b>	81670
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
JOHN CHRISTIAN	
P O BOX 150	
PIOCHE, NV 89043	

(for recorders use only)

**OPEN RANGE DISCLOSURE**



**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 011-110-18 & 011-110-20

**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*  
**JOHN W. CHRISTIAN, President**  
Print or type name here  
 of WUE, INC., a Nevada Corporation

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

In Witness, whereof, I/we have hereunto set my hand/our hands this 20<sup>th</sup> day of December, 2019

Monte Stewart, mgr  
*Seller Signature*  
**MONTE STEWART, Manager** of COX STEWART ENTERPRISES, LLC, a Nevada  
Print or type name here Limited Liability Company

\_\_\_\_\_  
*Seller Signature*  
 \_\_\_\_\_  
Print or type name here

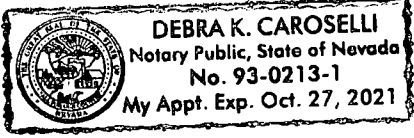
STATE OF NEVADA, COUNTY OF CLARK

This instrument was acknowledged before me on 12/20/2019 (date)

by MONTE STEWART  
*Person(s) appearing before notary*

by \_\_\_\_\_  
*Person(s) appearing before notary*  
Debra K. Caroselli  
*Signature of notarial officer*

Notary Seal



**DEBRA K. CAROSELLI**  
 Notary Public, State of Nevada  
 No. 93-0213-1  
 My Appt. Exp. Oct. 27, 2021

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

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

**OPEN RANGE DISCLOSURE**

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- 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:** 12/29/19

\_\_\_\_\_  
*Buyer Signature*

**JOHN W. CHRISTIAN, President**

\_\_\_\_\_  
*Print or type name here*  
of WUE, INC., a Nevada Corporation

\_\_\_\_\_  
*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*

**MONTE STEWART, Manager of COX STEWART ENTERPRISES, LLC, a Nevada**

\_\_\_\_\_  
*Print or type name here*

Limited Liability Company

\_\_\_\_\_  
*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*

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

Notary Seal

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 81670

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

**PARCEL 1:**

That portion of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 10, Township 5 South, Range 60 East, M.D.B. & M., more particularly described as follows:

The Northwesterly 200 feet measured at right angles to and equidistant from the highway center line of State Highway 318 lying northerly and immediately adjacent to said State Highway 318 as described in that certain Deed to the State of Nevada for highway purposes by Cyril O. Bastian and Vilda Bastian, by Deed recorded March 25, 1948 in Book H-1 of Real Estate Deeds, page 208 as File No. 23762, Lincoln County, Nevada records.

EXCEPTING THEREFROM any portion of said land conveyed to Crystal Springs Ranch, Inc. by C.O. Bastian in Deed dated October 4, 1966 and recorded October 13, 1966 in Book N-1 of Real Estate Deeds, page 141 as File No. 44586, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 011-110-20

**PARCEL 2:**

**TOWNSHIP 5 SOUTH, RANGE 60 EAST, M.D.B. & M.**

Section 11: Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4)

EXCEPTING therefrom the portion of said land as conveyed to the State of Nevada by Cyril O. Bastian and Vilda Bastian in Deed recorded March 25, 1948 in Book H-1 of Real Estate Deeds, page 209 as File No. 23763, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 011-110-18