

LINCOLN COUNTY, NV

2020-158127

\$37.00

02/27/2020 04:14 PM

Rec:\$37.00

COW COUNTY TITLE CO.

Pgs=8 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N. No.:	Multiple APN's
Escrow No.:	81754
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
C. E. BRACKETT CATTLE CO.	
HC 33 Box 111	
Rogerson, ID 83302	

(for recorders use only)

OPEN RANGE DISCLOSURE
(Title of Document)

Attachment: APN's

Nye County:

- 013-491-03
- 013-481-04
- 013-481-05
- 013-581-02
- 013-591-02
- 013-661-03
- 013-661-04
- 013-661-02
- 013-651-02
- 013-771-05
- 013-771-04
- 013-831-01
- 013-831-02
- 013-831-03

Lincoln County:

- 005-021-01

White Pine County:

- 012-660-07

2 EB

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: MULTIPLE, SEE ATTACHED

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: _____

_____ <i>Buyer Signature</i> CHESTER EARL BRACKETT, President of C.E. BRACKETT CATTLE CO., a IDAHO <i>Print or type name here</i>	_____ <i>Buyer Signature</i> _____ <i>Print or type name here</i>
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In Witness, whereof, I/we have hereunto set my hand/our hands this 14th day of February, 2020

_____ <i>Seller Signature</i>	_____ <i>Seller Signature</i>
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_____ <i>Print or type name here</i> BRUCE A. JENSEN, General Partner	_____ <i>Print or type name here</i> PAMELA G. JENSEN, General Partner
------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

of **SUNNYSIDE RANCH HOLDINGS, LP, a Nevada Limited Partnership**

STATE OF NEVADA, COUNTY OF Lincoln

This instrument was acknowledged before me on 3/14/20 (date)

by Bruce A. Jensen Person(s) appearing before notary


by Pamela G. Jensen Person(s) appearing before notary

Don-Rita Rice 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.

Notary Seal



DON-RITA RICE
NOTARY PUBLIC
STATE OF NEVADA
 Appt. No. 16-2505-11
 My Appt. Expires May 7, 2020

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: MULTIPLE, SEE ATTACHED

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: 2-14-2020

Chester Earl Brackett
Buyer Signature

Buyer Signature

CHESTER EARL BRACKETT, President of C.E. BRACKETT CATTLE CO., a IDAHO CORPORATION
Print or type name here

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

Seller Signature

Seller Signature

BRUCE A. JENSEN, General Partner PAMELA G. JENSEN, General Partner
Print or type name here Print or type name here
of SUNNYSIDE RANCH HOLDINGS, LP, a Nevada Limited Partnership

STATE OF NEVADA, COUNTY OF Twin Falls
Idaho
This instrument was acknowledged before me on 2-14-2020
(date)

by Chester Earl Brackett
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Annette Roth
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.

Notary Seal

**ANNETTE ROTH
COMMISSION #9314
NOTARY PUBLIC
STATE OF IDAHO**

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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- 013-831-03

Lincoln County:

- 005-021-01

White Pine County:

- 012-660-07

LEB

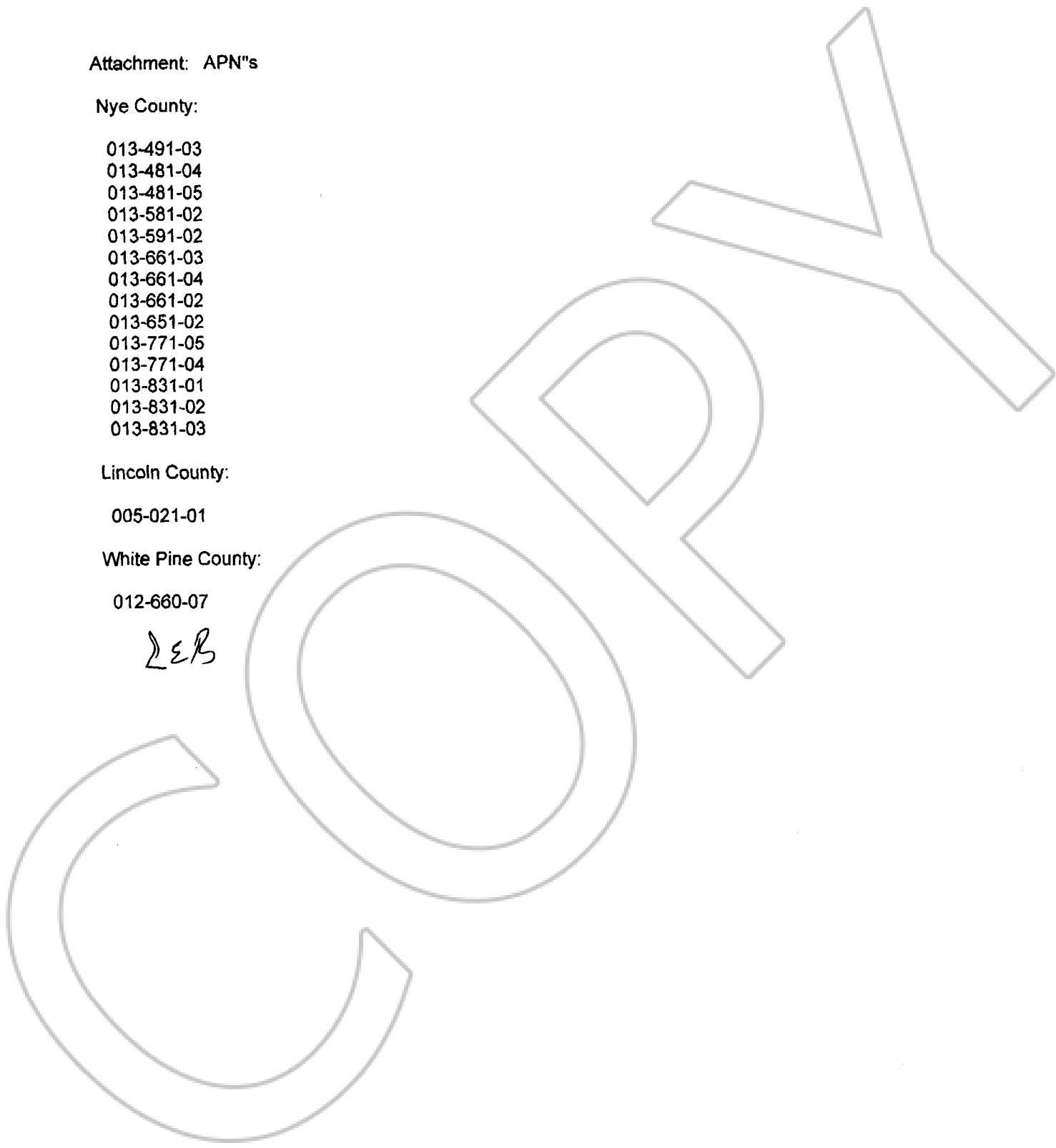


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 81754

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

PARCEL ONE:

TOWNSHIP 5 NORTH, RANGE 60 EAST, M.D.B. & M.

Section 14: Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); and the East Half (E1/2) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-491-03

Section 23: East Half (E1/2) of the East Half (E1/2)

Section 24: Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); North Half (N1/2) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4)

Section 25: West Half (W1/2) of the East Half (E1/2); and the East Half (E1/2) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-481-04

Section 36: East Half (E1/2) of the East Half (E1/2)

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-481-05

TOWNSHIP 4 NORTH, RANGE 61 EAST, M.D.B. & M.

Section 6: Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); and the East Half (E1/2) of the Northwest Quarter (NW1/4)

Section 7: East Half (E1/2) of the Northeast Quarter (NE1/4)

Section 8: Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4)

Section 16: Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4)

Section 17: Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4)

Section 21: Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4)

Section 22: Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4)

CEB

Section 27: Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4); Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4)

Section 35: Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-581-02

PARCEL TWO:

TOWNSHIP 5 NORTH, RANGE 61 EAST, M.D.B. & M.

Section 31: West Half (W1/2) of the Southwest Quarter (SW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-591-02

PARCEL THREE:

TOWNSHIP 9 NORTH, RANGE 61 EAST, M.D.B. & M.

Section 23: North Half (N1/2) of the Northeast Quarter (NE1/4); the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4); Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-661-03

Section 24: East Half (E1/2) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-661-04

Section 32: South Half (S1/2) of the Northeast Quarter (NE1/4); North Half (N1/2) of the Southeast Quarter (SE1/4); and the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-661-02

TOWNSHIP 8 NORTH, RANGE 61 EAST, M.D.B. & M.

Section 5: Government Lot 2

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-651-02

That portion of Section 19 and Section 30, **Township 9 North, Range 62 East, M.D.B. & M.**, more particularly described as follows:

Parcel 1 of that certain Parcel Map recorded July 2, 2008 in the Office of the County Recorder of Nye County, Nevada as File No. 711557, Nye County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-771-05

That portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 19, Township 9 North, Range 62 East, M.D.B. & M., lying Northerly of Nevada State Highway State Route 318.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-771-04

PARCEL FOUR:

A parcel of land situate in the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 13, and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Section 14, Township 9 North, Range 61 East, M.D.B. & M., more particularly described as follows:

Parcels 1, 2 and 3 as shown on the Final Map of Division into Large Parcels recorded March 18, 2002 in the Office of the County Recorder of Nye County, Nevada as File No. 531981, Nye County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-831-01; 013-831-02; 013-831-03

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

PARCEL FIVE:

TOWNSHIP 9 NORTH, RANGE 63 EAST, M.D.B. & M.

Section 5: Government Lots 3 and 4; and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4)

Section 6: Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); and the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 005-021-01

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

PARCEL SIX:

TOWNSHIP 10 NORTH, RANGE 63 EAST, M.D.B. & M.

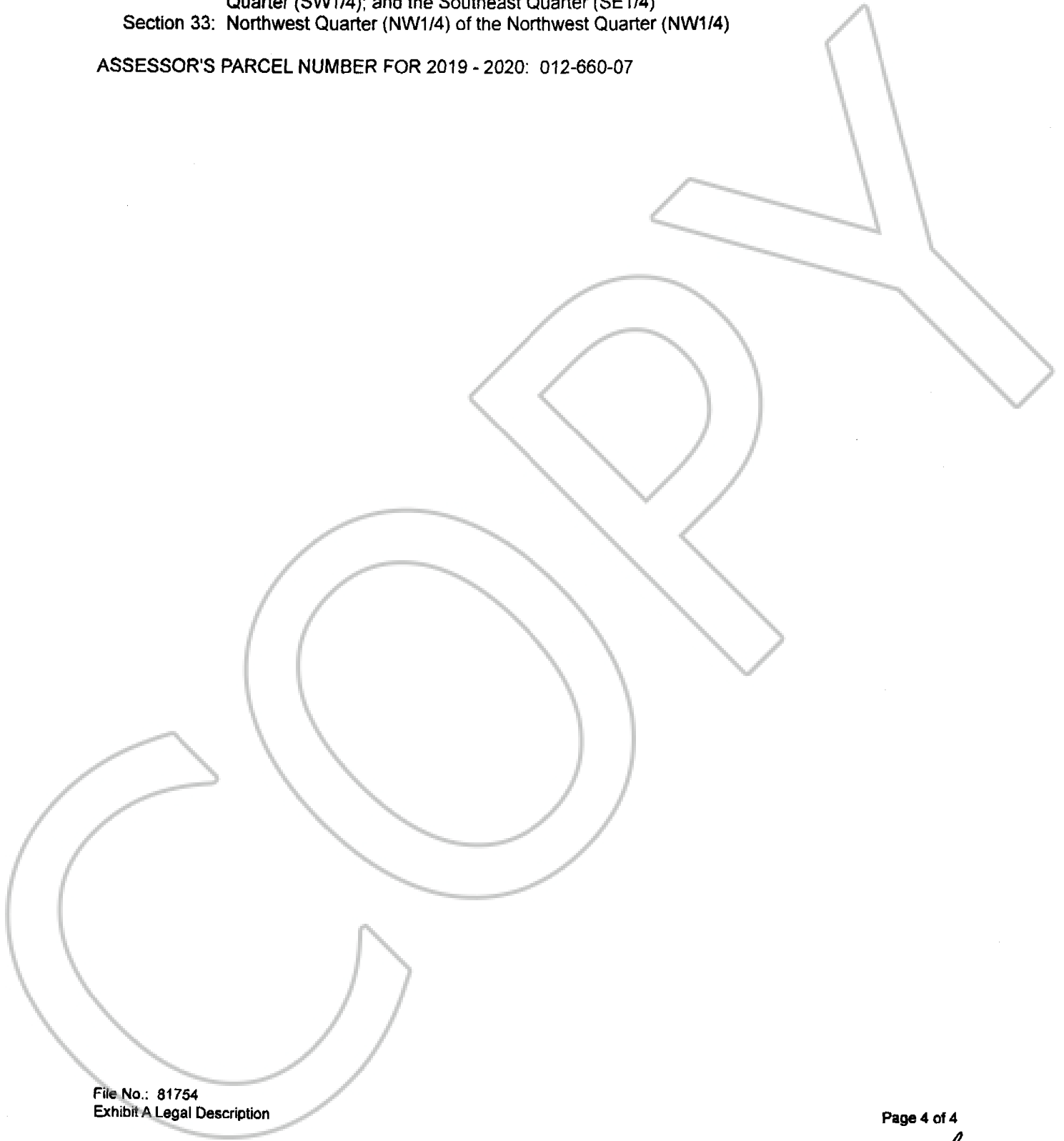
Section 28: South Half (S1/2) of the Southwest Quarter (SW1/4)

DEB

Section 32: East Half (E1/2) of the Northeast Quarter (NE1/4); South Half (S1/2) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4)

Section 33: Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 012-660-07



DEB