

LINCOLN COUNTY, NV

2020-158273

\$37.00

Rec:\$37.00

04/22/2020 04:24 PM

COW COUNTY TITLE CO.

Pgs=4 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N. No.:	004-141-39
Escrow No.:	81760
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
CODY J. SLEEPY	
P O BOX 122	
ALAMO, NV 89001	

(for recorders use only)

OPEN RANGE DISCLOSURE

COPY

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 004-141-39

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 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.

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: 04/07/2020

Buyer Signature
CODY J. SLEPPY
Print or type name here

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
ANTHONY PERKINS, Manager of LEXI HOLDINGS, LLC, a Nevada Limited
Print or type name here

Seller Signature

Print or type name here

Liability Company

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

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

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

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: _____

Buyer Signature
CODY J. SLEPPY
Print or type name here

Buyer Signature

Print or type name here


In Witness, whereof, I/we have hereunto set my hand/our hands this 7 day of April, 2020

Seller Signature
ANTHONY PERKINS, Manager of LEXI HOLDINGS, LLC, a Nevada Limited
Print or type name here

Seller Signature
Liability Company
Print or type name here

STATE OF NEVADA, COUNTY OF Clark
This instrument was acknowledged before me on 04/07/20
(date)
by Anthony Perkins
Person(s) appearing before notary
by Julia A. Wadford
Signature of notarial officer

Notary Seal



JULIA A. WADFORD
Notary Public-State of Nevada
APPT. NO. 17-1713-1
My Appt. Expires 02-18-2021

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

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 81760

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

A portion of the South Half (S1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), Section 5, Township 7 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Parcel 5-2 as shown on the Parcel Map thereof recorded September 21, 1988 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 292 as File No. 89878, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 004-141-39