

LINCOLN COUNTY, NV

2020-158313

\$37.00

Rec:\$37.00

05/05/2020 10:21 AM

COW COUNTY TITLE CO.

Pgs=4 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N. No.:	001-240-25
Escrow No.:	81779
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
VACANT LAND USA, LLC	
500 Westover Dr., # 11802	
Sanford, NC 27330	

(for recorders use only)

OPEN RANGE DISCLOSURE

COPY

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 001-240-25

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: 4/17/2020

Annie Marie Samuel

Buyer Signature

ANNIE MARIE SAMUEL, Member

Print or type name here

a Wyoming Limited Liability Company

Buyer Signature

of VACANT LAND USA, LLC,

Print or type name here

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

Seller Signature

PAUL S. BROWN

Print or type name here

Seller Signature

VELMA E. BROWN

Print or type name here

STATE OF NEVADA, COUNTY OF _____

This instrument was acknowledged before me on _____ (date)

by PAUL S. BROWN
Person(s) appearing before notary

by VELMA E. BROWN
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.

Notary Seal

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
ANNIE MARIE SAMUEL, Member
 Print or type name here
 a Wyoming Limited Liability Company

Buyer Signature
of VACANT LAND USA, LLC,
 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 28th day of March, 2020
Paul S. Brown
 Seller Signature
PAUL S. BROWN
 Print or type name here

Velma E. Brown
 Seller Signature
VELMA E. BROWN
 Print or type name here

STATE OF ^{Arizona} ~~NEVADA~~, COUNTY OF Maricopa
 This instrument was acknowledged before me on 3-28-20 (date)
 by PAUL S. BROWN
 Person(s) appearing before notary
 by VELMA E. BROWN
 Person(s) appearing before notary
[Signature]
 Signature of notarial officer

Notary Seal

MICHAEL GLIME
 Notary Public - Arizona
 Maricopa Co. / #571469
 Expires 10/09/2023

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

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 81779

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

A portion of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 14, Township 1 North, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel 3 of that certain parcel map recorded August 22, 1994 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 427 as File No. 102257, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 001-240-25