

LINCOLN COUNTY, NV

2020-158323

\$37.00

Rec:\$37.00

05/07/2020 09:35 AM

COW COUNTY TITLE COMPANY

Pgs=4 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N. No.:	006-241-13
Escrow No.:	81436
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Vincent H. Salomone and Susan L. Salomone	
6140 Grand Teton Dr.	
Las Vegas, NV 89131	

(for recorders use only)

OPEN RANGE DISCLOSURE

COPY

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 006-241-13

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
VINCENT H. SALOMONE
Print or type name here

Buyer Signature
SUSAN L. SALOMONE
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 20th day of APRIL, 2020

F. Douglas Duehlmeier
Seller Signature
F. DOUGLAS DUEHLMIEIER
Print or type name here

Seller Signature
Print or type name here

STATE OF UTAH, COUNTY OF Salt Lake
This instrument was acknowledged before me on 4/20/2020
(date)

by F. DOUGLAS DUEHLMIEIER
Person(s) appearing before notary

by _____
Person(s) appearing before notary

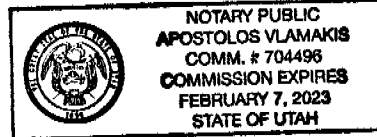
Signature of notarial officer

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 as a single document.

Notary Seal



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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 4-17-2000

[Signature]
 Buyer Signature
 VINCENT H. SALOMONE
 Print or type name here

[Signature]
 Buyer Signature
 SUSAN L. SALOMONE
 Print or type name here

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

[Signature]
 Seller Signature
 F. DOUGLAS DUEHLMEIER
 Print or type name here

[Signature]
 Seller Signature
 Print or type name here

STATE OF _____, COUNTY OF _____
 This instrument was acknowledged before me on _____ (date)
 by F. DOUGLAS DUEHLMEIER
 Person(s) appearing before notary
 by _____
 Person(s) appearing before notary
 Signature of notarial officer

Notary Seal

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**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 81436

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

That portion of the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section 35, Township 2 North, Range 69 East, M.D.B.& M., more particularly described as follows:

Commencing at the Southwest corner of said Section 35, thence North $78^{\circ}35'25.2''$ East, a distance of 3593.93 feet to the Northwest corner of said parcel, being the TRUE POINT OF BEGINNING; thence South $17^{\circ}23'$ West along an existing fence line a distance of 101 feet more or less to a point, being the Southwest corner of said parcel; thence South $72^{\circ}37'$ East, a distance of 570 feet more or less to a point, being the Southeast corner of said Parcel; thence North 29° East along an existing fence line, a distance of 96 feet more or less; thence North 08° East along an existing fence line, a distance of 70 feet more or less to a point, being the Northeast corner of said parcel; thence South 72° West along an existing fence line, a distance of 100 feet; thence North 70° West, a distance of 235 feet more or less to the TRUE POINT OF BEGINNING.

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded October 18, 1977 in Book 22 Official Records, page 460, as File No. 60621 Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 006-241-13