

LINCOLN COUNTY, NV

**2020-158347**

\$37.00

Rec:\$37.00

**05/15/2020 01:11 PM**

FA NV NTC MAIN

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**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 006-241-36

File No: 13895-2588866

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
Benjamin Williams and Amanda Williams  
PO Box 386  
ALamo, NV 89001

***Open Range Disclosure***

This page added to provide additional information required by NRS 111.312 Section 1-2

This cover page must be typed or printed clearly in black ink only.

# OPEN RANGE DISCLOSURE

Assessor Parcel Number: 006-241-36

OR

Assessor's Manufactured Home ID Number: N/A

## 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(s): \* Signed in County court \* Date: \_\_\_\_\_

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

In Witness, Whereof, I/we have hereunto set my hand/our hands this 9th day of April 2020

  
Seller's Signature

Albert D. Seeno, Jr. - Manager of Nevada Ranches, LLC  
Print or type name here

  
Seller's Signature

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

STATE OF NEVADA, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (date)

by see attached  
Person(s) appearing before notary

by California Notary  
Person(s) appearing before notary

Form  
Signature of notarial officer

Notary Seal

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

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

Nevada Real Estate Division - Form 551

Effective July 1, 2010

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**  
**(Civil Code §1189)**

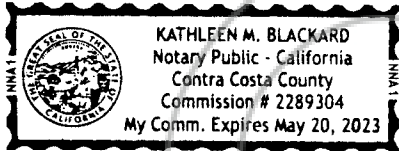
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**STATE OF CALIFORNIA**            )  
  ) **ss.**  
**COUNTY OF CONTRA COSTA**    )

On April 9, 2020, before me, Kathleen M. Blackard, a Notary Public, personally appeared Albert D. Seeno, Jr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



*Kathleen M Blackard*  
SIGNATURE OF NOTARY

\*\*\*\*\* **OPTIONAL** \*\*\*\*\*

Title or Type of Document: Open Range Disclosure

Signer(s) are Representing: Nevada Ranches, LLC

Document Date: April 9, 2020

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*I, the below signed purchaser, acknowledge that I have received this disclosure on this date.*

Buyer(s): Ben Williams Date: 5/12/20

Buyer(s): Amador Williams Date: 5/12/20

In Witness Whereof, I/We have hereunto set my hand/our hands this 9th day of April 2020

[Signature]  
Seller's Signature

Albert D. Seeno, Jr. - Manager of Nevada Ranches, LLC

Print or type name here

[Signature]  
Seller's Signature

Print or type name here

STATE OF NEVADA, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_

(date)

by see attached

Person(s) appearing before notary

by California Notary

Person(s) appearing before notary

FORM

Signature of notarial officer

Notary Seal

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

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Nevada Real Estate Division - Form 551

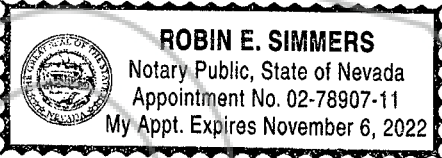
Effective July 1, 2010

Signed in Counterpart

STATE OF Nevada )  
 )  
COUNTY OF Lincoln )  
 )  
 :SS.

This instrument was acknowledged before me on May 12 2020 by  
Ben Williams & Amanda Williams

Robin E. Simmers  
Notary Public  
(My commission expires: 11-6-2022 )



COPY