

LINCOLN COUNTY, NV

2020-158570

\$37.00

Rec:\$37.00

06/02/2020 10:57 AM

FA NV NTC MAIN

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-240-25

File No: 13895-2591619

Recording Requested by:
First American Title Insurance Company

When Recorded Mail To:
Robert Altman and Aprildawn Altman
4024 San Mateo St
NLV NV 89032

***Open Range Disclosure - This Document has been Signed in
Counterpart***

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: 001-240-25

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 Par* Date: _____

Buyer(s): _____ Date: _____

In Witness Whereof, I/we have hereunto set my hand/our hands this 27 day of May, 2020

Claire Deal
Seller's Signature

Seller's Signature

Claire Deal, Authorized Signer, Vacant Land USA, LLC

Print or type name here

STATE OF NV NEVADA, COUNTY OF ERIE
This instrument was acknowledged before me on 29 May
(date) 2020

Notary Seal

by Claire Deal
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Hannah Gerber
Signature of notarial officer

Hannah Gerber
Notary Public, State of New York
Commission No. 01GE6382277
Qualified in Erie County
Commission Expires 11/05/2022

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

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

Buyer(s): [Signature] Robert A Altman Date: 6/20/20

Buyer(s): April Dawn Altman April Dawn Altman Date: 5/28/20

In Witness, Whereof, I/we have hereunto set my hand/our hands this _____ day of _____, _____.

*** Signed in Counterpart ***

Seller's Signature

Seller's Signature

Anne Marie Samuel, Member of Vacant Land USA, LLC

Print or type name here

Print or type name here

STATE OF NEVADA, COUNTY OF CLARK

This instrument was acknowledged before me on 05/28/2020

by Robert A. Altman
Person(s) appearing before notary

by April Dawn Altman
Person(s) appearing before notary

Sonji McTear
Signature of notarial officer

Notary Seal

SONJI MCTEAR
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 06-22-21
Certificate No: 17-2883-1

Sonji McTear
NV
6/22/21
17-2883-1

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

Nevada Real Estate Division - Form 551

Effective July 1, 2010