

LINCOLN COUNTY, NV

2020-158634

Rec:\$37.00

Total:\$37.00

06/16/2020 02:21 PM

COW COUNTY TITLE

Pgs=3 KE

<b>A.P.N. No.:</b>	002-233-06
<b>Escrow No.:</b>	81899
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
ZACHRY D. HUNT	
P O BOX 184	
PANACA, NV 89042	



OFFICIAL RECORD  
AMY ELMER, RECORDER

(for recorders use only)

**OPEN RANGE DISCLOSURE**  
**(Title of Document)**

COPY

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 002-233-06

**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: 6/15/2020

Zachry D. Hunt  
 Buyer Signature  
**ZACHRY D. HUNT**  
 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 14 day of June, 2020

Douglas E. Peterson  
 Seller Signature  
**DOUGLAS E. PETERSON**  
 Print or type name here

Megan E. Peterson  
 Seller Signature  
**MEGAN E. PETERSON**  
 Print or type name here

STATE OF NEVADA, COUNTY OF LINCOLN  
 This instrument was acknowledged before me on 6-14-2020  
 by Douglas E. Peterson (date) 6/14/2020  
 Person(s) appearing before notary  
 by Megan Peterson 6/14/2020  
 Person(s) appearing before notary  
Ginger Shumway  
 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.

# EXHIBIT "A" LEGAL DESCRIPTION

File No.: 81899

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

That portion of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 4, Township 2 South, Range 68 East, M.D.B.&M. more particularly described as follows:

Lot 6 of the North Hills Subdivision First Phase as shown on the Subdivision Map thereof recorded February 20, 1980 in Book A of Plats, page 151 as File No. 67636, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 002-233-06