

LINCOLN COUNTY, NV
Rec:\$37.00
Total:\$37.00
COW COUNTY TITLE

2020-158850

08/14/2020 11:56 AM

Pgs=3 KE

A.P.N. No.:	006-041-17
Escrow No.:	82098
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
George W. Wilkinson, Jr. and Myra Wilkinson	
P O Box 720	
Pioche, NV 89043	

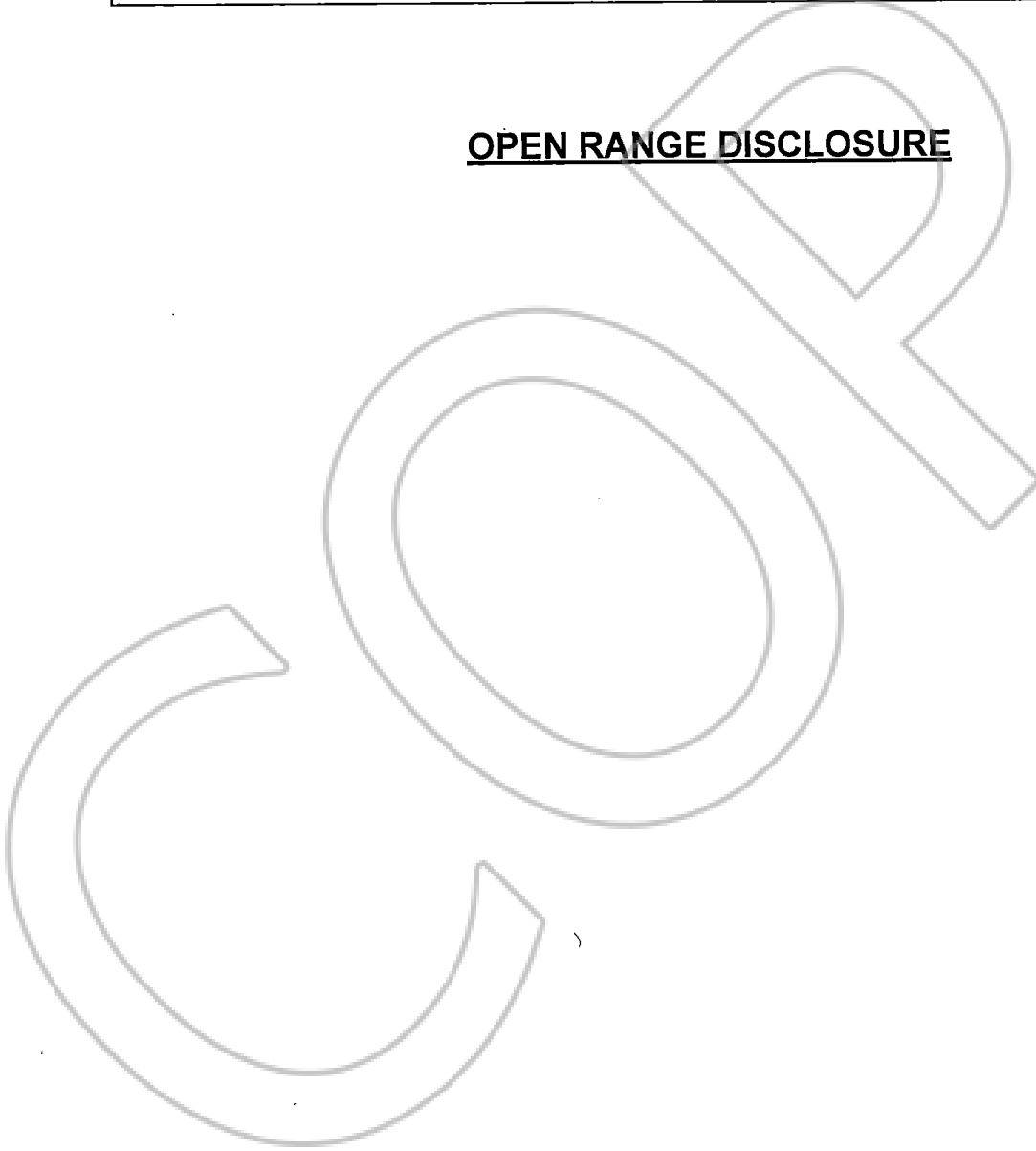


00005338202001588500030030

OFFICIAL RECORD
AMY ELMER, RECORDER

(for recorders use only)

OPEN RANGE DISCLOSURE



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 006-041-17

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: 8/12/20

George W. Wilkinson, Jr.
Buyer Signature

GEORGE W. WILKINSON, JR.
Print or type name here

Myra Wilkinson
Buyer Signature

MYRA WILKINSON
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 21st day of July, 2020

Robert J. Wilson
Seller Signature

ROBERT J. WILSON
Print or type name here

Linda J. Wilson
Seller Signature

LINDA J. WILSON
Print or type name here

STATE OF NEVADA, COUNTY OF Lincoln
This instrument was acknowledged before me on 7-21-20
(date)

by _____
Person(s) appearing before notary

by Robert J. Wilson
Person(s) appearing before notary

Linda J. Wilson
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

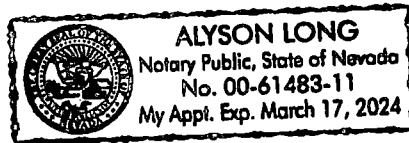


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 82098

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

That parcel of land situate in a portion of Section 2, Township 4 North, Range 67 East, M.D.B.&M., and being further described as follows:

The South One-Half (S1/2) of the Northeast Quarter (NE1/4) of U.S. Government Lot Numbered Six (6) in Section 2, Township 4 North, Range 67 East, M.D.B.&M., together with that Parcel of land situated in the South Half (S1/2) of the Northwest Quarter (NW1/4) of Government Lot 7, Section 2, Township 4 North, Range 67 East, M.D.M., being more particularly described as follows:

Beginning at the Northwest corner of said South Half (S1/2) of the Northwest Quarter (NW1/4) of Government Lot 7;
Thence South $64^{\circ}15'02''$ East 740.01 feet to the Southeast corner of said South Half (S1/2) of the Northwest Quarter (NW1/4) of Government Lot 7;
Thence South $89^{\circ}15'58''$ West along the South boundary of said South Half (S1/2) of the Northwest Quarter (NW1/4) 659.97 feet to the Southwest corner of said South Half (S1/2) of the Northwest Quarter (NW1/4);
Thence North $01^{\circ}08'56''$ West along the West boundary of said South Half (S1/2) of the Northwest (NW1/4) 330.01 feet to the point of beginning.

Said land being a portion of the Record of Survey for a Boundary Line Adjustment recorded June 28, 2001 in Book B of Plats, page 377 as File No. 116555, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 006-041-17