

LINCOLN COUNTY, NV

**2021-159402**

\$37.00

Rec:\$37.00

**01/04/2021 11:57 AM**

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-240-39 and 001-240-42

File No: 13895-2605740

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
Mikael A. Stenvers and Jessica M. Rackley  
631 Jordyn Ln  
Pioche, NV 89043

**\*\*\*Signed in counterpart\*\*\***

***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: 01-240-39 & 001-240-42

OR

Assessor's Manufactured Home ID Number: \_\_\_\_\_

**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): Mikael A. Stenvers Date: 12/29/2020  
Mikael A. Stenvers

Buyer(s): Jessica M. Rackley Date: 12/29/2020  
Jessica M. Rackley Jessica M. Rackley

In Witness, Whereof, I/we have hereunto set my hand/our hands this 21 day of December, 2020.

Patricia McLean  
Seller's Signature

\_\_\_\_\_  
Seller's Signature

Patricia McLean  
Print or type name here

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

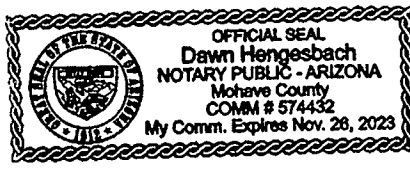
STATE OF NEVADA, COUNTY OF Yavapai  
 This instrument was acknowledged before me on 12-21-2020  
(date)

by Patricia McLean  
Person(s) appearing before notary

by \_\_\_\_\_  
Person(s) appearing before notary

Dawn Hengesbach  
Signature of notarial officer

Notary Seal



OFFICIAL SEAL  
 Dawn Hengesbach  
 NOTARY PUBLIC - ARIZONA  
 Mohave County  
 COMM # 574432  
 My Comm. Expires Nov. 26, 2023

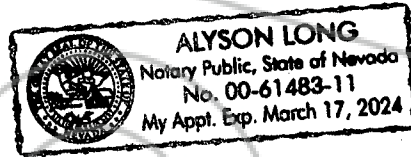
CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

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

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

This instrument was acknowledged before me on December 29, 2020 by Mikael A. Stenvers and Jessica M. Rackley.

Alyson Long  
Notary Public  
(My commission expires: March 17, 2024)



COPIES

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Mikael A. Stenvers

Buyer(s): \_\_\_\_\_ signed in counterpart \_\_\_\_\_ Date: \_\_\_\_\_  
Jessica M. Rackley

In Witness, Whereof, I/we have hereunto set my hand/our hands this 21 day of December, 2020.

Patricia McLean  
Seller's Signature

\_\_\_\_\_  
Seller's Signature

Patricia McLean  
Print or type name here

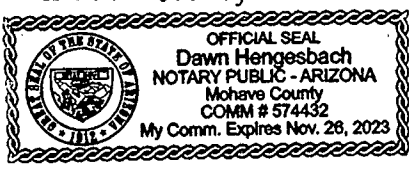
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STATE OF NEVADA, COUNTY OF Yavapai  
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(date)

by Patricia McLean  
Person(s) appearing before notary

by \_\_\_\_\_  
Person(s) appearing before notary  
Dawn Hengesbach  
Signature of notarial officer

Notary Seal  
 Official Seal  
 Dawn Hengesbach  
 Notary Public-Arizona  
 Mohave County



Comm# 574432  
 My Comm. Expires Nov 26, 2023

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

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



**EXHIBIT 'A'**

**THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**PARCEL I:**

**PARCEL 1 AS SHOWN BY PARCEL MAP FOR PAUL S. BROWN, RECORDED OCTOBER 15, 1997, IN PLAT BOOK B, PAGE 67, FILE NO. 109829, LINCOLN COUNTY, NEVADA.**

**PARCEL II:**

**PARCEL 1 AS SHOWN BY PARCEL MAP FOR PAUL S. BROWN, RECORDED MAY 12, 1998, IN PLAT BOOK B, PAGE 118, FILE NO. 110961, LINCOLN COUNTY, NEVADA.**