

LINCOLN COUNTY, NV

2021-159808

Rec:\$37.00

Total:\$37.00

04/01/2021 08:54 AM

COW COUNTY TITLE CO.

Pgs=4 AK



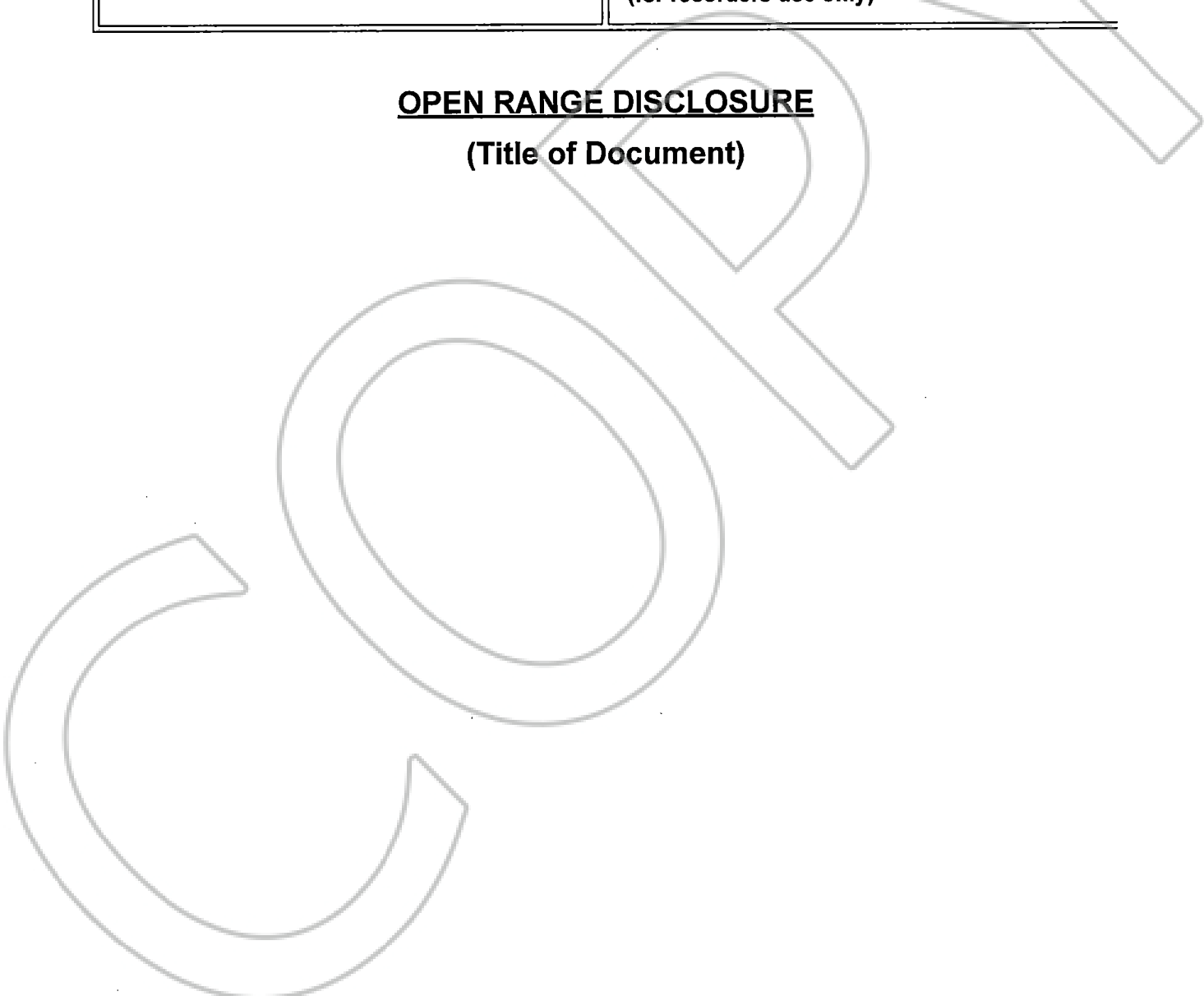
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.:	013-041-13
Escrow No.:	83536
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
LUKE A. PERKINS and ALISA LEE TAYLOR PERKINS	
P O BOX 696	
CALIENTE, NV 89008	

(for recorders use only)

OPEN RANGE DISCLOSURE

(Title of Document)



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 013-041-13

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 parties are executing this document in counter part for the purpose of facilitating its execution. The counterparts are to be considered and interpreted as a single document.

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 Signature
LUKE A. PERKINS
Print or type name here

Buyer Signature
ALISA LEE TAYLOR PERKINS
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 26 day of March, 2021

Dona J Westley
Seller Signature
DONA J. WESTLEY
Print or type name here

Seller Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Clark
This instrument was acknowledged before me on 3-26-21

by *Dona J Westley*
Person(s) appearing before notary

by _____
Person(s) appearing before notary
Stephen Franklin
Signature of notarial officer

Notary Seal

STEPHEN FRANKLIN
Notary Public, State of Nevada
No. 20-0966-01
My Appt. Exp. Oct. 31, 2024

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

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

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 013-041-13

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 parties are executing this document in counter part for the purpose of facilitating its execution. The counterparts are to be considered and interpreted as a single document.

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: 3/28/2021

[Signature]
Buyer Signature
LUKE A. PERKINS
Print or type name here

Alisa Lee Taylor Perkins
Buyer Signature
ALISA LEE TAYLOR PERKINS
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this _____ day of _____, 20____

Seller Signature
DONA J. WESTLEY
Print or type name here

Seller Signature

Print or type name here

STATE OF NEVADA, COUNTY OF _____

This instrument was acknowledged before me on _____ (date)

by _____
Person(s) appearing before notary

by _____
Person(s) appearing before notary

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.: 83536

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

Situate in the North Half (N½) of Section 3, Township 3 South, Range 67 East, M.D.B. & M., described as follows:

Lot 15 of HIGHLAND KNOLLS SUBDIVISION as shown on the Official Map thereof recorded August 9, 1972 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 100 as File No. 51895, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 013-041-13