

LINCOLN COUNTY, NV

**2021-159915**

\$37.00

Rec:\$37.00

**04/16/2021 01:26 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY

Page 4 of 4 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 013-160-38

File No: 13895-2621025

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
Clifford J. Ball and Judy Ball  
5721 Heron Avenue  
Las Vegas, NV 89107

\*\*\*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: 013-160-38

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): signed in counterpart Date: \_\_\_\_\_

Clifford J. Ball

Buyer(s): signed in counterpart Date: \_\_\_\_\_

Judy Ball

In Witness, Whereof, I/we have hereunto set my hand/our hands this 14th day of April, 2021.

[Signature]

*Seller's Signature*

Kaye Slack

*Print or type name here*

\_\_\_\_\_

*Seller's Signature*

*Print or type name here*

STATE OF NEVADA, COUNTY OF Clark Lincoln

This instrument was acknowledged before me on April 16, 2021

*(date)*

by Kaye Slack

*Person(s) appearing before notary*

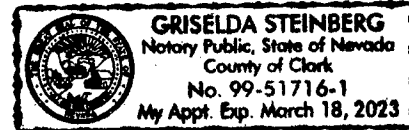
by \_\_\_\_\_

*Person(s) appearing before notary*

[Signature]

*Signature of notarial officer*

Notary Seal  
Griselda Steinberg  
Notary Public, State of Nevada  
county of Clark



No. 99-51716-1  
My Appt. Exp. March 18, 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.

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): Clifford J. Ball Date: 4-14-21  
Buyer(s): Judy Ball Date: 4/14/21

In Witness, Whereof, I/we have hereunto set my hand/our hands this \_\_\_\_\_ day of \_\_\_\_\_,  
signed in counterpart

Kaye Slack Seller's Signature  
Print or type name here

STATE OF NEVADA, COUNTY OF Lincoln  
This instrument was acknowledged before me on \_\_\_\_\_ (date)

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

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

\_\_\_\_\_  
Signature of notarial officer

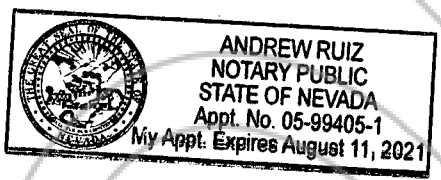
Notary Seal

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

STATE OF Nevada )  
 )  
COUNTY OF Clark ) :SS.  
 )

This instrument was acknowledged before me on 4/14/21 by  
Clifford J. Ball and Judy Ball

Andrew Ruiz  
Notary Public  
(My commission expires: Aug 11, 2021)



Andrew Ruiz  
Notary Public  
State of Nevada  
Appt. No. 05-99405-1  
My Appt. Expires August 11, 2021