

LINCOLN COUNTY, NV

2021-160611

Rec:\$37.00

Total:\$37.00

06/08/2021 09:13 AM

COW COUNTY TITLE CO.

Pgs=4 AK

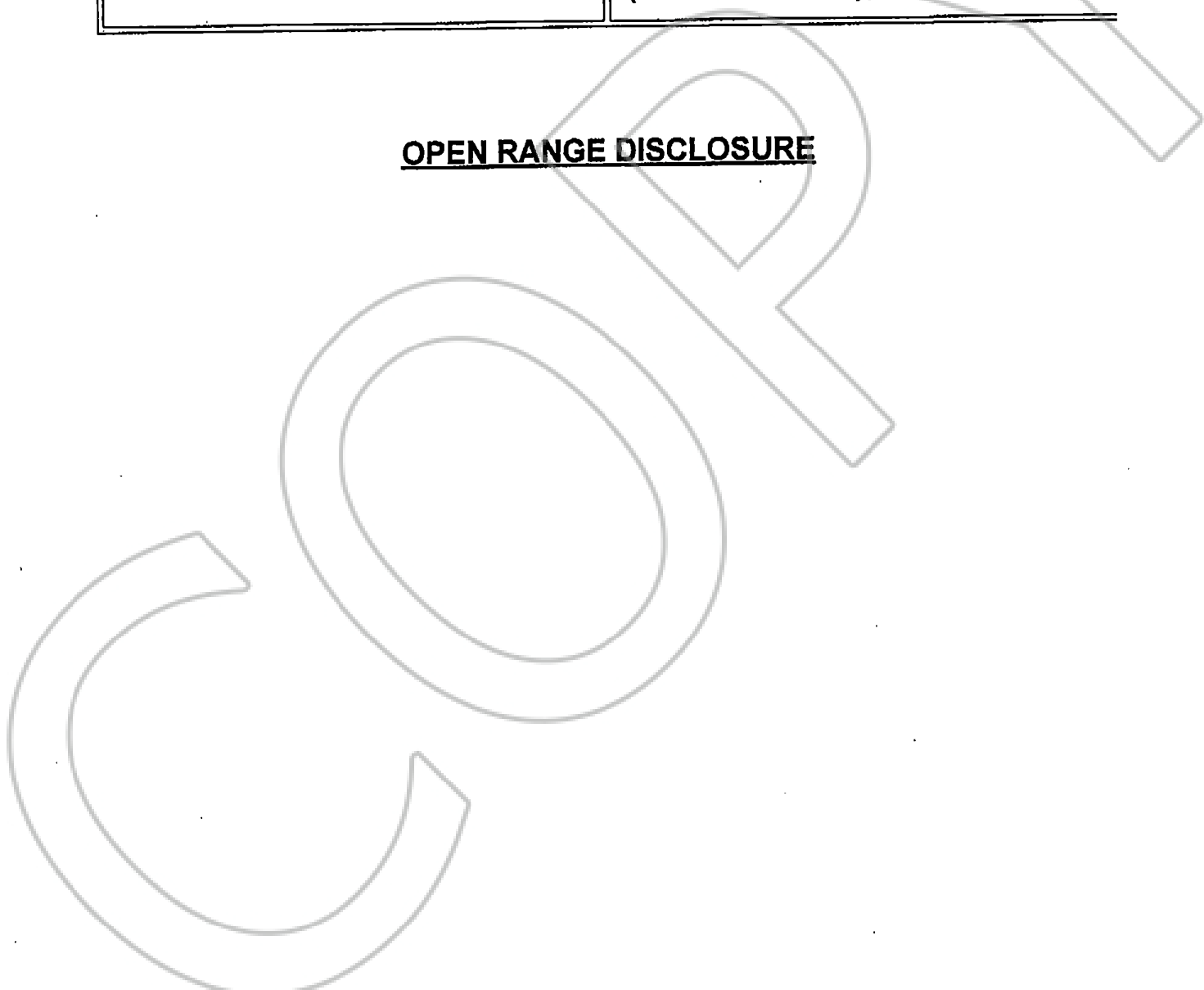
<b>A.P.N. No.:</b>	012-200-12
<b>Escrow No.:</b>	82210
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
DAHL DANE BRADFIELD and ROBIN J. BRADFIELD	
P O Box 561	
Panaca, NV 89042	



OFFICIAL RECORD  
AMY ELMER, RECORDER

(for recorders use only)

**OPEN RANGE DISCLOSURE**



**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 012-200-12

**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: May 13, 2021

*Dahl Dane Bradfield*  
Buyer Signature  
**DAHL DANE BRADFIELD**  
Print or type name here

*Robin J. Bradfield*  
Buyer Signature  
**ROBIN J. BRADFIELD**  
Print or type name here

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

\_\_\_\_\_  
Seller Signature  
**MICHEL D. PHILLIPS, Trustee**  
Print or type name here

\_\_\_\_\_  
Seller Signature  
**MARY ELLEN PHILLIPS, Trustee**  
Print or type name here

of the Michael D and Mary Ellen Phillips Trust, Dated 11/2/2002  
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

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*I, the below signed purchaser, acknowledge that I have received this disclosure on this date:* \_\_\_\_\_

\_\_\_\_\_  
*Buyer Signature*  
**DAHL DANE BRADFIELD**  
*Print or type name here*

\_\_\_\_\_  
*Buyer Signature*  
**ROBIN J. BRADFIELD**  
*Print or type name here*

In Witness whereof, I/we have hereunto set my hand/our hands this 27 day of May, 2021  
\_\_\_\_\_  
*Seller Signature*  
**MICHEL D. PHILLIPS, Trustee**  
*Print or type name here*

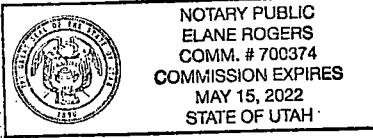
\_\_\_\_\_  
*Seller Signature*  
**MARY ELLEN PHILLIPS, Trustee**  
*Print or type name here*

of the **Michael D and Mary Ellen Phillips Trust, Dated 11/2/2002**  
STATE OF NEVADA, COUNTY OF IRON

This instrument was acknowledged before me on 5/27/21 (date)

by Michael D. Phillips  
*Person(s) appearing before notary*  
by Mary Ellen Phillips  
*Person(s) appearing before notary*  
Elane Rogers  
*Signature of notarial officer*

Notary Seal



NOTARY PUBLIC  
ELANE ROGERS  
COMM. # 700374  
COMMISSION EXPIRES  
MAY 15, 2022  
STATE OF UTAH

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.  
*Leave space within 1-inch margin blank on all sides.*

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**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 82210

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

**TOWNSHIP 2 SOUTH RANGE 68 EAST M.D.B.&M.**

Section 17: Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4)

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 012-200-12

File No.: 82210  
Exhibit A Legal Description

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