

<b>A.P.N. No.:</b>	010-173-06
<b>Escrow No.:</b>	84048
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
8387 Canyon Road, LLC	
1645 W Red Cloud Dr.	
St, George, UT 84770	

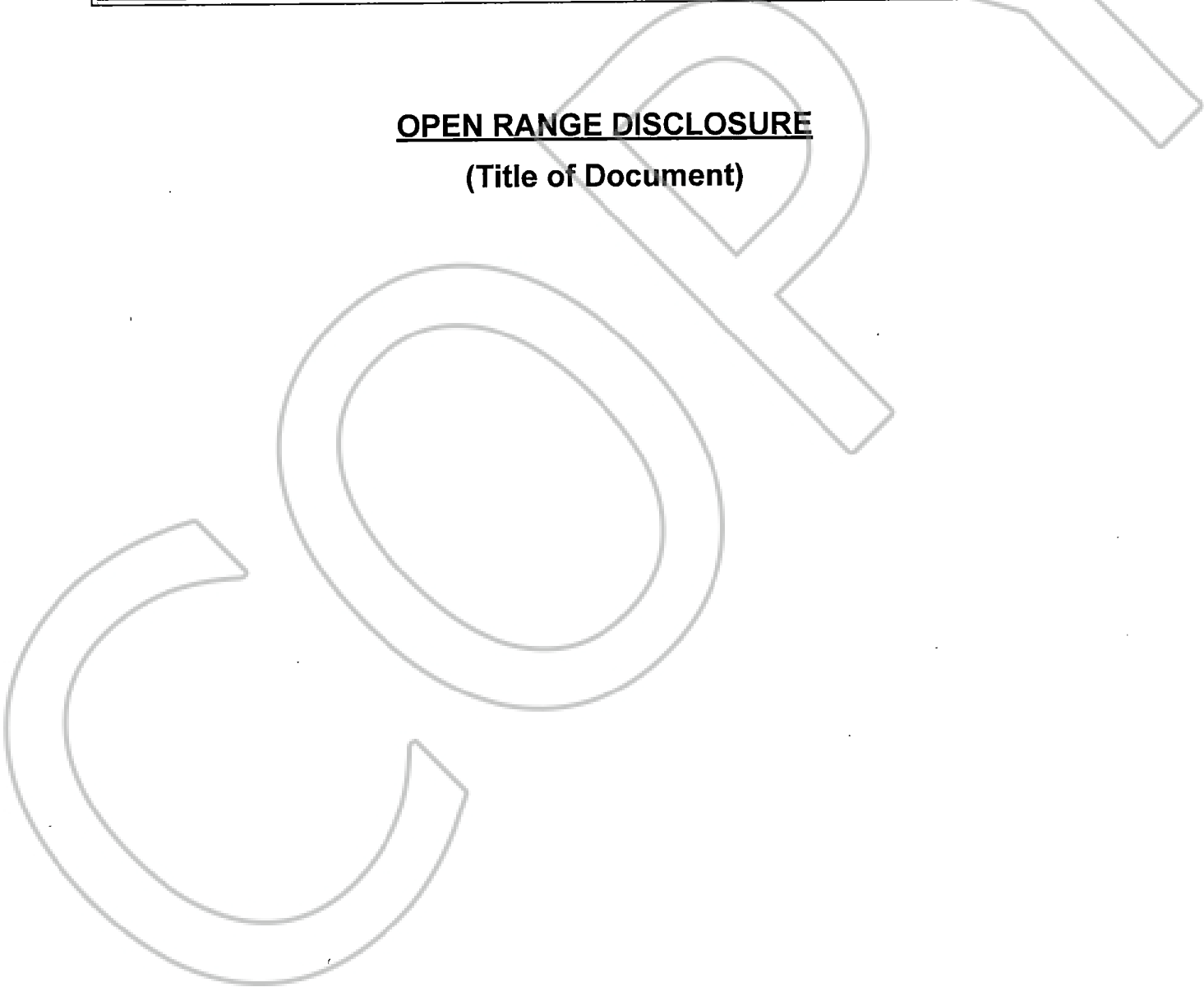
LINCOLN COUNTY, NV      **2021-160949**  
 Rec:\$37.00  
 Total:\$37.00      **08/05/2021 02:50 PM**  
 COW COUNTY TITLE CO      Pgs=4 KC



OFFICIAL RECORD  
 AMY ELMER, RECORDER

(for recorders use only)

**OPEN RANGE DISCLOSURE**  
**(Title of Document)**



**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 010-173-06

**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.

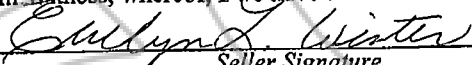
**SELLERS:** The law (NRS 113.065) requires that the seller shall:

- 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:** \_\_\_\_\_

<i>Buyer Signature</i> <b>CARRIE GRANDFIELD, Manager</b> of <b>8387 CANYON ROAD, LLC, a</b> <i>Print or type name here</i> <b>Nevada Limited Liability Company</b>	<i>Buyer Signature</i>  <i>Print or type name here</i>
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In Witness, whereof, I/we have hereunto set my hand/our hands this 20 day of JULY, 2021

 <i>Seller Signature</i> <b>EVELYN L. WINTER, Successor Trustee</b> of the <b>WILLIAM GABA REVOCABLE</b> <i>Print or type name here</i>	  <i>Print or type name here</i>
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**LIVING TRUST, dated March 19, 1998**  
STATE OF: CO, COUNTY OF Broomfield

This instrument was acknowledged before me on 7/20/21 (date)

by Evelyn L. Winter  
*Person(s) appearing before notary*

by [Signature]  
*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.**

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.

Notary Seal

**DANIELLE MENDOZA**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
 NOTARY ID 20194030815  
 MY COMMISSION EXPIRES AUGUST 13, 2023



## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 84048

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

A portion of the Northwest Quarter (NW1/4) and Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 36, Township 3 South, Range 55 East, M.D.B. & M., more particularly described as follows:

Lot 6 of Block 3 of SUNSET ACRES, TRACT NO. 1 as shown on the Subdivision Map thereof recorded October 6, 1975 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 117, as File No. 57314, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 010-173-06