

LINCOLN COUNTY, NV

**2021-161480**

\$37.00

Rec:\$37.00

**10/07/2021 03:00 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 001-193-01

File No: 13896-2636943

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
Curt Phillips and Gerri G. Phillips  
Box 197  
Panaca, NV 89042

\*\*\*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: 001-193-01

OR

Assessor's Manufactured Home ID Number: N/A

**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.*

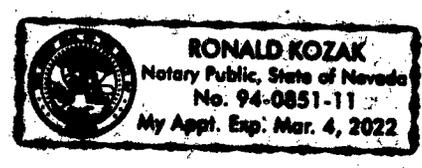
Buyer(s): <u>Curt Phillips</u>	Date: <u>10/5/21</u>
Buyer(s): <u>Gerri G. Phillips</u>	Date: <u>10/5/21</u>

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

<p>_____ Seller's Signature</p> <p><u>John Lee</u> <small>Print or type name here</small></p>	<p>_____ Seller's Signature</p> <p>_____ <small>Print or type name here</small></p>
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STATE OF NEVADA, COUNTY OF Lincoln  
 This instrument was acknowledged before me on 10/5/21 (date)  
 by Curt Phillips  
Person(s) appearing before notary  
 by Gerri Phillips  
Person(s) appearing before notary  
Ronald Kozak  
Signature of notarial officer

Print or type name here  
Notary Seal



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

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

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**I, the below signed purchaser, acknowledge that I have received this disclosure on this date.**

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

Buyer(s): signed in counterpart Date: \_\_\_\_\_  
Gerri G. Phillips

In Witness, Whereof, I/we have hereunto set my hand/our hands this 2<sup>nd</sup> day of OCT 2021.

*John Lee*  
 Seller's Signature  
John Lee  
 Print or type name here

\_\_\_\_\_  
 Seller's Signature  
 \_\_\_\_\_  
 Print or type name here

STATE OF NEVADA, COUNTY OF Lincoln  
 This instrument was acknowledged before me on 10-2-2021  
 (date)

by John Lee  
 Person(s) appearing before notary

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

*Betsy Comella*  
 Signature of notarial officer

**Notary Seal**



BETSY COMELLA  
 Notary Public, State of Nevada  
 Appointment No. 16-4059-11  
 My Appt. Expires Nov 24, 2024

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