

LINCOLN COUNTY, NV

2021-161491

Rec:\$37.00

Total:\$37.00

10/11/2021 01:36 PM

COW COUNTY TITLE CO

Pgs=4 KC

<b>A.P.N. No.:</b>	006-041-53
<b>Escrow No.:</b>	84875
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
Carol Dennise Bishop	
P O Box 126	
Overton, N 89040	



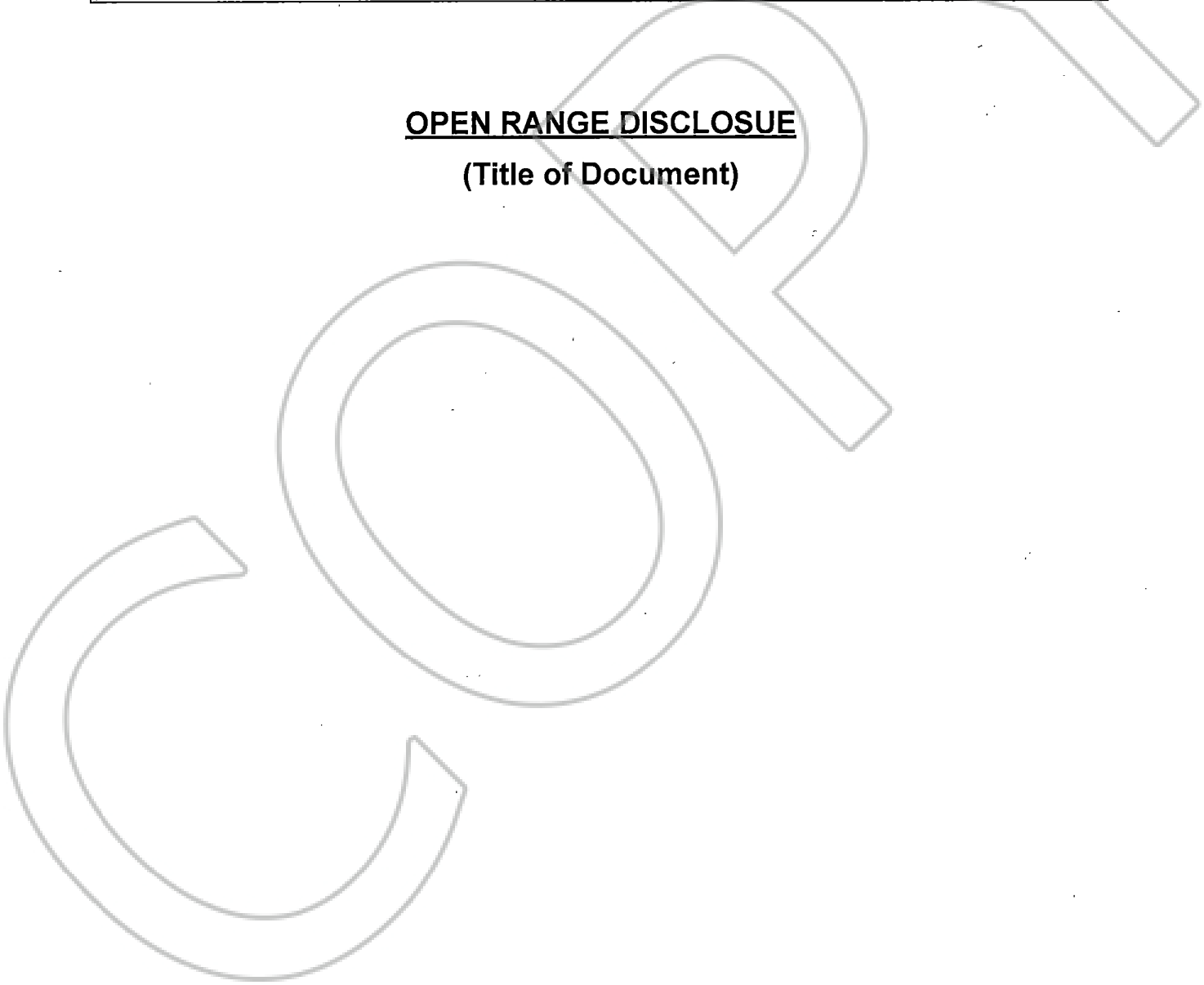
00008193202101614910040042

OFFICIAL RECORD  
AMY ELMER, RECORDER

(for recorders use only)

**OPEN RANGE DISCLOSUE**

**(Title of Document)**



**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 006-041-53

**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 Signature*  
**CAROL DENNISE BISHOP**  
*Print or type name here*

\_\_\_\_\_  
*Buyer Signature*  
  
*Print or type name here*

In Witness, whereof, I/we have hereunto set my hand/our hands this 7th day of October, 2021

Major A. Mastin  
*Seller Signature*  
**MAJOR A. MASTIN, Trustee**  
*Print or type name here*

\_\_\_\_\_  
*Seller Signature*  
**of the MAJOR A. MASTIN FAMILY TRUST dated**  
*Print or type name here*

August 26, 2011  
STATE OF NEVADA, COUNTY OF Lincoln

This instrument was acknowledged before me on 10/7/21  
*(date)*

by Major A. Mastin  
*Person(s) appearing before notary*

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

Don Rita Rice  
*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

**DON-RITA RICE**  
NOTARY PUBLIC  
STATE OF NEVADA  
COUNTY OF LINCOLN  
No. 16-2505-11 MY APPT. EXPIRES MAY 7, 2024

**OPEN RANGE DISCLOSURE**

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 10/7/21

*Carol Dennise Bishop* \_\_\_\_\_  
 Buyer Signature Buyer Signature  
CAROL DENNISE BISHOP \_\_\_\_\_  
 Print or type name here Print or type name here

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

\_\_\_\_\_  
 Seller Signature Seller Signature  
MAJOR A. MASTIN, Trustee of the MAJOR A. MASTIN FAMILY TRUST dated  
 August 26, 2011  
 Print or type name here 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

Notary Seal

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

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# EXHIBIT "A" LEGAL DESCRIPTION

File No.: 84875

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

The South Half (S1/2) of the Northeast Quarter (NE1/4) of U.S. Government Lot Number 8, in Section 2, Township 4 North, Range 67 East, M.D.B.&M.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 006-041-53

