

A.P.N. No.:	010-131-15
Escrow No.:	84746
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Donna M. Maguire and Daniel L. Deering	
1108 Norma Joyce Lane	
Las Vegas, NV 89128	

LINCOLN COUNTY, NV **2021-161543**
 Rec:\$37.00
 Total:\$37.00 **10/28/2021 08:30 AM**
 COW COUNTY TITLE CO Pgs=4 KC



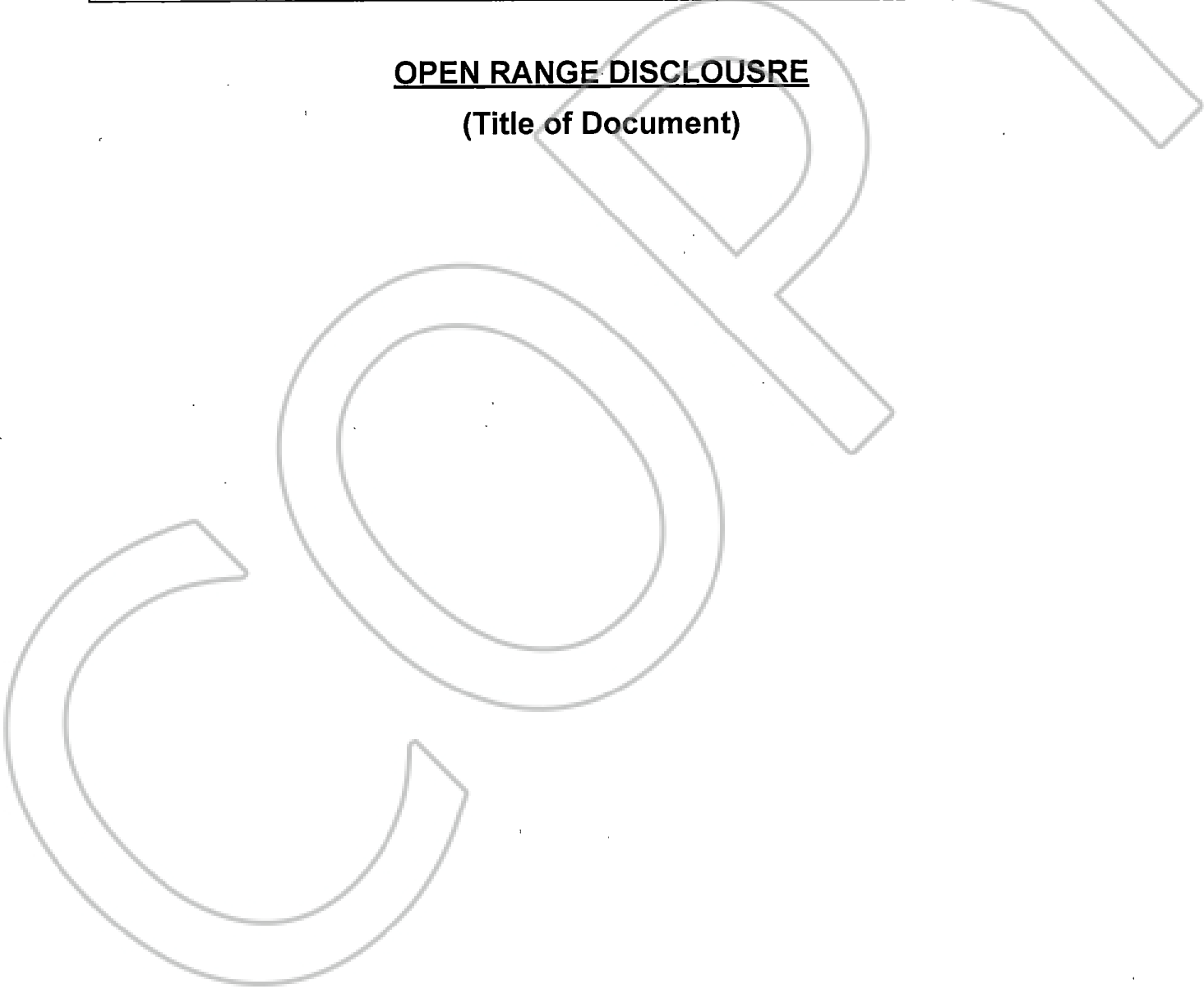
00008251202101615430040049

OFFICIAL RECORD
 AMY ELMER, RECORDER

(for recorders use only)

OPEN RANGE DISCLOSURE

(Title of Document)



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 010-131-15

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
DONNA M MAGUIRE
Print or type name here

Buyer Signature
DANIEL L. DEERING
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 15 day of Oct, 2021

Gayle S. Greene
Seller Signature
GAYLE S. GREEN, Manager of
Print or type name here

NA
Seller Signature
LINCOLN ESTATES INVESTMENT
Print or type name here

GROUP, LLC, a Nevada Limited Liability Company
STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 10-1-21
(date)

by *Gayle S. Greene*
Person(s) appearing before notary

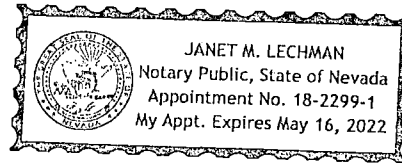
by NA
Person(s) appearing before notary
Janet M. Lechman
Signature of notarial officer

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



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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 10/21/2024

Donna M Maguire
Buyer Signature
DONNA M MAGUIRE
Print or type name here

Daniel L Deering
Buyer Signature
DANIEL L. DEERING
Print or type name here

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

Seller Signature
GAYLE S. GREEN, Manager of
Print or type name here

Seller Signature
LINCOLN ESTATES INVESTMENT
Print or type name here

GROUP, LLC, a Nevada Limited Liability Company
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

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**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 84746

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

That portion of the South Half (S1/2) of Section 30, Township 3 South, Range 55 East, M.D.B. & M., more particularly described as follows:

Lot 7 in Block 1 of LINCOLN ESTATES SUBDIVISION recorded June 5, 1970 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 79 as File No. 49097, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2021 – 2022: 010-131-15