

LINCOLN COUNTY, NV

2021-161583

\$37.00

11/04/2021 04:21 PM

Rec:\$37.00

COW COUNTY TITLE CO.

Pgs=5 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N. No.:	013-481-04, 013-481-05, 013-491-03, 013-581-02, 013-591-02, 013-651-02, 013-661-02, 013-661-03, 013-661-04, 013-771-04, 013-771-05, 013-771-06, 013-831-01, 013-831-02, 013-831-03, 005-021-01, and 012-660-07
Escrow No.:	84749
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
EMIGRANT SPRINGS RAMCH, LLC	
1695 E. POWERHOUSE RD	
SPANISH FORK, UT 84660	

(for recorders use only)

OPEN RANGE DISCLOSURE

(Title of Document)

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: NUMEROUS - ATTACHED

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: _____

[Signature]
Buyer Signature

STEVEN ARCH REDD, Manager

Print or type name here

[Signature]
Buyer Signature

ALEIGH MARJORIE REDD, Manager

Print or type name here

of **EMIGRANT SPRINGS RANCH, LLC, a Utah Limited Liability Company**

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

[Signature]
Seller Signature

CHESTER EARL BRACKETT,

Print or type name here

[Signature]
Seller Signature

President of C.E. BRACKETT CATTLE CO

Print or type name here

an Idaho Corporation
STATE OF Idaho, COUNTY OF Twin Falls

This instrument was acknowledged before me on 10-27-2024
(date)

by Steven Arch Redd
Person(s) appearing before notary

by Chester Brackett
Person(s) appearing before notary

[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.

Notary Seal

**ANNETTE ROTH
COMMISSION #9314
NOTARY PUBLIC
STATE OF IDAHO**

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein is described as follows:

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

SUNNYSIDE RANCH:

PARCEL ONE:

TOWNSHIP 5 NORTH, RANGE 60 EAST, M.D.B. & M.

Section 14: Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), and the East Half (E1/2) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-491-03

Section 23: East Half (E1/2) of the East Half (E1/2)

Section 24: Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); North Half (N1/2) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4)

Section 25: West Half (W1/2) of the East Half (E1/2); and the East Half (E1/2) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-481-04

Section 36: East Half (E1/2) of the East Half (E1/2)

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-481-05

TOWNSHIP 4 NORTH, RANGE 61 EAST, M.D.B. & M.

Section 6: Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); and the East Half (E1/2) of the Northwest Quarter (NW1/4)

Section 7: East Half (E1/2) of the Northeast Quarter (NE1/4)

Section 8: Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4)

Section 16: Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4)

Section 17: Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4)

Section 21: Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4)

Section 22: Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4)

Section 27: Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4); Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); and the Southwest Quarter (SW1/4) of the " Northeast Quarter (NE1/4)

Section 35: Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-581-02

PARCEL TWO:

TOWNSHIP 5 NORTH, RANGE 61 EAST, M.D.B. & M.

Section 31: West Half (W1/2) of the Southwest Quarter (SW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-591-02

PARCEL THREE:

TOWNSHIP 9 NORTH, RANGE 61 EAST, M.D.B. & M.

Section 23: North Half (N1/2) of the Northeast Quarter (NE1/4); the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4); Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-661-03

Section 24: East Half (E1/2) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-661-04

Section 32: South Half (S1/2) of the Northeast Quarter (NE1/4); North Half (N1/2) of the Southeast Quarter (SE1/4); and the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-661-02

TOWNSHIP 8 NORTH, RANGE 61 EAST, M.D.B. & M.

Section 5: Government Lot 2

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-651-02

That portion of Section 19 and Section 30, **Township 9 North, Range 62 East, M.D.B. & M.**, more particularly described as follows:

Parcels 1 and 2 of that certain Parcel Map recorded July 2, 2008 in the Office of the County Recorder of Nye County, Nevada as File No. 711557, Nye County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-771-05 and 013-771-06

That portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 19, **Township 9 North, Range 62 East, M.D.B. & M.**, lying Northerly of Nevada State Highway State Route 318.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-771-04

PARCEL FOUR:

A parcel of land situate in the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 13, and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Section 14, **Township 9 North, Range 61 East, M.D.B. & M.**, more particularly described as follows:

Parcels 1, 2 and 3 as shown on the Final Map of Division into Large Parcels recorded March 18, 2002 in the Office of the County Recorder of Nye County, Nevada as File No. 531981, Nye County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-831-01; 013-831-02; 013-831-03

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

PARCEL FIVE:

TOWNSHIP 9 NORTH, RANGE 63 EAST, M.D.B. & M.

Section 5: Government Lots 3 and 4; and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4)

Section 6: Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); and the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 005-021-01

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

TOWNSHIP 10 NORTH, RANGE 63 EAST, M.D.B. & M.

Section 28: South Half (S1/2) of the Southwest Quarter (SW1/4)

Section 32: East Half (E1/2) of the Northeast Quarter (NE1/4); South Half (S1/2) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4)

Section 33: Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 012-660-07