

LINCOLN COUNTY, NV

2021-161818

Rec:\$37.00

12/28/2021 01:37 PM

Total:\$37.00

COW COUNTY TITLE CO

Pgs=4 KC

<b>A.P.N. No.:</b>	004-141-42 and 004-141-43
<b>Escrow No.:</b>	84997
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
ARTURO GOKMEZ-TORRES	
8817 SPINNING WHEEL AVE	
LAS VEGAS, NV 89143	



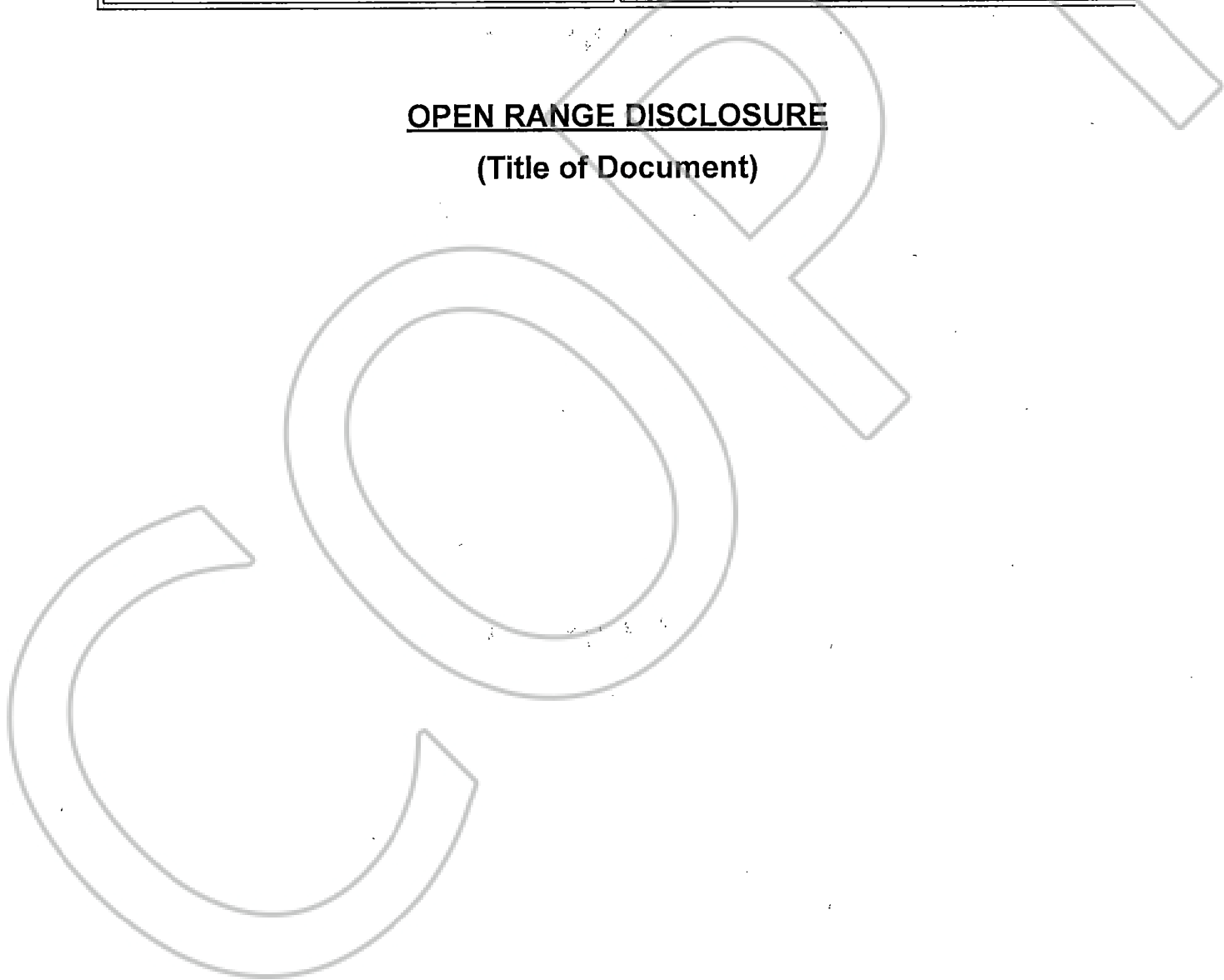
00008540202101618180040046

OFFICIAL RECORD  
AMY ELMER, RECORDER

(for recorders use only)

**OPEN RANGE DISCLOSURE**

**(Title of Document)**



**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 004-141--42, 004-141-43

**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*  
**ARTURO GOMEZ-TORRES**  
 \_\_\_\_\_  
*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 17 day of December, 2021

\_\_\_\_\_  
*Seller Signature*  
**ELMER ANTONIO RIVERA**  
 \_\_\_\_\_  
*Print or type name here*

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

STATE OF NEVADA, COUNTY OF Lincoln

This instrument was acknowledged before me on 12/17/21

by Elmer Antonio Rivera <sup>(date)</sup>  
 \_\_\_\_\_  
*Person(s) appearing before notary*

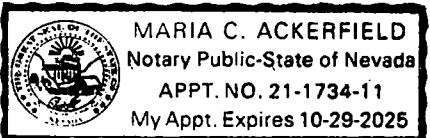
by \_\_\_\_\_  
 \_\_\_\_\_  
*Person(s) appearing before notary*  
Maria C. Ackerfield  
 \_\_\_\_\_  
*Signature of notarial officer*

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



MARIA C. ACKERFIELD  
 Notary Public-State of Nevada  
 APPT. NO. 21-1734-11  
 My Appt. Expires 10-29-2025

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- 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: 12/20/2021

*Arturo Gomez-Torres*  
 Buyer Signature  
**ARTURO GOMEZ-TORRES**  
 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 Seller Signature  
**ELMER ANTONIO RIVERA**  
 Print or type name here

\_\_\_\_\_  
 Seller Signature  
 \_\_\_\_\_  
 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

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Notary Seal

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# EXHIBIT "A" LEGAL DESCRIPTION

File No.: 84997

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

A portion of the South Half (S1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), Section 5, Township 7 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Lots 3 and 4 of Parcel 5-1 as shown on the Parcel Map thereof recorded September 21, 1988 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 292 as File No. 89878, Lincoln County, Nevada records.

ASSESSOR'S PAREL NUMBER FOR 2021 - 2022: 004-141-42  
004-141-43