

LINCOLN COUNTY, NV

2022-162258

Rec:\$37.00

Total:\$37.00

04/27/2022 09:19 AM

COW COUNTY TITLE CO

Pgs=3 KC

A.P.N. No.:	005-231-33
Escrow No.:	710091-NF
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
RICHARD M ELDREDGE and KATHERINE ELDREDGE Trustees of the RICHARD M ELDREDGE FAMILY TRUST dated November 20th, 2006	
269 Elfin Cove Cir Irvin, UT 84738	



00009022202201622580030031

OFFICIAL RECORD
AMY ELMER, RECORDER

(for recorders use only)

OPEN RANGE DISCLOSURE

This document is being re-recorded to correct the legal description as follows:

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

A parcel of land situate in the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 34, Township 5 North, Range 67 East, Mount Diablo Base and Meridian, described as follows:

Parcel 1 of that certain Parcel Map for RICHARD D. and LOUIS A. ALFANO recorded March 13, 1993 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 384 as File No. 100245, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 005-231-33

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 005-231-33

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
RICHARD M. EDWARDS
 Print or type name here

[Signature]
 Buyer Signature
KATHERINE M. ELDRIDGE
 Print or type name here

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

 Seller Signature

 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

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

I hereby certify that the foregoing is a full and correct copy of the original document as of

4/27/2022 at 9:03 AM

Now of record in this office of Lincoln County Nevada as document number 2022-162005.

Date 04/27/2022

Recorded by Amy Elmer

[Signature]
Kelbee Cole, Deputy Recorder

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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: _____

Buyer Signature

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 18 day of feb, 20 22

Seller Signature
OHAD BUKAI LANDS & LLC

Print or type name here

Seller Signature

Print or type name here

STATE OF ^{NY}NEVADA, COUNTY OF Bronx

This instrument was acknowledged before me on 2/18/22 (date)

by OHAD BUKAI
Person(s) appearing before notary

by _____
Person(s) appearing before notary

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

SUBSCRIBED AND SWORN
TO BEFORE ME TODAY 2/18/2022
DR. CHRIS CASTILLO
Nº 31-5012537
Comm. Exp. on June 15, 2023
Notary Public, State of NY
Qualified in Bronx County
Cert. Filed in NY County

[Handwritten Signature]

Effective July 1, 2010

Nevada Real Estate Division - Form 551