

LINCOLN COUNTY, NV

2022-162273

\$37.00

Rec:\$37.00

04/29/2022 10:48 AM

FIRST AMERICAN TITLE INSURANCE COMPANY 3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-250-24 and 001-250-25 and 001-250-27

File No: 13896-2650811

Recording Requested by:
First American Title Insurance Company

When Recorded Mail To:
Jenifer Pytko, Trustee of Simile Trust dated 11/9/2010
9850 S. Maryland Pkwy. #127
Las Vegas, NV 89183

** Document Signed in Counterpart **
Open Range Disclosure

This page added to provide additional information required by NRS 111.312 Section 1-2

This cover page must be typed or printed clearly in black ink only.

OPEN RANGE DISCLOSURE

001-250-24, 001-250-25 and 001-250-27

Assessor Parcel Number: _____

OR

Assessor's Manufactured Home ID Number: _____

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(s): Jennifer Pytko Date: 07/29/2022

Buyer(s): _____ Date: _____

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

signed in counterpart

Seller's Signature

Jacob R. Bodine

Print or type name here

signed in counterpart

Seller's Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 4/28/2022

(date)

by Jennifer Pytko

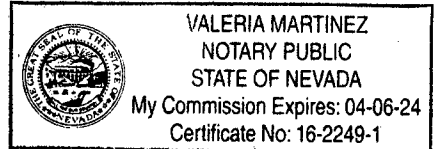
Person(s) appearing before notary

by _____

Person(s) appearing before notary

Valeria Martinez
Signature of notarial officer

Notary Seal



CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

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

Nevada Real Estate Division - Form 551

Effective July 1, 2010

OPEN RANGE DISCLOSURE

001-250-24, 001-250-25 and 001-250-27

Assessor Parcel Number: _____

OR

Assessor's Manufactured Home ID Number: _____

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date.

Buyer(s): signed in counterpart Date: _____
Jennifer Pytko

Buyer(s): _____ Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 28 day of April, 2022.

[Signature]
Seller's Signature
Jacob R Bodine Jacob R Bodine
Print or type name here

[Signature]
Seller's Signature
Howard Allen Hopkinson II
Print or type name here


STATE OF NEVADA, COUNTY OF Clark
This instrument was acknowledged before me on 4/28/2022
(date)

by Jacob R. Bodine
Person(s) appearing before notary

by Howard Allen Hopkinson II
Person(s) appearing before notary

[Signature]
Signature of notarial officer

Notary Seal



VALERIA MARTINEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-06-24
Certificate No: 16-2249-1

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

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