

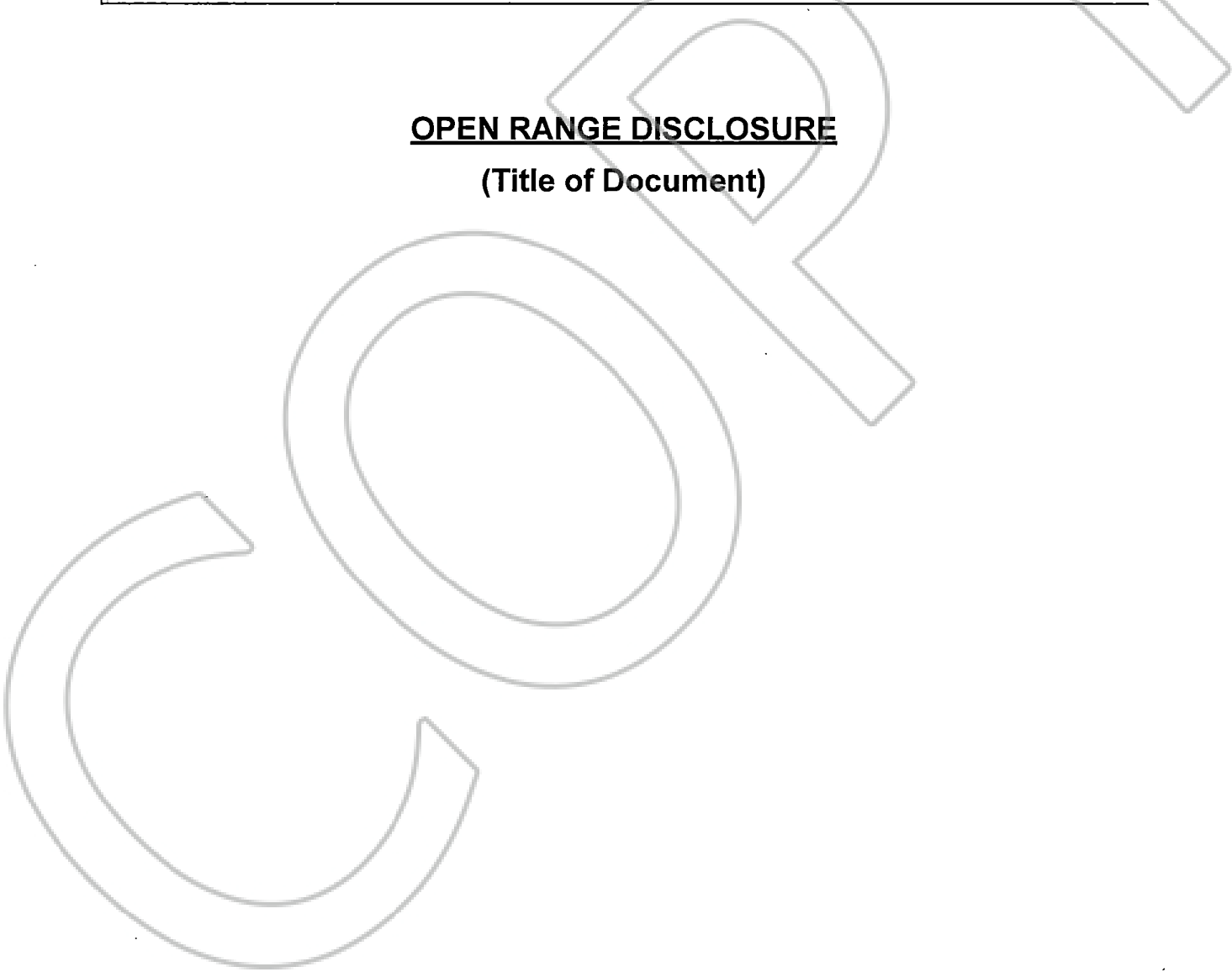


OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.:	010-134-01 and 010-134-16
Escrow No.:	85325
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
MICHAEL A. WUENSCH AND MICHELE A. WUENSCH	
P O BOX 488	
MOAPA, NV 89025	

(for recorders use only)

OPEN RANGE DISCLOSURE
(Title of Document)



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 010-134-01 and 010-134-16

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
MICHAEL A. WUENSCH
Print or type name here

Buyer Signature
MICHELE A. WUENSCH
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 7th day of June, 2024

Gayle S. Greene, Mgr.
Seller Signature
GAYLE S. GREENE, Manager, **LINCOLN ESTATES INVESTMENT GROUP, LLC**,
Print or type name here

Seller Signature
LINCOLN ESTATES INVESTMENT GROUP, LLC,
Print or type name here

A NEVADA LIMITED LIABILITY COMPANY
STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 06/21/2024
(date)

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

by _____
Person(s) appearing before notary

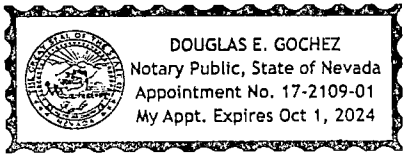
[Signature]
Signature of notarial officer

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

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

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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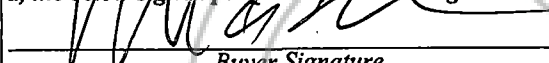
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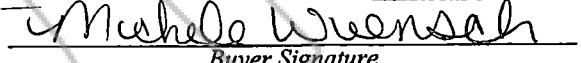
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- Provide a copy of the signed disclosure document to the purchaser; and
- Record in the office of the county recorder in the county where the property is located, the original disclosure document that has been signed by the purchaser.

I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 6-20-2022


 Buyer Signature
MICHAEL A. WUENSCH
 Print or type name here


 Buyer Signature
MICHELE A. WUENSCH
 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. GREENE, Manager
 Print or type name here

 Seller Signature
LINCOLN ESTATES INVESTMENT GROUP, LLC,
 Print or type name here

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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Notary Seal

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 85325

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:

Lots 8 and 16 in Block 7 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 2022 – 2023: 010-134-01
010-134-16

010-134-01, 010-134-16