

LINCOLN COUNTY, NV

**2022-162801**

\$37.00

Rec:\$37.00

**07/18/2022 03:10 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY

PLS-5 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 009-012-35

File No: 13896-2651445

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
Black Cat Properties LLC, a Utah limited liability company  
722 East Nichols Canyon Rd  
Cedar City, UT 84721

\*\*\*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

Assessor Parcel Number: 009-012-35  
 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): [Signature] Date: 7-14-2022  
 Buyer(s): Richard C. Bronsema Date: \_\_\_\_\_

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


signed in counterpart  
 \_\_\_\_\_  
 Seller's Signature  
Lynn P Sosa  
 Print or type name here

signed in counterpart  
 \_\_\_\_\_  
 Seller's Signature  
Susan P Nissman  
 Print or type name here

STATE OF ~~NEVADA~~ UTAH, COUNTY OF IRON  
 This instrument was acknowledged before me on 07/14/2022  
 by RICHARD CHARLES BRONSEMA  
 Person(s) appearing before notary

by \_\_\_\_\_  
 Person(s) appearing before notary  
Tate Womack  
 Signature of notarial officer

Notary Seal



**TATE WOMACK**  
 Notary Public - State of Utah  
 Comm. No. 719149  
 My Commission Expires on  
 Jul 9, 2025

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

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

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Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

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

signed in counterpart \_\_\_\_\_

Lynn P Sosa  
 Seller's Signature  
 Print or type name here

Susan P Nissman  
 Seller's Signature

Susan P Nissman  
 Print or type name here

Susan P. Nissman

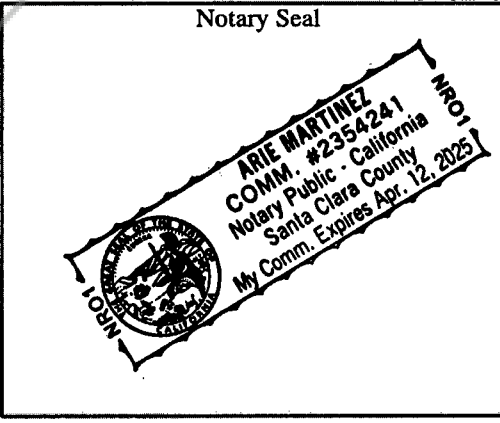
STATE OF NEVADA, COUNTY OF Las Angeles

This instrument was acknowledged before me on 7.13.22 (date)

by Susan P Nissman  
 Person(s) appearing before notary

by \_\_\_\_\_  
 Person(s) appearing before notary

[Signature]  
 Signature of notarial officer



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Lynn P. Sosa signed in counterpart  
Seller's Signature Seller's Signature  
Lynn P. Sosa Lynn P. Sosa  
Print or type name here 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

Notary Seal

\*\*\*See Attached Notary Acknowledgment\*\*\*

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# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

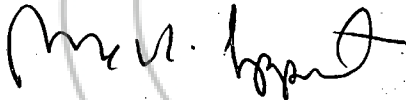
On July 13, 2022 before me, Robert H. Appert, Notary Public,  
(insert name and title of the officer)

personally appeared Lynn P. Sosa  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

