

LINCOLN COUNTY, NV

2022-162831

\$37.00

Rec:\$37.00

07/27/2022 03:21 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 013-190-08

File No: 13896-2646957

Recording Requested by:
First American Title Insurance Company

When Recorded Mail To:
Steen Nielsen
2425 Golden Hill Road, Suite 160 PMB 208
Paso Robles, CA 93446

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: 013-190-08

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): Steen Niels signed in counterpart Date: 2022.07.21
Steen Nielsen

Buyer(s): _____ Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 25 day of July, 2022.

Ivan A. Willard Jr.
Seller's Signature

Seller's Signature

Ivan A Willard Jr

Idaho Print or type name here

Print or type name here

STATE OF NEVADA COUNTY OF Kootenai
This instrument was acknowledged before me on July 25, 2022
(date)

Notary Seal

by Ivan A. Willard Jr
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Julie Shepard
Signature of notarial officer

JULIE SHEPARD
COMM. # 20182329
NOTARY PUBLIC
STATE OF IDAHO
MY COMM. EXP. November 28, 2024

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

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

Buyer(s): Steen Nielsen Date: 2022.07.21

Buyer(s): _____ Date: _____

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

signed in counterpart _____

Seller's Signature

Seller's Signature

Ivan A. Willard Jr.

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

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

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

State of NEVADA

County of CLARK

This instrument was acknowledged before me on this 21 day of July, 2022, by
Steen Nielsen

Lydia Henley
Notary Public

[SEAL]

