

LINCOLN COUNTY, NV

**2022-163496**

\$37.00

Rec:\$37.00

11/29/2022 02:29 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-341-54

File No: 107-2659256

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
Jesse E. Stephens and Angela M. Stephens  
3060 Forest Falls Court  
Las Vegas, NV 89156

\*\*\*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: 001-341-54

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): Jesse E. Stephens Date: 11-28-22

Buyer(s): Angela M. Stephens Date: 11-28-22

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

signed in Counterpart

signed in counterpart

*Seller's Signature*

*Seller's Signature*

Robert D. Rowe, Jr.

Nicole M. Rowe

*Print or type name here*

*Print or type name here*

STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 11/28/2022

*(date)*

by Jesse E. Stephens

*Person(s) appearing before notary*

by Angela M. Stephens

*Person(s) appearing before notary*

Valerie Martinez  
*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.

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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: \_\_\_\_\_

Jesse E. Stephens

Buyer(s): signed in counterpart Date: \_\_\_\_\_

Angela M. Stephens

In Witness, Whereof, I/we have hereunto set my hand/our hands this 21<sup>st</sup> day of NOVEMBER, 2022.

[Signature]  
Seller's Signature

Robert D. Rowe, Jr.

Print or type name here

[Signature]  
Seller's Signature

Nicole M. Rowe

Print or type name here

STATE OF NEVADA, COUNTY OF LINCOLN

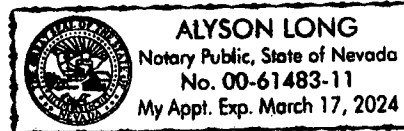
This instrument was acknowledged before me on 11/21/2022  
(date)

by Robert D. Rowe, Jr.  
Person(s) appearing before notary.

by Nicole M. Rowe  
Person(s) appearing before notary

[Signature]  
Signature of notarial officer

Notary Seal



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

Nevada Real Estate Division - Form 551

Effective July 1, 2010