

LINCOLN COUNTY, NV

**2022-163498**

\$37.00

Rec:\$37.00

**11/30/2022 09:17 AM**

COW COUNTY TITLE CO.

Pgs=4 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

<b>A.P.N. No.:</b>	010-123-08 and 010-123-09
<b>Escrow No.:</b>	85947
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
<b>DORMANT ACRES LLC</b>	
4780 W Ann Road #5-410	
North Las Vegas, NV 89031	

(for recorders use only)

**OPEN RANGE DISCLOSURE**

**COOPER**

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 010-123-08

**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:** 11-28-2022

\_\_\_\_\_  
*Buyer Signature*  
**MARCUS HERMAN, MEMBER**  
*Print or type name here*

\_\_\_\_\_  
*Buyer Signature*  
**DORMANT ACRES, LLC**  
*Print or type name here*

In Witness, whereof, I/we have hereunto set my hand/our hands this 28<sup>th</sup> day of Nov, 2022

Carol Hollandsworth, TRFEE  
*Seller Signature*

\_\_\_\_\_  
*Seller Signature*  
Carol Hollandsworth, Sole Successor Trustee of the Clayton E. Davison and Isavelle M. Davison Family Trust dated October 27, 1992  
*Print or type name here*

Washington  
STATE OF ~~NEVADA~~, COUNTY OF Franklin

This instrument was acknowledged before me on 11/28/22  
*(date)*

by Evelyn Carol Hollandsworth  
*Person(s) appearing before notary*

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

I-Chavez  
*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

**IRMA CHAVEZ**  
STATE OF WASHINGTON  
**NOTARY PUBLIC**  
LIC. # 21027437  
COMMISSION EXPIRES  
**AUGUST 15, 2025**

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 010-123-08

**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.**

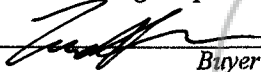
The parcel may be subject to claims made by a county or this State of rights-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public 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: 11-28-2022

  
 \_\_\_\_\_  
 Buyer Signature  
**MARCUS HERMAN, MEMBER**  
 \_\_\_\_\_  
 Print or type name here

\_\_\_\_\_   
 Buyer Signature  
**DORMANT ACRES, LLC**  
 \_\_\_\_\_  
 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_   
 Seller Signature  
 Carol Hollandsworth, Sole Successor Trustee of the Clayton E. Davison and Isavelle M. Davison Family Trust dated October 27, 1992  
 \_\_\_\_\_  
 Print or type name here

\_\_\_\_\_   
 Seller Signature  
 \_\_\_\_\_  
 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.

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

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 85947

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:

Lot 1 and Lot 9 in Block VI 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: 010-123-08  
010-123-09