

A.P.N. No.:	010-182-06
Escrow No.:	86057
Recording Requested By:	
When Recorded Mail To:	
Matthew Moonin	
8405 Starstruck Avenue	
Las Vegas, NV 89143	

LINCOLN COUNTY, NV **2023-163934**
 Rec:\$37.00
 Total:\$37.00 03/14/2023 02:45 PM
 COW COUNTY TITLE CO Pgs=4 AK

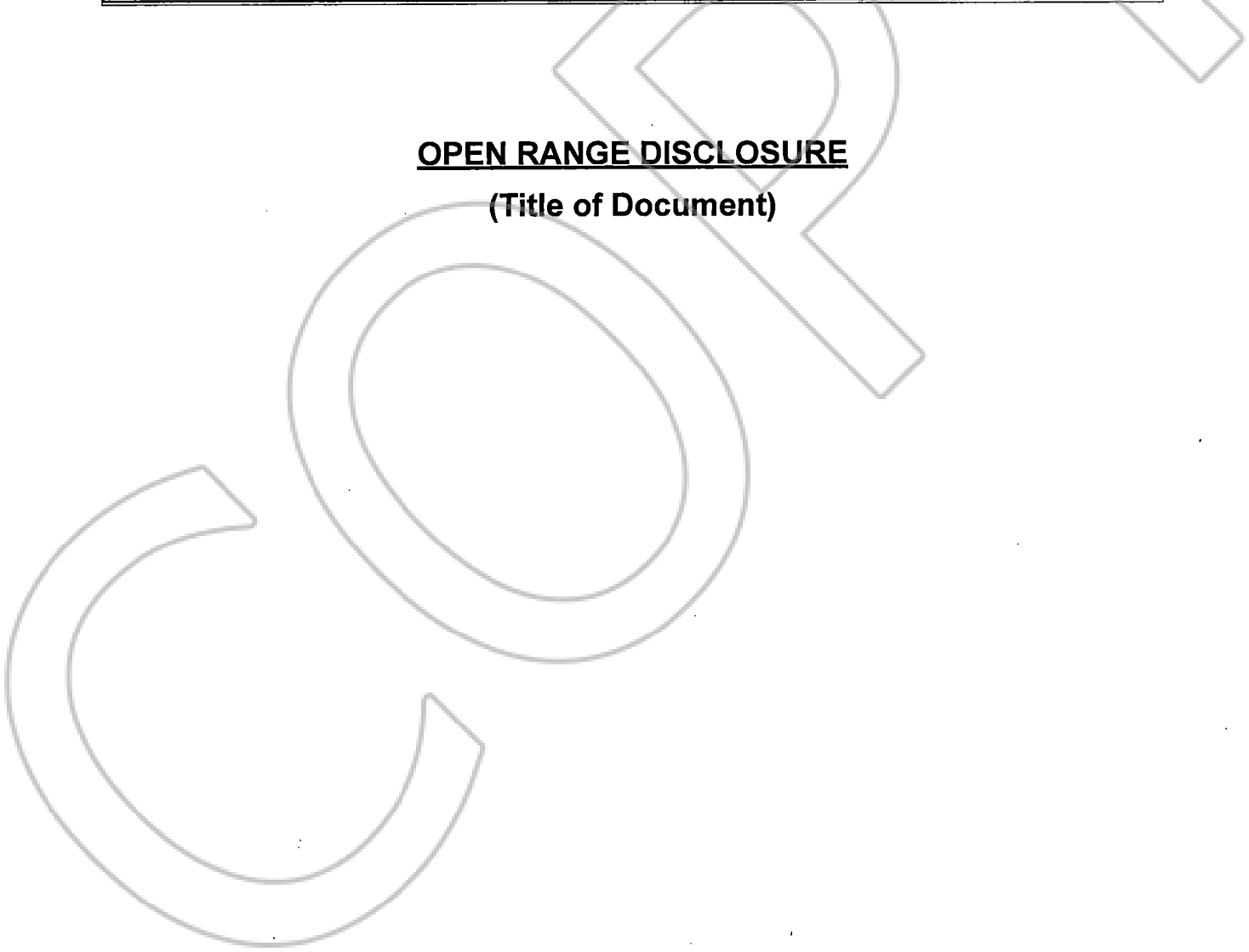


00010916202301639340040049

OFFICIAL RECORD
 AMY ELMER, RECORDER

(for recorders use only)

OPEN RANGE DISCLOSURE
(Title of Document)



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 010-182-06

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
Timothy F. Johnson,
Print or type name here

Buyer Signature
Print or type name here

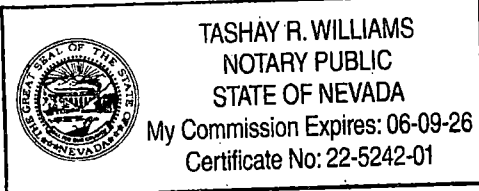
In Witness, whereof, I/we have hereunto set my hand/our hands this 6th day of February, 2023

Matthew Moonin, **FOR STEVEN H. MOONIN**
Seller Signature
Estate of Steven H. Moonin, Deceased for the
Print or type name here

Seller Signature
Print or type name here

STATE OF NEVADA, COUNTY OF Clark
This instrument was acknowledged before me on 2-6-23
(date)
by Matthew Moonin, Executor Estate
Person(s) appearing before notary
by Steven H. Moonin, Deceased
Person(s) appearing before notary
T. Williams
Signature of notarial officer

Notary Seal



TASHAY R. WILLIAMS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-09-26
Certificate No: 22-5242-01

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.

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 17 Feb 2023

Timothy F. Johnson
Buyer Signature
Timothy F. Johnson,
Print or type name here

Buyer Signature

Print or type name here

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

Seller Signature
Matthew Moonin, Executor of the
Estate of Steven H. Moonin, Deceased
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

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

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

Notary Seal

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 86057

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

A portion of the Southwest Quarter (SW1/4) of Section 36, Township 3 South, Range 55 East, M.D.B. & M., more particularly described as follows:

Lot 27 of SUNSET ACRES, TRACT NO. 2 as shown on the Subdivision Map thereof recorded January 10, 1985 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 239 as File No. 81809, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 010-182-06