

LINCOLN COUNTY, NV **2023-163939**  
 \$37.00  
 Rec:\$37.00 **03/15/2023 07:36 AM**  
 TITLE DEEDS & NEEDS, LLC Pgs=2 AK  
**OFFICIAL RECORD**  
**AMY ELMER, RECORDER**

**OPEN RANGE DISCLOSURE**

Assessor Parcel Number: 13-170-14 & 13-170-09  
 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): \_\_\_\_\_ Date: \_\_\_\_\_  
**Jeremy Gipson**

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_  
**Gina Gipson**

In Witness, Whereof, I/we have hereunto set my hand/our hands this 3rd day of January, 2023.

Sondra Taylor  
 \_\_\_\_\_  
 Seller's Signature  
**Sondra Taylor**  
 \_\_\_\_\_  
 Print or type name here


\_\_\_\_\_  
 Seller's Signature  
 \_\_\_\_\_  
 Print or type name here

STATE OF NEVADA, COUNTY OF LINCOLN  
 This instrument was acknowledged before me on 01-03-2023  
 (date)

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

by \_\_\_\_\_  
 \_\_\_\_\_  
 Person(s) appearing before notary  
[Signature]  
 \_\_\_\_\_  
 Signature of notarial officer

Notary Seal



Ashley Remington  
 ONLINE NOTARY PUBLIC  
 STATE OF NEVADA  
 APPOINTMENT NO. 21128611  
 MY APPT. EXPIRES 06/27/2025

Notarized using audio-visual communication.

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: 3/14/2023  
Jeremy Gipson

Buyer(s):  Date: 3/14/2023  
Gina Gipson

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

\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Print or type name here

\_\_\_\_\_  
Print or type name here

STATE OF NEVADA, COUNTY OF LINCOLN

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

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