

LINCOLN COUNTY, NV

2023-164268

\$37.00

Rec:\$37.00

05/04/2023 03:47 PM

COW COUNTY TITLE CO.

Pgs=5 KC

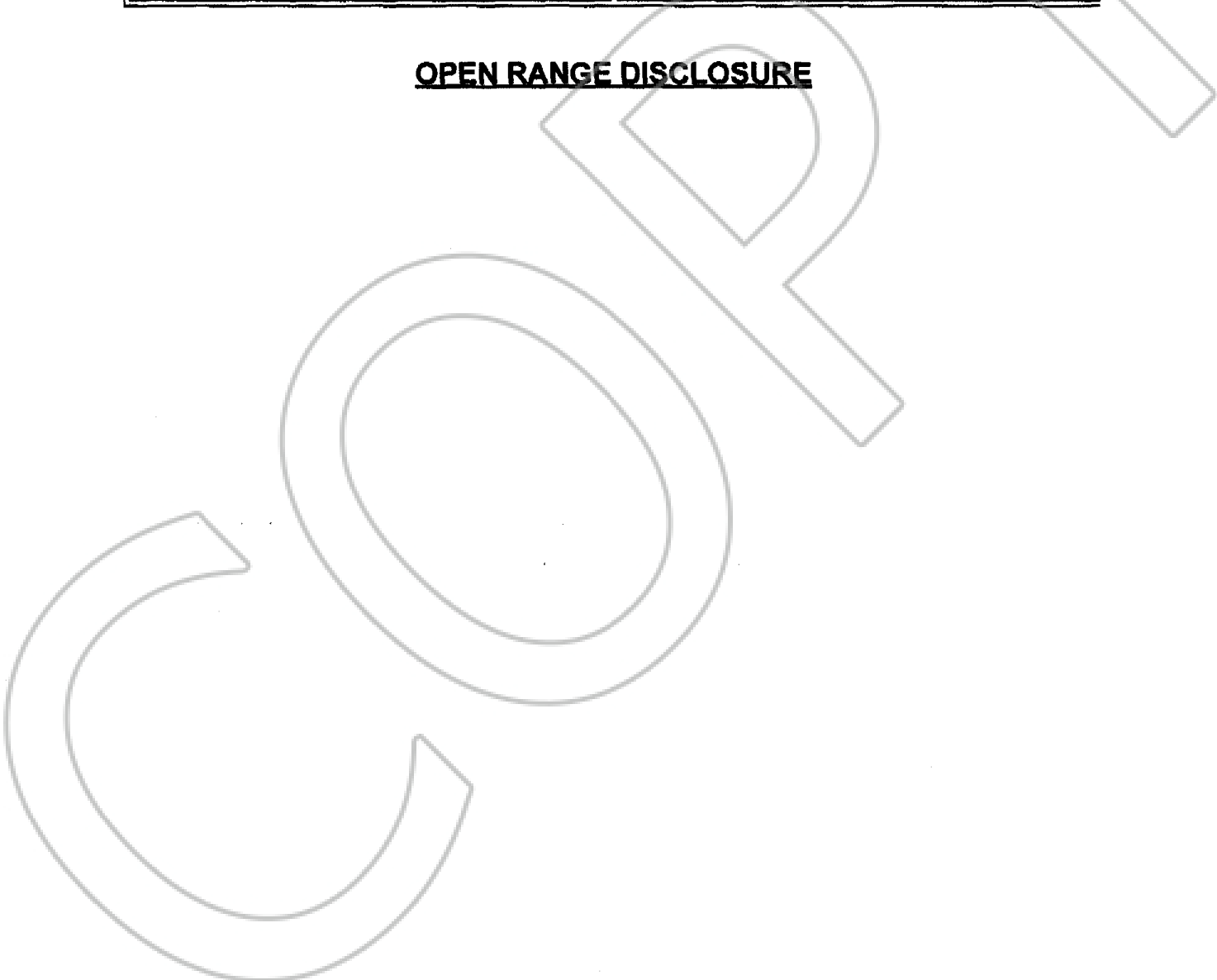
OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N. No.:	003-121-01 and 003-151-24
Escrow No.:	86144
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
F. HEISE LAND & LIVE STOCK CO., INC	
3275 Norman Drive	
Reno, NV 89509	

(for recorders use only)

OPEN RANGE DISCLOSURE



OPEN RANGE DISCLOSURE

003-121-01

Assessor Parcel or Home ID Number: 003-151-24

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: 4/26/23

Clarence Burr
 Buyer Signature
CLARENCE BURR, President of
 Print or type name here

F. Heise Land & Live Stock Co., Inc.
 Buyer Signature
F. Heise Land & Live Stock Co., Inc.
 Print or type name here

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

JOHN H. HUSTON, Managing Member
 Seller Signature
 Print or type name here

JAN J. COLE, Managing Member
 Seller Signature
 Print or type name here

STATE OF NEVADA, COUNTY OF DOUGLAS
 This instrument was acknowledged before me on 04/26/2023
 (date)

by CLARENCE BURR
 Person(s) appearing before notary

by [Signature]
 Person(s) appearing before notary

[Signature]
 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



LISA A. BURRIER
 Notary Public
 State of Nevada
 Appt. No. 22-2881-05
 My Appt. Expires February 4, 2026

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

Buyer Signature
CLARENCE BURR, President of
Print or type name here

Buyer Signature
F. Heise Land & Live Stock Co., Inc.
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 25th day of April, 2023

[Signature]
Seller Signature
JOHN H. HUSTON, Managing Member
Print or type name here

[Signature]
Seller Signature
JAN J. COLE, Managing Member
Print or type name here

Rainbow Land & Cattle Company LLC, a Nevada Limited Liability Company
STATE OF NEVADA, COUNTY OF Lincoln

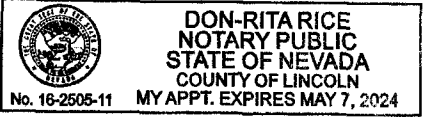
This instrument was acknowledged before me on 4/25/23

by John H. Huston, Managing Member
Person(s) appearing before notary

by Jan J. Cole, Managing Member
Person(s) appearing before notary

[Signature]
Signature of notarial officer

Notary Seal



DON-RITA RICE
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF LINCOLN
MY APPT. EXPIRES MAY 7, 2024
No. 16-2505-11

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

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

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 86144

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

PARCEL 1:

That portion of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 7, Township 4 South, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel 1 of that certain Parcel Map recorded November 18, 2010 in the Office of the County Recorder of Lincoln County, Nevada, in Book D of Plats, page 33 as File No. 136750, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-151-24

PARCEL 2:

TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. & M.

Section 7: Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4)

EXCEPTING FROM Section 7, Township 4 South, Range 67 East, that portion of said land heretofore conveyed by the following documents recorded in the Official Records of Lincoln County, Nevada:

1. Deed in favor of the Incorporated City of Caliente, recorded March 17, 1961 in Book L-1 of Real Estate Deeds, page 345 as File No. 37988;
2. Corrected Sales Deed in favor of the State of Nevada, Department of Transportation, recorded January 6, 1975 in Book 12 of Official Records, page 441 as File No. 55665;
3. Deed in favor of Lincoln County Post No. 23 American Legion, the Hugh Jacobson Post No. 7114, V.F.W., and Barracks No. 2287 Veterans of World War 1 of U.S.A., by Deed recorded March 17, 1961 in Book L-1 of Real Estate Deeds, page 346 as File No. 37989;
4. Deed in favor of Ronal Young and Betty Young, husband and wife, by Deed recorded January 30, 1956 in Book K-1 of Real Estate Deeds, page 356 as File No. 33022;
5. Deed in favor of the United States of America by Deed recorded July 26, 1963 in Book M-1 of Real Estate Deeds, page 163 as File No. 40560;
6. Deed in favor of Ronal Young, et ux, recorded September 3, 1969 in Book N-1 of Real Estate Deeds, page 440 as File No. 48237;

7. Deed in favor of the Board of Co. Commissioners, recorded May 27, 1936 in Book E-1 of Real Estate Deeds, pages 90 and 91 as File Nos. 11054 and 11055;

8. Deed in favor of the State of Nevada, recorded June 16, 1967 in Book N-1 of Real Estate Deeds, page 208 as File No. 45122

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-121-01

