

LINCOLN COUNTY, NV

2023-164270

\$37.00

05/04/2023 03:47 PM

Rec:\$37.00

COW COUNTY TITLE CO.

Pgs=4 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N. No.:	013-140-20, 013-140-21, 013-140-22
Escrow No.:	86144
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
RAINBOW LAND & CATTLE COMPANY LLC	
P.O. Box 1030	
Caliente, NV 89008	

(for recorders use only)

OPEN RANGE DISCLOSURE

COPY

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 013-140-20, 21, 22

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

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

In Witness, whereof, I/we have hereunto set my hand/our hands this 26 day of April, 2023

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

Clarence Burr
Seller Signature
F. Heise Land & Live Stock Co., Inc.
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 _____
Person(s) appearing before notary
Lisa A. Burrier
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: 4/25/2023

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

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

Rainbow Land & Cattle Company LLC, a Nevada Limited Liability Company

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

[Signature]
 Seller Signature
CLARENCE BURR, President of
 Print or type name here

[Signature]
 Seller Signature
F. Helse Land & Live Stock Co., Inc.
 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

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

EXHIBIT "A"
LEGAL DESCRIPTION

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

Those parcels of land situate in the South Half (S1/2) of Section 25 and the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 26; and the Northwest Quarter (NW1/4) of Section 35, Township 4 South, Range 66 East M.D.B. & M., more particularly described as follows:

Parcels 5, 6 and 7 of that certain Parcel Map recorded December 19, 2005 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, Page 159 as File No. 125665, Lincoln County, Nevada records.

Also excepting the interest in the portion of said land conveyed to County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records at Page 441, Lincoln County, Nevada records.

Excepting from all of the above described, any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada for highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 013-140-20, 013-140-21 and 013-140-22