

LINCOLN COUNTY, NV

2023-164275

\$37.00

Rec:\$37.00

05/04/2023 03:47 PM

COW COUNTY TITLE CO.

Pgs=6 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N. No.:	003-220-04, 003-220-05, 003-220-06, 003-220-07, 003-220-10, 013-140-20, 013-140-21, and 013-140-22
Escrow No.:	86129
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
RUSTY SPUR, LLC, A Utah limited liability company	
1732 W. Grapevine Drive	
St. George, UT 84790	

(for recorders use only)

OPEN RANGE DISCLOSURE



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: **SEE ATTACHED**

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
RONALD RAY TAYLOR, Trustee, of
 as Manager of RUSTY SPUR, LLC, A UTAH LIMITED LIABILITY COMPANY

 Buyer Signature
THE RRT TRUST U/A/D JULY 16, 1999
 COMPANY

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

 Seller Signature
JOHN H. HUSTON, Managing Member

 Seller Signature
JAN J. COLE, Managing Member

OF 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 of notarial officer

Notary Seal

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

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.

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 86129

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

PARCEL 1:

TOWNSHIP 4 SOUTH, RANGE 66 EAST, M.D.B. & M.

Section 24: The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4)

EXCEPTING THEREFROM all that portion of the Southeast Quarter (SE1/4) of Section 24, Township 4 South, Range 66 East, M.D.B. & M., lying West of State Highway No. 55.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-220-04

PARCEL 2:

That portion of Sections 25 and 26, Township 4 South, Range 66 East, M.D.B. & M., more particularly described as follows:

Parcels 3, 4 and 8 of that certain Parcel Map recorded November 18, 2005 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 147 as File No. 125536, Lincoln County, Nevada records.

EXCEPTING FROM any portion of said land situate within the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 4 South, Range 66 East, M.D.B. & M., all uranium, thorium, or other material which may be determined to be peculiarly essential to the production of fissionable material lying in and under said land as reserved by the United States of America, in Patent recorded June 22, 1959, in Book L-1 of Real Estate Deeds, page 209 as File No. 36712, Lincoln County, Nevada.

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, page 441 as File No. 55665, 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.

Further excepting therefrom that portion of land conveyed to the State of Nevada by that certain Deed recorded August 11, 2009 in Book 250 of Official Records, page 137 as File No. 134098, Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-220-05, 003-220-06 and 003-220-07

PARCEL 3:

That portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and that portion of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 25, Township 4 South, Range 66 East, M.D.B.&M., more particularly described as follows:

Parcels 1, 2, 3, and 4 of that certain parcel map for Meadow Valley Properties recorded March 27, 1984 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 228 as File No. 79735, Lincoln County, Nevada records.

Together with an easement for access and utility purposes is described as follows:

Also including a parcel or strip of land forty (40) feet in total width being twenty (20) feet wide on each side of the surveyed center line of a road and utility easement from State Highway Engineers Station 421 + 67.07 on the center line of Nevada State Highway right of way No. 55 FAS Route 633 (Project S-633(1)) to the five acre parcel described in the above paragraphs; Said center line is more fully described as follows:

Beginning at Highway Engineer's Station 421 + 67.07 on the centerline of said Nevada State Highway Right of Way;

Thence along the center line of said Road and Utility Easement South $66^{\circ}14'$ East, a distance of 283.35 feet to a point on a tangent curve;

Thence continuing along said easement center line being a curve to the right with a radius of 1,000.00 feet, through an angle of $4^{\circ}49'$ and an arc distance of 84.07 feet to a point of tangency;

Thence continuing along said center line South $61^{\circ}24'$ East, a distance of 227.15 feet to a point on a tangent curve;

Thence continuing along said center line being a curve to the right with a radius of 100.00 feet, through an arc angle of $50^{\circ}28'30''$ and an arc distance of 88.10 feet to a point of tangency;

Thence continuing along said center line South $10^{\circ}55'30''$ East, a distance of 38.44 feet to a point on a tangent curve;

Thence continuing along said center line being a curve to the right with a radius of 50.00 feet, through an angle of $72^{\circ}45'30''$ and an arc distance of 63.49 feet to a point of tangency;

Thence continuing along said easement center line South $61^{\circ}49'$ West a distance of 150.17 feet;

Except 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, page 441 as File No. 55665, Lincoln County, Nevada records.

Excepting from the entire 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.

The above legal description is a metes and bounds description and was obtained from a Deed, recorded March 4, 2005 in Book 197 of Official Records, page 334 as File No. 123887, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-220-10

PARCEL 4:

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