

A.P.N. No.:	013-100-14 and 013-100-17
Escrow No.:	86141
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
BRADDEE HUGHES AND STEPHANIE HUGHES	
5 WEST 500 NORTH	
VEYO, UT 84782	

LINCOLN COUNTY, NV **2023-164635**
 Rec:\$37.00
 Total:\$37.00 **05/08/2023 01:15 PM**
 COW COUNTY TITLE CO Pgs=4 KC

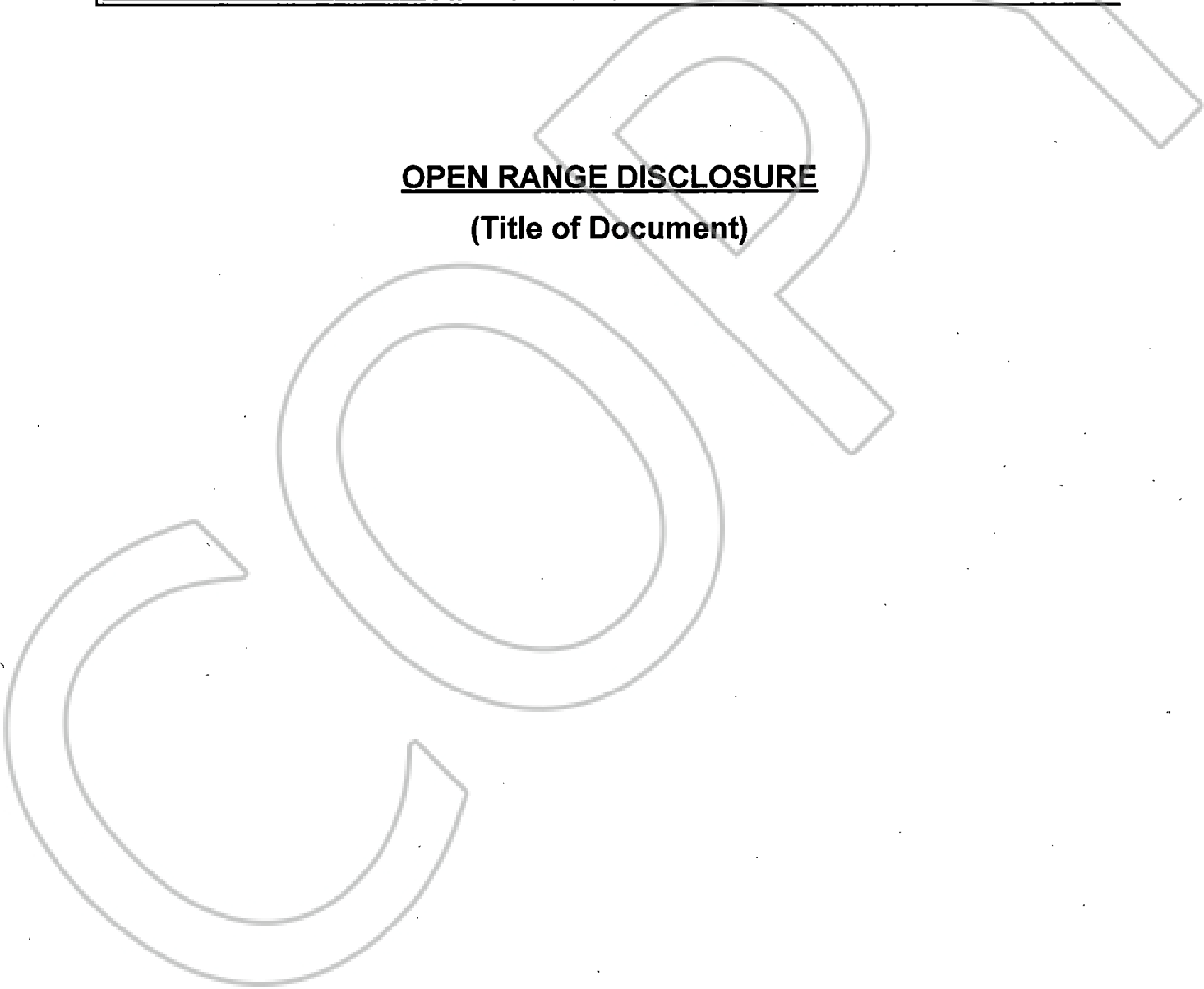


00011643202301646350040049

OFFICIAL RECORD
 AMY ELMER, RECORDER

(for recorders use only)

OPEN RANGE DISCLOSURE
(Title of Document)



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 013-100-14 & 013-100-17

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: April 26, 2023

[Signature]
 Buyer Signature
BRADEE HUGHES
 Print or type name here
Bradee Hughes

[Signature]
 Buyer Signature
STEPHANIE HUGHES
 Print or type name here

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

[Signature]
 Seller Signature
BOYD J. WITTEWER, Trustee
 Print or type name here

[Signature]
 Seller Signature
PENNY A. WITTEWER, Trustee
 Print or type name here

of the WITTEWER FAMILY TRUST, DATED March 5, 2020
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

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 013-100-14 & 013-100-17

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
BRADÉE HUGHES
Print or type name here

Buyer Signature
STEPHANIE HUGHES
Print or type name here

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

Boyd J Wittwer
Seller Signature
BOYD J. WITTWER, Trustee
Print or type name here

Penny A. Wittwer
Seller Signature
PENNY A. WITTWER, Trustee
Print or type name here

of the **WITTWER FAMILY TRUST**, DATED **March 5, 2020**
STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 4/26/23
(date)

Notary Seal

by Boyd J Wittwer
Person(s) appearing before notary
by Penny A Wittwer
Person(s) appearing before notary
Nanci Ruiz Castro
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.

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 86141

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

That portion of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); and the East Half (E1/2) of the East Half (E1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 32, Township 4 South, Range 70 East, Mount Diablo Meridian, more particularly described as follows:

Parcels 4 and 7 of the Merger and Resubdivision of Plat Book D, pages 11 and 48 for the 1999 Harold E. Wittwer and Annita Wittwer Revocable Trust recorded November 30, 2012 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 80 as File No. 142249, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022-2023: 013-100-14
013-100-17