

LINCOLN COUNTY, NV

2023-164688

Rec:\$37.00

Total:\$37.00

05/30/2023 04:20 PM

COW COUNTY TITLE

Pgs=3 AK

A.P.N. No.:	012-180-12
Escrow No.:	86187
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
JOHN ANDERSON AND KAMILLE ANDERSON	
P O BOX 797	
PANACA, NV 89042	

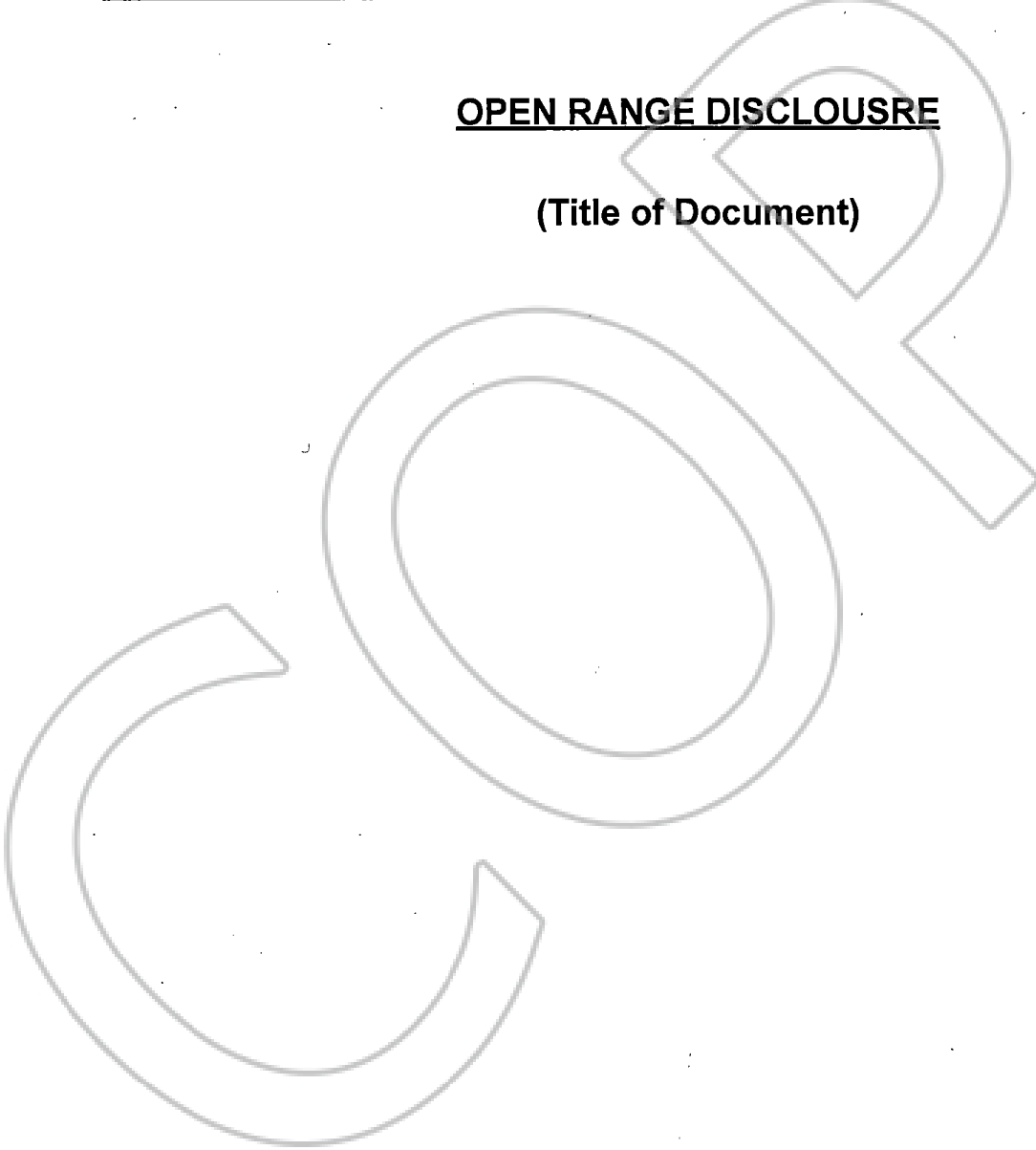


OFFICIAL RECORD
AMY ELMER, RECORDER

(for recorders use only)

OPEN RANGE DISCLOSURE

(Title of Document)



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 012-180-12

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: 5/23/2023

[Signature]
 Buyer Signature
JOHN ANDERSON
 Print or type name here

[Signature]
 Buyer Signature
KAMILLE ANDERSON
 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 23rd day of May, 2023

[Signature]
 Seller Signature
JUAN ESCOBEDO
 Print or type name here

[Signature]
 Seller Signature
EDNA ESCOBEDO
 Print or type name here

STATE OF NEVADA, COUNTY OF Lincoln
This instrument was acknowledged before me on 5/23/2023 (date)

by [Signature]
 Person(s) appearing before notary
 by [Signature]
 Person(s) appearing before notary
[Signature]
 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.: 86187

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 Northeast Quarter (NE1/4) in Section 7, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

Parcel 2 of that certain Parcel Map recorded October 5, 1987 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 277 as File No. 87803, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 012-180-12