

LINCOLN COUNTY, NV

**2023-165450**

\$37.00

Rec:\$37.00

**07/17/2023 08:58 AM**

FIRST AMERICAN TITLE INSURANCE COMPANY

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 012-170-21

File No: 107-2666204

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
Brian J, Whitney and Cherie A. Whitney  
170 E 100 North  
Fillmore, DT 84631

***Open Range Disclosure***

This page added to provide additional information required by NRS 111.312 Section 1-2

This cover page must be typed or printed clearly in black ink only.

This Document was executed in Counterpart signatures



## OPEN RANGE DISCLOSURE

Assessor Parcel Number: 012-170-21  
 OR  
 Assessor's Manufactured Home ID Number: \_\_\_\_\_

**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(s): Counterpart signatures Date: \_\_\_\_\_  
 Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

In Witness, Whereof, I/we have hereunto set my hand/our hands this 11 day of July, 2023

*[Signature]* Seller's Signature  
Albert D. Seeno, Jr. 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

\* See attached

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.  
 NOTE: Leave space within 1-inch margin blank on all sides.  
 Nevada Real Estate Division - Form 551

California All-Purpose Certificate of Acknowledgment


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }ss  
COUNTY OF Contra Costa }ss

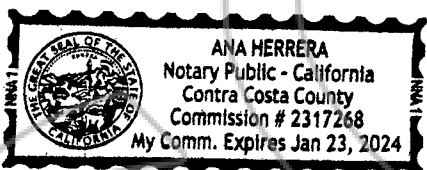
On July 11<sup>th</sup>, 2023, before me, Ana Herrera,  
a Notary Public in and for said State, personally appeared  
Albert D. Seeno Jr.,

who proved to me on the basis of satisfactory evidence) to be person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s) of the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  


Signature \_\_\_\_\_  
Notary Name: Ana Herrera



(This area for notarial seal)