

LINCOLN COUNTY, NV

**2023-165474**

Rec:\$37.00

**07/24/2023 02:15 PM**

Total:\$37.00

COW COUNTY TITLE CO

Pgs=5 KC

<b>A.P.N. No.:</b>	012-110-38, 012-110-39, 012-110-40, and 012-110-03
<b>Escrow No.:</b>	86151
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
<b>MATHEWS FARMS</b>	
P O BOX 328	
PANACA, NV 89042	



00012512202301654740050054

OFFICIAL RECORD  
AMY ELMER, RECORDER

(for recorders use only)

## OPEN RANGE DISCLOSURE

(Title of Document)

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

(Additional recording fee applies)

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 012-110-38, 012-110-39

012-110-40, 012-110-03  
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:

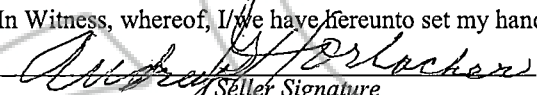
- (1) Unrecorded, undocumented or unsurveyed; and
- (2) Used by persons, including, without limitation miners, ranchers or hunters, for access or recreational use, in a manner which interferes with the use and enjoyment of the parcel.

**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.

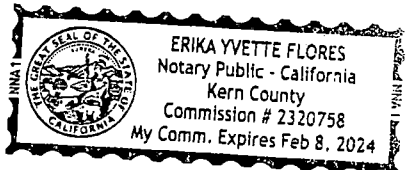
**I, the below signed purchaser, acknowledge that I have received this disclosure on this date:** \_\_\_\_\_

_____ <i>Buyer Signature</i> <b>MATHEWS FARMS, a Nevada General Partnership</b> _____ <i>Print or type name here</i>	_____ <i>Buyer Signature</i> <b>BY: SHANE R. MATHEWS, Sole Partner</b> _____ <i>Print or type name here</i>
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In Witness, whereof, I/we have hereunto set my hand/our hands this <u>12</u> day of <u>July</u> , 20 <u>23</u>	
 _____ <i>Seller Signature</i> <b>AUDREY G. HORLACHER</b> _____ <i>Print or type name here</i>	_____ <i>Seller Signature</i> _____ <i>Print or type name here</i>

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



ERIKA YVETTE FLORES  
 Notary Public - California  
 Kern County  
 Commission # 2320758  
 My Comm. Expires Feb 8, 2024

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

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

*Please see attached acknowledgment*

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.

# 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.

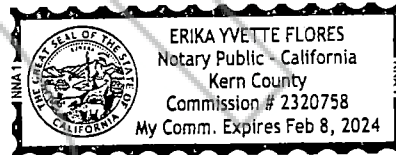
State of California  
County of Kern

On July 12, 2023 before me, Erika Yvette Flores, Notary Public  
(insert name and title of the officer)

personally appeared Audrey G. Horlacher,  
who proved to me on the basis of satisfactory evidence to be the 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 signature(s) on the instrument the person(s), or 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 [Handwritten Signature] (Seal)

Notary for Open Range Disclosure.

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 7/10/2023

Shane R Mathews

Buyer Signature

Buyer Signature

MATHEWS FARMS, a Nevada General Partnership

Print or type name here

Print or type name here

**BY: SHANE R. MATHEWS, Sole Partner**

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

Seller Signature

Seller Signature

AUDREY G. HORLACHER

Print or type name here

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

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

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 86151

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

That portion of Section 5, Township 2 South, Range 68 East, M.D.B. & M., Lincoln County, Nevada, described as follows:

### **Parcel A:**

Parcels 2-B, 2-C, and 2-D as shown on that Parcel Map for the Ronald H and Audrey G. Horlacher, recorded February 24, 2005 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 103 as File No. 123849, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 012-110-38, 012-110-39, 012-110-40

### **Parcel B:**

#### **TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. & M.**

Section 5: Government Lot No. 2 (Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4)

Excepting therefrom the parcel of land conveyed by a Deed recorded April 15, 1891 in Book Q of Real Estate Deeds, page 584 Lincoln County, Nevada records.

Further Excepting therefrom the parcel of land conveyed by a Deed recorded January 12, 1932 in Book D-1 of Real Estate Deeds, page 256 as File No. 7955, Lincoln County, Nevada records

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 012-110-03