

LINCOLN COUNTY, NV

**2023-165798**

\$37.00

Rec:\$37.00

**07/27/2023 10:15 AM**

FIRST AMERICAN TITLE INSURANCE COMPANY

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 001-341-15

File No: 107-2665648

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
LIONEL M ASHBY AND ELIZABETH C ASHBY  
PO BOX 209  
PIOCHE NV 89043

***OPEN RANGE DISCLOSURE \*SIGNED IN COUNTERPART\****

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.



## OPEN RANGE DISCLOSURE

Assessor Parcel Number: 001-341-15  
 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): Lionel M Ashby Date: 07/07/2023  
 Buyer(s): Elizabeth C. Ashby Date: 7/7/23  
Elizabeth C Ashby

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

X Signed Counterpart X  
 Seller's Signature \_\_\_\_\_ Seller's Signature \_\_\_\_\_

Print or type name here \_\_\_\_\_ Print or type name here \_\_\_\_\_

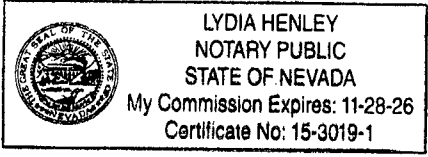
STATE OF NEVADA, COUNTY OF Clark  
 This instrument was acknowledged before me on July 7, 2023  
(date)

by Lionel M. Ashby  
 Person(s) appearing before notary

by Elizabeth C. Ashby  
 Person(s) appearing before notary

Lydia Henley  
 Signature of notarial officer

Notary Seal



LYDIA HENLEY  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 11-28-26  
 Certificate No: 15-3019-1

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

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