

LINCOLN COUNTY, NV **2023-165800**
Rec:\$37.00
Total:\$37.00 **07/27/2023 01:40 PM**
COW COUNTY TITLE CO Pgs=4 KC

A.P.N. No.:	001-341-20
Escrow No.:	86256
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Jenifer Pytko, Trustee of the Simile Trust	
P O Box 774	
Pioche, NV 89043	



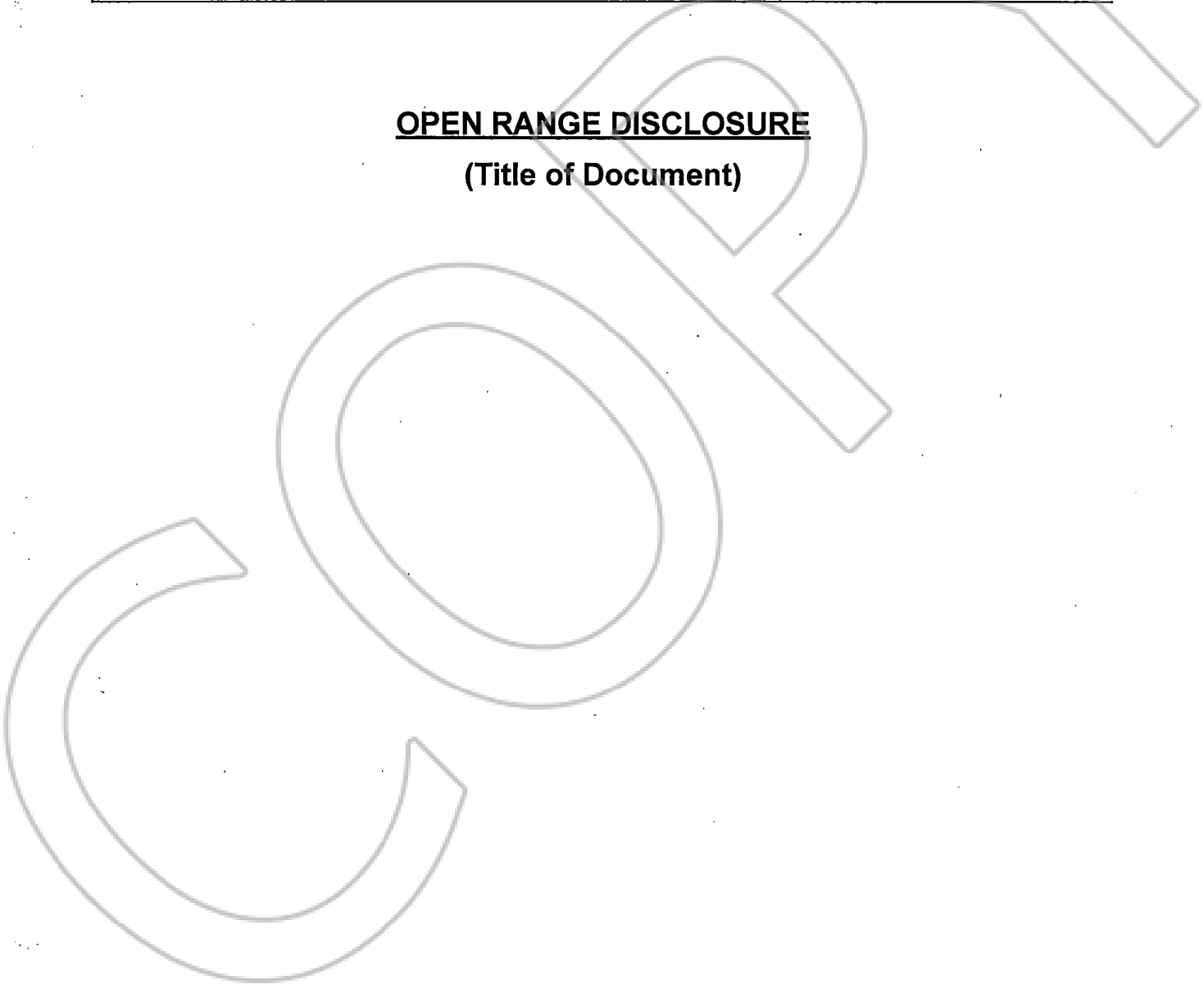
00012839202301658000040040

OFFICIAL RECORD
AMY ELMER, RECORDER

(for recorders use only)

OPEN RANGE DISCLOSURE

(Title of Document)



OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 001-341-20

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
JENIFER PYTKO, Trustee

Print or type name here

Buyer Signature

Print or type name here

In Witness Whereof, I/we have hereunto set my hand/our hands this 19th day of July, 2013

[Signature]

Seller Signature
GARY BODELL

Print or type name here

[Signature]

Seller Signature
KAREN BODELL

Print or type name here

STATE OF NEVADA, COUNTY OF Lincoln
 This instrument was acknowledged before me on 7/19/13


 (date)
 by Gary Bodell

Person(s) appearing before notary
 by Karen Bodell

Person(s) appearing before notary
[Signature]

Signature of notarial officer

Notary Seal



M. HOWARD
 Notary Public, State of Nevada
 My Commission Expires: 12-10-23
 Certificate No: 08-5566-11

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.

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: July 26 2023

Jenifer Pytko
Buyer Signature

Buyer Signature

JENIFER PYTKO, Trustee
Print or type name here

Print or type name here

Trustee of Simile Trust dated 11/9/2010

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

Seller Signature

Seller Signature

GARY BODELL
Print or type name here

KAREN BODELL
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

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Notary Seal

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 86256

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

That parcel situate in the Northeast Quarter (NE1/4) of Section 15, Township 1 North, Range 67 East, M.D.B. & M., more particularly described as follows:

Parcel 39 as shown on Parcel Map for James Vincent recorded March 8, 1999 in the Office of the County Recorder of Lincoln County, Nevada, in Book B of Plats, page 192 as File No. 112427, together with that Certificate of Amendment recorded March 17, 1999 in Book B of Plats, page 198 as File No. 112464, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2023 - 2024: 001-341-20