

LINCOLN COUNTY, NV

**2023-165807**

\$37.00

Rec:\$37.00

**07/31/2023 10:32 AM**

FIRST AMERICAN TITLE INSURANCE COMPANY

PL3 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 001-250-32

File No: 107-2665750

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
JEFFERSON P BURNETT AND JENNIFER C ROLLINS  
6305 SERENO SPRINGS ST  
NLV NV 89081

***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.

## OPEN RANGE DISCLOSURE

Assessor Parcel Number: 001-250-32  
 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): *[Signature]* Date: 7-28-23  
Jefferson P. Burnett  
 Buyer(s): *[Signature]* Date: 7-28-23  
Jennifer C. Rollins

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


*\* Signed Counterpart \**

\_\_\_\_\_  
Seller's Signature

Rosalind Franch, Trustee of Rosalind R., Franch Rev. Living Trust  
Print or type name here

STATE OF NEVADA, COUNTY OF CLARK  
 This instrument was acknowledged before me on 07/28/2023  
(date)  
 by *[Signature]*  
Person(s) appearing before notary  
 by *[Signature]*  
Person(s) appearing before notary  
*[Signature]*  
Signature of notarial officer

Notary Seal



VALERIA MARTINEZ  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 04-06-24  
 Certificate No: 16-2249-1

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

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Jefferson P. Burnett

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_  
Jennifer C. Rollins

In Witness, Whereof, I/we have hereunto set my hand/our hands this 27 day of July, 2023.

x Rosalind Franch  
Seller's Signature

Rosalind Franch, Trustee of Rosalind R., Franch Rev. Living Trust  
Print or type name here

\_\_\_\_\_  
Seller's Signature

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


STATE OF NEVADA, COUNTY OF CLARK  
 This instrument was acknowledged before me on July 27, 2023  
(date)

by Rosalind Franch  
Person(s) appearing before notary

by \_\_\_\_\_  
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.