

LINCOLN COUNTY, NV

**2023-165849**

\$37.00

Rec:\$37.00

**08/10/2023 07:49 AM**

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 001-250-27

2667110

Recording Requested by: First American Title Company

**Return To:**

Name: Andrew Riddle and Tari S Riddle

Address: 1592 Bermuda Dunes Dr

Boulder City, NV 89005

**Open Range Disclosure**

(Title of Document)

This page is added to provide additional information required by NRS 111.312 Sections 1-2  
(Additional recording fee applies)

This cover page must be typed or printed in BLACK ink only

2667110

# OPEN RANGE DISCLOSURE



Assessor Parcel Number: 001-250-27

OR

Assessor's Manufactured Home ID Number: N/A

### 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] Andrew Riddle Date: 8-8-23

Buyer(s): Tari Riddle Tari Riddle Date: 8/8/23

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

Seller's Signature  
Jennifer Putko, Trustee-Simile Trust

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 8-8-2023

by Andrew Riddle (date)

Person(s) appearing before notary

by Tari S. Riddle

Person(s) appearing before notary

Signature of notarial officer  
[Signature]

Notary Seal

NOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
A. CREIGHTON  
Appt. No. 19-6903-01  
My Appt. Expires Sept. 15, 2025

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

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

266 7110

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Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

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


*Jennifer Putko*  
 Seller's Signature  
 Jennifer Putko, Trustee-Simile Trust  
 Print or type name here

\_\_\_\_\_  
 Seller's Signature  
 \_\_\_\_\_  
 Print or type name here

STATE OF NEVADA, COUNTY OF Lincoln  
 This instrument was acknowledged before me on 8-7-2023  
 by Jennifer Putko, Trustee-Simile Trust  
 Person(s) appearing before notary

by \_\_\_\_\_  
 Person(s) appearing before notary  
*Alyson Long*  
 Signature of notarial officer

Notary Seal



**ALYSON LONG**  
 Notary Public, State of Nevada  
 No. 00-61483-11  
 My Appt. Exp. March 17, 2024

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

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