

LINCOLN COUNTY, NV

2023-165860

\$37.00

Rec:\$37.00

08/14/2023 02:36 PM

COW COUNTY TITLE CO.

Pgs=4 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N. No.:	010-123-08 and 010-123-09
Escrow No.:	86271
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
MATTHEW BIALKO and KRISTY LYNN BIALKO	
4716 West Lake Drive	
Holland, MI 49423	

Open Range Disclosure

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 010-123-08 and 010-123-09

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:

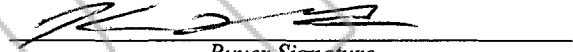
- (1) Unrecorded, undocumented or unsurveyed; and
- (2) Used by persons, including, without limitation miners, ranchers or hunters, for access or recreational use, in a manner which interferes with the use and enjoyment of the parcel.

SELLERS: The law (NRS 113.065) requires that the seller shall:

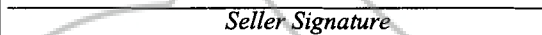
- Disclose to the purchaser information regarding grazing on open range;
- Retain a copy of the disclosure document signed by the purchaser acknowledging the date of receipt by the purchaser of the original document;
- Provide a copy of the signed disclosure document to the purchaser; and
- Record, in 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.

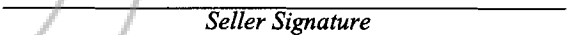
I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 8-3-2023


 Buyer Signature
MATTHEW BIALKO
 Print or type name here


 Buyer Signature
KRISTY LYNN BIALKO
 Print or type name here

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


 Seller Signature
MARCUS HERMAN, Managing Member of DORMANT ACRES, LLC, a Nevada Limited Liability Company
 Print or type name here


 Seller Signature
MARCUS HERMAN, Managing Member of DORMANT ACRES, LLC, a Nevada Limited Liability Company
 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

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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- 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
MATTHEW BIALKO
Print or type name here

Buyer Signature
KRISTY LYNN BIALKO
Print or type name here

In Witness whereof, I/we have hereunto set my hand/our hands this 3 day of August, 2023

Seller Signature
MARCUS HERMAN, Managing Member of DORMANT ACRES, LLC, a Nevada Limited Liability Company
Print or type name here

Seller Signature
MARCUS HERMAN, Managing Member of DORMANT ACRES, LLC, a Nevada Limited Liability Company
Print or type name here

STATE OF NEVADA, COUNTY OF CLARK

This instrument was acknowledged before me on 8/3/23
(date)

by MARCUS HERMAN
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Signature of notarial officer

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

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Notary Seal

EDNA D BUENCAMINO
Notary Public - State of Nevada
County of Clark
APPT. NO. 22-9398-01
My Appt. Expires: November 8, 2026

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 86271

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

That portion of the South Half (S1/2) of Section 30, Township 3 South, Range 55 East, M.D.B. & M., more particularly described as follows:

Lot 1 and Lot 9 in Block VI of LINCOLN ESTATES SUBDIVISION recorded June 5, 1970 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 79 as File No. 49097, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2023 - 2024: 010-123-08
010-123-09