

<b>A.P.N. No.:</b>	001-193-12
<b>Escrow No.:</b>	86507
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
<b>Royce Reynolds and Robyn Reynolds</b>	
1670 Stirrup Dr.	
Henderson, Nevada 89002	

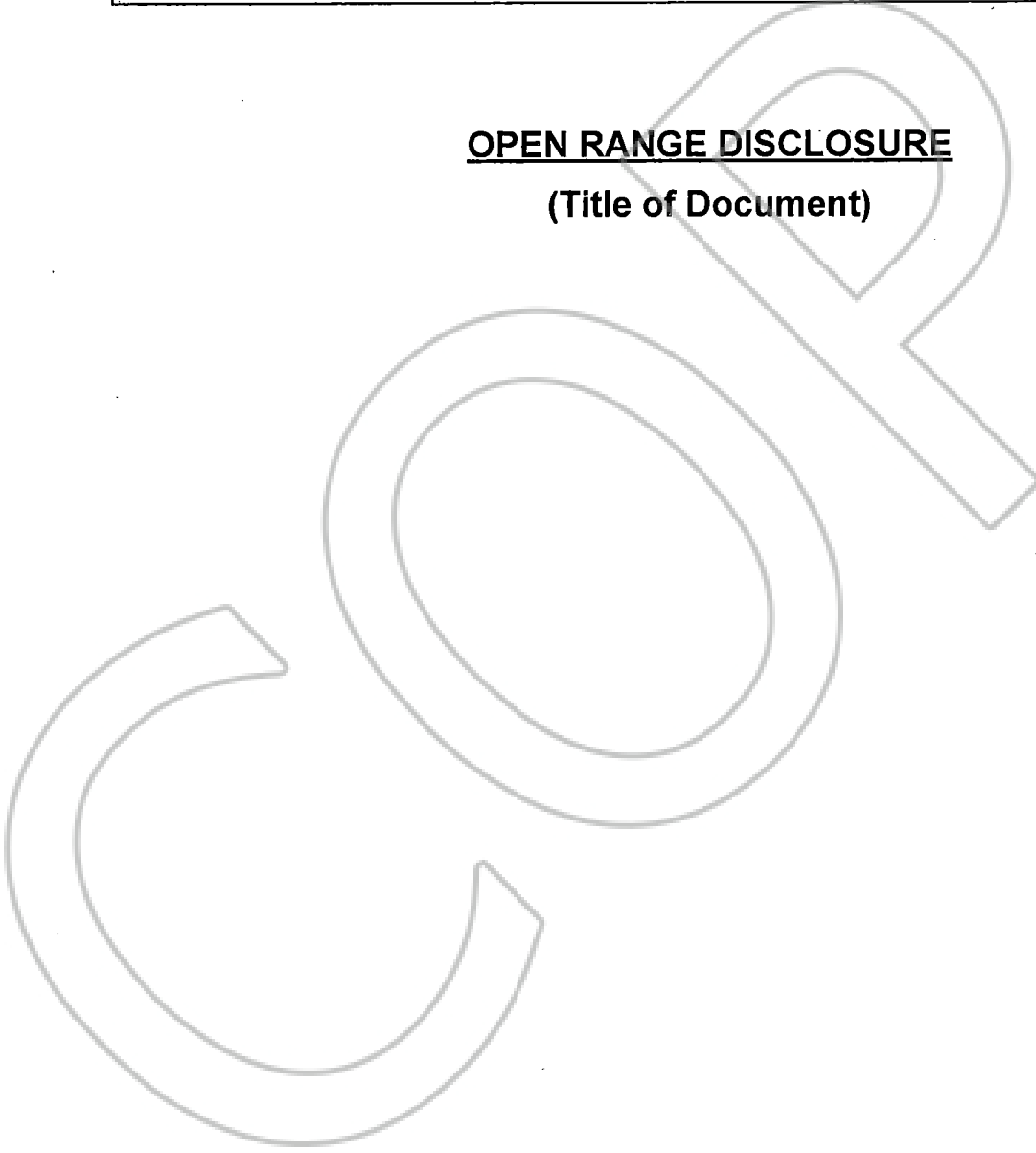


OFFICIAL RECORD  
AMY ELMER, RECORDER

(for recorders use only)

**OPEN RANGE DISCLOSURE**

**(Title of Document)**



**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 001-193-12

**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*  
**ROYCE REYNOLDS**  
*Print or type name here*

\_\_\_\_\_  
*Buyer Signature*  
**ROBYN REYNOLDS**  
*Print or type name here*

In Witness, whereof, I/we have hereunto set my hand/our hands this 4<sup>th</sup> day of January, 2024

Wendell W. Hoel  
*Seller Signature*

Anita E. Hoel  
*Seller Signature*

**WENDELL W HOEL, Trustee of the**  
*Print or type name here*

**ANITA E HOEL, Trustee of the**  
*Print or type name here*

**S&W Hoel Trust dated June 13, 2016**

STATE OF ~~NEVADA~~ FLORIDA, COUNTY OF Bay

This instrument was acknowledged before me on 1-4-24  
*(date)*

by Wendell W. Hoel  
*Person(s) appearing before notary*

by Anita E. Hoel  
*Person(s) appearing before notary*

Anna M. Shaw  
*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.*

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.

Notary Seal

ANNA M. SHAW  
Notary Public - State of Florida  
Commission # HH 308597  
My Comm. Expires Sep 5, 2026

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 001-193-12

**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: 1-11-2024

*Royce Reynolds*  
 Buyer Signature  
**ROYCE REYNOLDS**  
 Print or type name here

*Robyn Reynolds*  
 Buyer Signature  
**ROBYN REYNOLDS**  
 Print or type name here

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

\_\_\_\_\_  
 Seller Signature  
**WENDELL W HOEL, Trustee of the**  
 Print or type name here

\_\_\_\_\_  
 Seller Signature  
**ANITA E HOEL, Trustee of the**  
 Print or type name here

S&W Hoel Trust dated June 13, 2016

STATE OF NEVADA, COUNTY OF \_\_\_\_\_  
 This instrument was acknowledged before me on \_\_\_\_\_ (date)

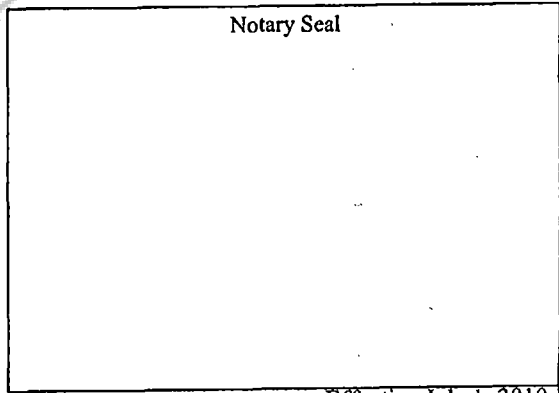
by \_\_\_\_\_  
 Person(s) appearing before notary

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.



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.

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 86507

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

That portion of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 15, Township 1 North, Range 67 East, M.D.B.&M., described as follows:

Parcel 7 as shown on Parcel Map recorded July 8, 1985 in Book A of Plats, in the Office of the County Recorder of Lincoln County, Nevada on page 245 as File No. 82862, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2023 - 2024: 001-193-12