

LINCOLN COUNTY, NV

2024-166558

\$37.00

Rec:\$37.00

01/25/2024 11:01 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-250-33

File No: 13896-2670172

Recording Requested by:
First American Title Insurance Company

When Recorded Mail To:
BRAD V LEMERT AND KAREN E LEMERT
4831 E COMANCHE DR
PAHRUMP NV 89061

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: 001-250-33
 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): Brad V. Lemert Date: 1/22/24
 Buyer(s): Karen E. Lemert Date: 1/22/24


In Witness, Whereof, I/we have hereunto set my hand/our hands this 11 day of January, 2024.

James Vincent Seller's Signature
 _____ Seller's Signature
James Vincent Print or type name here
 _____ Print or type name here

STATE OF NEVADA, COUNTY OF CLARK
 This instrument was acknowledged before me on 1-11-2024 (date)
 by James Vincent Person(s) appearing before notary
 _____ Person(s) appearing before notary

 Signature of notarial officer

Notary Seal



DENEIGH RODRIQUEZ
 Notary Public-State of Nevada
 APPT. NO. 16-1528-1
 My Appt. Expires 03-05-2024

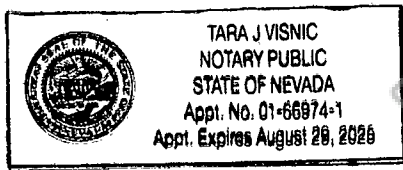
CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

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

STATE OF NEVADA)
)
) :ss.
COUNTY OF Clark)

This instrument was acknowledged before me on 1/22/2024 by
Brad V. Lemerr and Karen E Lemerr

[Signature]
Notary Public
(My commission expires: 8/29/2025)



01-66974-1
8/29/25

