

LINCOLN COUNTY, NV

2024-166782

\$37.00

Rec:\$37.00

04/15/2024 04:37 PM

STEWART TITLE LAS VEGAS WARM SPRINGS

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 009-012-44

Recording Requested by: Stewart Title Company

Return To: Stuart Twitchell

Address: P.O. Box 401
Alamo, NV 89001

OPEN RANGE DISCLOSURE

(Title of Document)

"This document may be signed in counterpart"

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

THIS INSTRUMENT IS RECORDED AS AN ACCOMODATION ONLY AND WITHOUT LIABILITY

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 009-012-44

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 a 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 person, 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): Signed in counterpart Date: _____

Buyer(s): _____ Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 12th day of April, 2024

[Signature]
Seller's Signature

Michael Kincaid of the Michael Kincaid
Revocable Trust, dated 2014

Print or type name here
California

STATE OF NEVADA, COUNTY OF Sacramento

This instrument was acknowledged before me on 4/12/2024

by Michael Kincaid
Person(s) appearing before notary

by _____
Person(s) appearing before notary

[Signature]
Signature of Notarial Officer

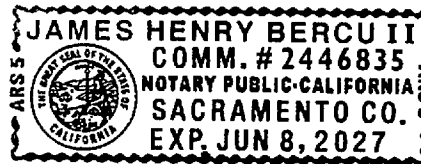
CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE

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

Seller's Signature

Print or type name here

Notary Seal



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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.

DocuSigned by: Stuart Twitchell Date: 4/15/2024 | 3:32 PM CDT
Buyer(s): Valerie Twitchell
DocuSigned by: Valerie Twitchell Date: 4/15/2024 | 3:20 PM CDT
Buyer(s): Stuart Twitchell

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

Seller's Signature

Michael Kincaid, Trustee of the Michael Kincaid Revocable Trust, dated 2014

Print or type name here

Seller's Signature

Print or type name here

STATE OF NEVADA, COUNTY OF _____

This instrument was acknowledged before me on _____

by Signed in counterpart (date)
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Signature of notarial officer

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

Notary Seal

Exhibit "A"
LEGAL DESCRIPTION

The land referred to herein is described as follows:

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

PARCEL 1:

The **DENVER, MOHAWK AND HIGH FLY** lode mining claims designated by the Surveyor General as Survey No. 4223, embracing a portion of Section 32, in Township 3 South of Range 59 East of the Mount Diablo Meridian, in the Pahranaagat Lake Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded January 1, 1916 in Book B-1 of Mining Deeds, page 79 as File No. 24606, Lincoln County, Nevada Records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said mining claim or Lot No. 39; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

PARCEL 2:

The **ELEPHANT, TOM BLUNDER, HIKO BELL, VALLEY VIEW AND VERA** lode mining claims designated by the Surveyor General as Survey No. 4006, embracing a portion of Sections 29, 30, 31 and 32, in Township 3 South of Range 59 East of the Mount Diablo Meridian, in the Pahranaagat Lake Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded June 13, 1927 in Book B-1 of Mining Deeds, page 445 as File No. 4079, Lincoln County, Nevada Records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said mining claims or Lot Nos. 37, 38, 39, 41 and 46; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 009-012-44