

LINCOLN COUNTY, NV

2024-167142

\$37.00

Rec:\$37.00

06/05/2024 10:23 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 013-042-41

File No: 13896-2674375

Recording Requested by:
First American Title Insurance Company

When Recorded Mail To:
Richard D Leavitt
7204 Eve Crt
LV NV 89145

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: 013-042-41
 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): * Signed in Courtroom * Date: _____
 Buyer(s): _____ Date: _____

In Witness Whereof, I/we have hereunto set my hand/our hands this 4th day of June, 2024.

* [Signature] * Seller's Signature
Brian C. Timperley Print or type name here
* [Signature] * Seller's Signature
Amy L. Timperley Print or type name here


STATE OF NEVADA, COUNTY OF Clark
 This instrument was acknowledged before me on June 4, 2024 (date)

by Brian C. Timperley
 Person(s) appearing before notary

by Amy L. Timperley
 Person(s) appearing before notary

[Signature]
 Signature of notarial officer

Notary Seal



LYDIA HENLEY
 Notary Public
 State of Nevada
 Appt. No. 15-3019-1
 My Appt. Expires November 28, 2026

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

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

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date.

Buyer(s): Richard D. Leavitt Date: 6-4-24
 Buyer(s): _____ Date: _____


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

** Signed in Counterpart **
 Seller's Signature _____ Seller's Signature _____

Print or type name here
 STATE OF NEVADA, COUNTY OF CIO IN
 This instrument was acknowledged before me on 06-04-2024
 by Richard D. Leavitt (date)
 Person(s) appearing before notary

by _____
 Person(s) appearing before notary
 Signature of notarial officer _____

Print or type name here
 Notary Seal



FALCON HOROWITZ
 Notary Public, State of Nevada
 Appointment No. 19-2707-1
 My Appt. Expires Jul 9, 2027

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.
 NOTE: Leave space within 1-inch margin blank on all sides.