

APN: 013-100-16

Recording Requested by: Stewart Title Company

Return To: Stewart Title Company

Address: 5 W 500 N  
Cedar City, UT 84721

LINCOLN COUNTY, NV

**2024-167161**

\$37.00

**06/17/2024 09:53 AM**

Rec:\$37.00

STEWART TITLE LAS VEGAS WARM SPRINGS 4 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

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OPEN RANGE DISCLOSURE

COPY

# OPEN RANGE DISCLOSURE

Assessor Parcel Number: 013-100-16

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):

*[Signature]*  
Date signed by:  
Bradee Hughes  
*[Signature]*  
Stephanie Hughes

Date: 6/10/2024 | 4:15 PM CDT

Buyer(s):

Bradee Hughes  
Stephanie Hughes

Date: 6/10/2024 | 3:59 PM CDT

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

*Seller's Signature*

Curtis Jon Wittwer

*Print or type name here*

*Seller's Signature*

Tanisha Wittwer

*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*

Notary Seal

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): _____	Date: _____
Bradee Hughes	
Buyer(s): _____	Date: _____
Stephanie Hughes	

In Witness Whereof, I/we have hereunto set my hand/our hands this 13 day of June, 2024

Curtis Jon Wittwer  
Seller's Signature

Tanisha Wittwer  
Seller's Signature

Curtis Jon Wittwer  
*Print or type name here*

Tanisha Wittwer  
*Print or type name here*

STATE OF ~~NEVADA~~ <sup>UTAH</sup> COUNTY OF 12th

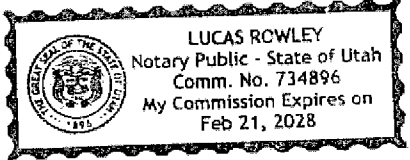
This instrument was acknowledged before me on 6/13/24  
(date)

by Curtis Jon Wittwer  
Person(s) appearing before notary

by Tanisha Wittwer  
Person(s) appearing before notary

[Signature]  
Signature of notarial officer

Notary Seal



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 2326916

That portion of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); and the East Half (E1/2) of the East Half (E1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 32, Township 4 South, Range 70 East, M.D.M., described as follows:

Parcel Six (6) of the Merger and Resubdivision of Plat Book D, Pages 11 and 48 for the 1999 Harold E. Wittwer and Annita Wittwer Revocable Trust recorded November 30, 2012 in Book D of Plats, page 80 as File No. 142249, in the Office of the County Recorder of Lincoln County, Nevada.

