

LINCOLN COUNTY, NV

2024-167175

\$37.00

Rec:\$37.00

06/20/2024 04:05 PM

STEWART TITLE LAS VEGAS WARM SPRINGS 5 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 001-192-06

Recording Requested by: Stewart Title Company

Return To: Stewart Title Company

Address: 7251 W Lake Mead Blvd, Suite 350
Las Vegas, NV 89128

OPEN RANGE DISCLOSURE

"This document may be signed in counterpart"

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 001-192-06

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): Brandon S. McDaniel Date: 6-13-24
Buyer(s): Maritza McDaniel Date: 6-13-24
Brandon McDaniel
Maritza McDaniel

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

Seller's Signature

Ronald Jeremy Robinson
by Jeremy C. Robinson, Attorney in Fact

Print or type name here

Seller's Signature

Holly Lytle Robinson

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.

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 001-192-06

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): _____ Date: _____
 Brandon McDaniel
Buyer(s): _____ Date: _____
 Maritza McDaniel

In Witness, Whereof, I/we have hereunto set my hand/our hands this 14th day of June, 202014

Ronald C. Robinson attorney in fact

Seller's Signature

Seller's Signature

Ronald Jeremy Robinson
by Jeremy C. Robinson, Attorney in Fact

Print or type name here

Holly Lytle Robinson

Print or type name here

STATE OF NEVADA, COUNTY OF Lincoln

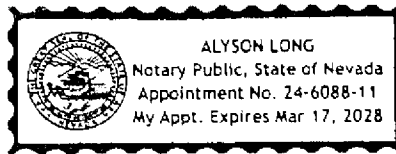
This instrument was acknowledged before me on 6/14/2014
by Ronald Jeremy Robinson (date)
by Ronald C. Robinson attorney in fact

Person(s) appearing before notary

by _____
Person(s) appearing before notary
Alyson Long

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.

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 001-192-06

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): _____ Date: _____
 Buyer(s): Brandon McDaniel Date: _____
 Buyer(s): Maritza McDaniel Date: _____

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

Seller's Signature
 Ronald Jeremy Robinson
 by Jeremy C. Robinson, Attorney in Fact

Print or type name here

Seller's Signature
 Holly Lytle Robinson
Holly Lytle Robinson

Print or type name here

STATE OF ~~NEVADA~~ ^{Virginia}, COUNTY OF Portsmouth
 This instrument was acknowledged before me on June 14th, 2024

 (date)

by Holly Lytle Robinson

Person(s) appearing before notary

by _____

Person(s) appearing before notary

Latisha Goodman-Cuffee

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.

Nevada Real Estate Division – Form 551

Effective July 1, 2010

Commission Exp: 8/31/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: feb1cbd1-a455-4aec-8aa7-280f83db65a7

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2320613

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

Lot 16-B as shown by map thereof in Plat Book B, Page 433, File No. 118170, in the Office of the County Recorder, Lincoln County, Nevada.

