

LINCOLN COUNTY, NV

2024-167296

\$37.00

07/25/2024 02:06 PM

Rec:\$37.00

FIRST AMERICAN TITLE INSURANCE COMPANY NYS-4 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 002-182-03

File No: 13896-2675676

Recording Requested by:
First American Title Insurance Company

When Recorded Mail To:
Autumn Keith and Justin Keith
PO Box 882
Caliente NV 89008

Open Range Disclosure *Signed in Counterpart*

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: 002-182-03
 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 Counterpart * Date: _____

Buyer(s): _____ Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 17th day of July, 2024.

Corey Vaught
 Seller's Signature
Corey Vaught
 Print or type name here

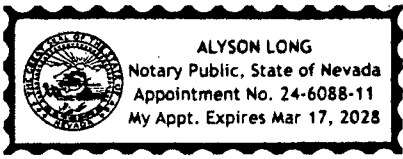
 Seller's Signature

 Print or type name here

STATE OF NEVADA, COUNTY OF Lincoln
 This instrument was acknowledged before me on 7-17-2024 (date)
 by Corey Vaught
 Person(s) appearing before notary

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

Notary Seal



ALYSON LONG
 Notary Public, State of Nevada
 Appointment No. 24-6088-11
 My Appt. Expires Mar 17, 2028

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

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

Buyer(s): *Autumn Keith* Autumn Keith Date: 7/22/2024
 Buyer(s): *Justin Keith* Justin Keith Date: 07/22/2024

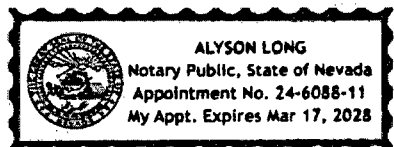
In Witness, Whereof, I/we have hereunto set my hand/our hands this 17th day of July, 2024.

Corey Vaught Seller's Signature
 Corey Vaught Print or type name here
 _____ Seller's Signature
 _____ Print or type name here

STATE OF NEVADA, COUNTY OF Lincoln
 This instrument was acknowledged before me on 7-17-2024 (date)
 by Corey Vaught
 Person(s) appearing before notary

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

Notary Seal



ALYSON LONG
 Notary Public, State of Nevada
 Appointment No. 24-6088-11
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 Nevada Real Estate Division - Form 551

STATE OF NEVADA)
COUNTY OF Lincoln)
:SS.

This instrument was acknowledged before me on July 22, 2024 by
Autumn Keith & Justin Keith

Alyson Long
Notary Public
(My commission expires: March 17, 2028)

