

LINCOLN COUNTY, NV

2024-167327

\$37.00

Rec:\$37.00

08/07/2024 03:01 PM

FIRST AMERICAN TITLE INSURANCE COMPANY NYS-4 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-260-29

File No: 13896-2676441

Recording Requested by:
First American Title Insurance Company

When Recorded Mail To:
DUSTIN E. THEIS AND LAURA R. THEIS
1020 E ATHENS AVE
HENDERSON NV 89015

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: 001-2100-29
 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): x * Signed in Counterpart * Date: _____

Buyer(s): x Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 5th day of August, 2024.

x James Vincent
 Seller's Signature

James Vincent
 Print or type name here

 Seller's Signature

 Print or type name here

STATE OF NEVADA, COUNTY OF Clark


This instrument was acknowledged before me on August 5th, 2024
 (date)

by James Vincent
 Person(s) appearing before notary

by _____
 Person(s) appearing before notary

Lydia Henley
 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.

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 001-200-29

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): [Signature] Date: 8/6/24

Buyer(s): Laura Theiss Dustin Theiss Date: 8/6/24
Laura Theiss

In Witness Whereof, I/we have hereunto set my hand/our hands this 5th day of August, 2024


[Signature]
 Seller's Signature
James Vincent
 Print or type name here

 Seller's Signature
 Print or type name here

STATE OF NEVADA, COUNTY OF Clark
 This instrument was acknowledged before me on August 5th, 2024
 (Date)
 by James Vincent
 Person(s) appearing before notary

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

Notary Seal



LYDIA HENLEY
 Notary Public
 State of Nevada
 Appl. No. 15-3010-1
 My Appl. Expires November 28, 2025

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

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

