

LINCOLN COUNTY, NV

**2024-167499**

\$37.00

**10/09/2024 09:56 AM**

Rec:\$37.00

FIRST AMERICAN TITLE INSURANCE COMPANY NYS-5 AE

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 013-160-66

File No: 13896-2677826

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
David Beau Carlson  
PO Box 413  
Panaca NV 89042

***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: 013-1102-1210

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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Robert M Bradley Seller's Signature  
Robert M Bradley Seller's Signature  
Print or type name here 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

See attached  
Signature of notarial officer

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

Notary Seal  
AOG

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

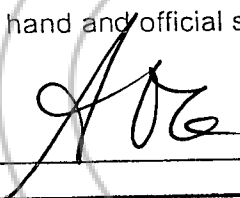
On September 30, 2024 before me, Adrienne Ollie Green, Notary Public  
(insert name and title of the officer)

personally appeared Robert M. Bradley  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

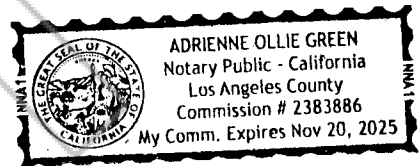
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Attachment For:

Open range disclosure

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

Buyer(s): Gregory Alan Cherhoniak Date: 10/1/2024

Buyer(s): \* Signed in Counterpart 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 \_\_\_\_\_

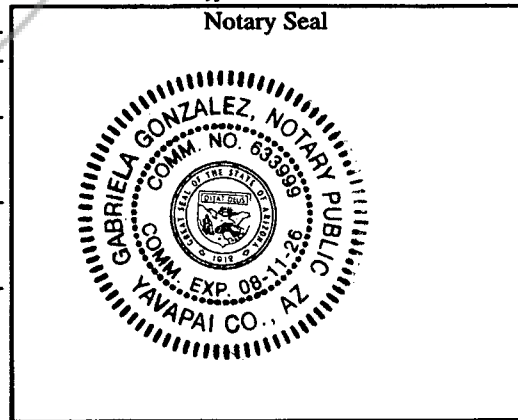
Print or type name here  
STATE OF ~~NEVADA~~ <sup>ARIZONA</sup> COUNTY OF Yavapai

This instrument was acknowledged before me on 10/1/2024 (date)

by Gregory A. Cherhoniak Person(s) appearing before notary

by \_\_\_\_\_ Person(s) appearing before notary

Gabriela Gonzalez Signature of Notarial Office



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# OPEN RANGE DISCLOSURE

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

Buyer(s): David Beau Carlson David Beau Carlson Date: Oct-2-2024

Buyer(s): \*Signed in Counter part Date: \_\_\_\_\_

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

\*Signed in Counter part Seller's Signature \_\_\_\_\_ Seller's Signature \_\_\_\_\_

Print or type name here

STATE OF NEVADA, COUNTY OF Lincoln  
This instrument was acknowledged before me on 10-2-24  
(date)

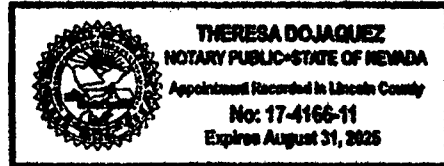
by David Beau Carlson  
Person(s) appearing before notary

by \_\_\_\_\_  
Person(s) appearing before notary

T. Dominguez  
Signature of notarial officer

Print or type name here

Notary Seal



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