

LINCOLN COUNTY, NV

2024-167536

\$37.00

Rec:\$37.00

10/24/2024 12:35 PM

STEWART TITLE LAS VEGAS WARM SPRINGS

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 010-132-01

Recording Requested by:
Stewart Title Company

Return To:
Lincoln Estates Investment Group, LLC,
a Nevada limited liability company

Address:
2805 Saint Clair Drive
Las Vegas, NV 89128

OPEN RANGE DISCLOSURE

This document may be signed in counterpart

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 010-132-01

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: 08 AUG 24
Cody Cates

Buyer(s): _____ Date: _____

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

Seller's Signature

Lincoln Estates
Print or type name here

STATE OF NEVADA, COUNTY OF Lincoln

This instrument was acknowledged before me on _____
(date)

by _____
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Signature of notarial officer

Seller's Signature

Investment Group, LLC
Print or type name here

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

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

Buyer(s): _____ Date: _____

Cody Cates

Buyer(s): _____ Date: _____

In Witness Whereof, I/we have hereunto set my hand/our hands this 4th day of OCTOBER, 2024

Gayle S. Greene
Seller's Signature

Gayle S. Greene, Manager of Lincoln Estates Investment Group, LLC, a Nevada limited liability company

Print or type name here

Seller's Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Clark

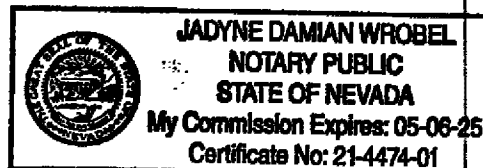
This instrument was acknowledged before me on 10/4/24
(date)

by Gayle S. Greene
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Jadyne Wrobel
Signature of notarial officer

Notary Seal



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

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2405356

Lot Sixteen (16) in Block One (1) of LINCOLN ESTATES SUBDIVISION recorded June 5, 1970 in Book "A" of Plats, Page 79 as File No. 49097, in the Office of the County Recorder, Lincoln County, Nevada.

