

<b>A.P.N. No.:</b>	006-041-42
<b>File No.:</b>	2430237 NW
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>When Recorded Mail To:</b>	
Gary H. Mitchell and Maureen P. Mitchell Family Trust, dated November 20, 1997	
PO Box 282	
Pioche, NV 89043	

LINCOLN COUNTY, NV **2024-167571**  
 \$37.00  
 Rec:\$37.00 **11/07/2024 01:41 PM**  
 STEWART TITLE LAS VEGAS WARM SPRINGS  
 OFFICIAL RECORD  
 AMY ELMER, RECORDER

(for recorders use only)

**OPEN RANGE DISCLOSURE**

THIS DOCUMENT MAY BE SIGNED IN COUNTERPART

# OPEN RANGE DISCLOSURE

Assessor Parcel Number: 006-041-42

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): Cline Family Trust, dated June 24, 2016 Date: 10-31-24  
Buyer(s): Deborah H. Cline, Trustee Date: 10-31-24

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

*Seller's Signature*

Gary H. Mitchell, Trustee of the Gary H. Mitchell and Maureen P. Mitchell Family Trust, dated November 20, 1997

*Print or type name here*

*Seller's Signature*

Maureen P. Mitchell, Trustee of the Gary H. Mitchell and Maureen P. Mitchell Family Trust, dated November 20, 1997

*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*

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

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

Notary Seal

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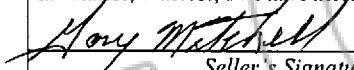
*I, the below signed purchaser, acknowledge that I have received this disclosure on this date.*

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

Cline Family Trust, dated June 24, 2016

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

In Witness, Whereof, I/we have hereunto set my hand/our hands this 30 day of October, 2024

  
\_\_\_\_\_  
Seller's Signature Gary H. Mitchell

  
\_\_\_\_\_  
Seller's Signature Maureen P. Mitchell

Gary H. Mitchell, Trustee of the Gary H. Mitchell and Maureen P. Mitchell Family Trust, dated November 20, 1997

Maureen P. Mitchell, Trustee of the Gary H. Mitchell and Maureen P. Mitchell Family Trust, dated November 20, 1997

*Print or type name here*

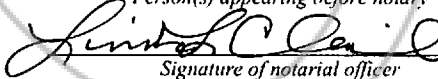
*Print or type name here*

STATE OF NEVADA, COUNTY OF Nevada

This instrument was acknowledged before me on 10/30/24  
(date)

by Gary Mitchell  
*Person(s) appearing before notary*

by Maureen Mitchell  
*Person(s) appearing before notary*

  
*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.

Notary Seal



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 2430237

The East One-Half (E 1/2) of the Southwest Quarter (SW 1/4) of U.S. Government Lot No. 12 in Section 2, Township 4 North, Range 67 East, M.D.M.

