

**DOC# 233469**

08/02/2017

03:33PM

**Official Record**

Requested By  
COW COUNTY TITLE CO.

Eureka County - NV

**Lisa Hoehne - Recorder**

Page: 1 of 5 Fee: \$43.00

Recorded By CH RPTT: \$0.00

Book- 0604 Page- 0039



0233469

<b>A.P.N. No.:</b>	005-340-15
<b>Escrow No.:</b>	78569
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
<b>LANDL, LLC</b>	
100 Industrial Dr., Suite 113	
Lawrenceburg, IN 47025	

(for recorders use only)

**OPEN RANGE DISCLOSURE**

**(Title of Document)**

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 005-340-15

**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:* \_\_\_\_\_

<i>Buyer Signature</i>	<i>Buyer Signature</i>
<b>GARY WILSON, Asset Manager</b>	<b>GARY WILSON, Asset Manager</b>
<small>Print or type name here</small>	<small>Print or type name here</small>

of LANDL, LLC, an Indiana Limited Liability Company

In Witness whereof, I/we have hereunto set my hand/our hands this <u>26<sup>th</sup></u> day of <u>July</u> , 20 <u>17</u>	
<i>Seller Signature</i>	<i>Seller Signature</i>
<b>ROBERT R. CAMPBELL, JR</b>	<b>KATHRYN M. CAMPBELL</b>
<small>Print or type name here</small>	<small>Print or type name here</small>

STATE OF NEVADA, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (date)

by see attached 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.

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

Nevada Real Estate Division - Form 551

The Parties are executing this document in counter part for the purpose of facilitating its execution. The counterparts are to be considered and interpreted as a single document.

Notary Seal

\_\_\_\_\_  
*Signature of notary*

OPEN RANGE DISCLOSURE

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 } S.S.  
COUNTY OF SAN BERNARDINO

On July 26, 2017, before me, N.J. Szakas,  
personally appeared Robert R. Campbell Jr. and Kathryn M. Campbell

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 *N.J. Szakas* (Seal)



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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:

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- 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: 7/26/17

*[Signature]*

Buyer Signature

**GARY WILSON, Asset Manager**

Print or type name here

of **LANDL, LLC, an Indiana Limited Liability Company**

Buyer Signature

Print or type name here

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

Seller Signature

**ROBERT R. CAMPBELL, JR**

Print or type name here

Seller Signature

**KATHRYN M. CAMPBELL**

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

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

Nevada Real Estate Division - Form 551

Effective July 1, 2010

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**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 78569

All that certain real property situate in the County of Eureka, State of Nevada, described as follows:

**TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B. & M.**

Section 27: Southeast Quarter (SE ¼)

RESERVING, HOWEVER, unto Strathearn Cattle Company, 90% of the right, title and interest of the Strathearn Cattle Company in and to coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of, or within said lands, including the right to the use of so much of the surface thereof as may be required in prospecting for, in locating, developing, producing and transporting said coal, oil, gas or minerals and any of their by-products as reserved in a Deed recorded May 25, 1959 in Book 25 of Deeds, page 297 as File No. 34183, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017 – 2018: 005-340-15

File No.: 78569  
Exhibit A Legal Description

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