

DOUGLAS COUNTY, NV

2017-893142

Rec:\$18.00

\$18.00 Pgs=5

01/10/2017 09:31 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1321-29-001-007

**Recording Requested By:**

Western Title Company, Inc.

**Escrow No.:** 081696-TEA

**When Recorded Mail To:**

Dennis E. Cartier

Carol A. Cartier

1350 Broadstone Pkwy #4221

Folsom, CA 95630

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature \_\_\_\_\_

Traci Adams

Escrow Officer

**This document has been signed in counter-part**

\_\_\_\_\_  
**OPEN RANGE DISCLOSURE**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 1321-29-001-007

**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: See attached

See attached  
Buyer Signature  
Signed in counter part  
Print or type name here

\_\_\_\_\_  
Buyer Signature  
\_\_\_\_\_  
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 30<sup>th</sup> day of December, 2010

Suzanne Tause  
Seller Signature  
Suzanne Tause  
Print or type name here

[Signature]  
Seller Signature  
GREG LYNN  
Print or type name here

STATE OF NEVADA, COUNTY OF Douglas

This instrument was acknowledged before me on 12/30/10 (date)

by Suzanne Tause  
Person(s) appearing before notary


by Greg Lynn  
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.

Notary Seal



TRACI ADAMS  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 69-1891-5 - Expires January 5, 2019

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 1321-29-001-007

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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: 9/13/16

Dennis E. Cartier  
 Buyer Signature  
Dennis E. Cartier  
 Print or type name here

Carol Ann Cartier  
 Buyer Signature  
Carol Ann Cartier  
 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 13<sup>th</sup> day of September, 2016

Signed in Counter part  
 Seller Signature  
 \_\_\_\_\_  
 Print or type name here

\_\_\_\_\_  
 Seller Signature  
 \_\_\_\_\_  
 Print or type name here

STATE OF NEVADA, COUNTY OF Sacramento

This instrument was acknowledged before me on 9/13/16 (date)

by Dennis E. Cartier  
Person(s) appearing before notary

by Carol Ann Cartier  
Person(s) appearing before notary

see attached  
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.

Notary Seal

**SEE ATTACHED**

ANDREW JAMES DUCKETT  
 Commission # 2139648  
 Notary Public - California  
 Sacramento County  
 My Comm. Expires Feb 5, 2020

## 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 Sacramento )

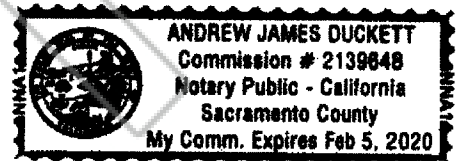
On September 13th 2016 before me, Andrew Duckett, Notary Public-----  
(insert name and title of the officer)

personally appeared Dennis E. Cartier & Carol A. Cartier-----  
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)



**EXHIBIT "A"**

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

**Lot 11, as set forth on Final Parcel Map #1 LDA 04-086 for The 1995 Gregory C. Lynn  
and Suzanne Towse Trust Agreement, dated May 16, 1995, filed in the office of the  
County Recorder of Douglas County, State of Nevada on July 10, 2007, in Book 0707,  
Page 3208, as Document No. 704855.**

**Assessor's Parcel Number(s):  
1321-29-001-007**

