

DOUGLAS COUNTY, NV

2017-896251

Rec:\$17.00

\$17.00 Pgs=4

03/22/2017 02:30 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-24-501-045

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 086119-TEA

When Recorded Mail To:

Ronald Lee

Jaci Lee

2274 Stone View Drive

Sparks, NV 89436

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: 1220-24-501-045

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: 3-22-17

Ronald L. Lee
Buyer Signature
Ronald L. Lee
Print or type name here

Jaci R. Lee
Buyer Signature
Jaci R. Lee
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 22nd day of March, 2017

counter-signed
Seller Signature
counter-signed
Print or type name here

Seller Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Washoe
This instrument was acknowledged before me on March 22, 2017 (date)
by Ronald Lee
Person(s) appearing before notary
by Jaci Lee
Person(s) appearing before notary

Signature of notarial officer

Notary Seal

TIFFANY FULLER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 04-90901-2 - Expires October 19, 2018

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.
Leave space within 1-inch margin blank on all sides.

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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: 3/17/2017

Counter-Signed
 Buyer Signature
 Ronald L. Lee
 Print or type name here

Counter-Signed
 Buyer Signature
 Jaci R. Lee
 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 17 day of March, 2017

[Signature]
 Seller Signature
 LAURA J Werner
 Print or type name here

 Seller Signature

 Print or type name here

STATE OF NEVADA, COUNTY OF Douglas

This instrument was acknowledged before me on 3/17/17 (date)

by Laura J. Werner Person(s) appearing before notary

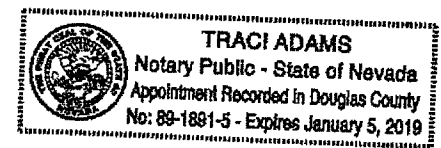
by _____ Person(s) appearing before notary

Signature of notarial officer

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

Notary Seal



TRACI ADAMS
 Notary Public - State of Nevada
 Appointment Recorded in Douglas County
 No: 89-1881-5 - Expires January 5, 2019

EXHIBIT "A"

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

**Parcel 11-C-3 as set forth on the Parcel Map for Garrett and Anita Spoonhunter, being
a further division of Lot 11 of the RUHENSTROTH RANCHOS SUBDIVISION,
recorded June 5, 1984, Book 684, Page 415, Document No. 101720.**

**Assessor's Parcel Number(s):
1220-24-501-045**

