

#149.03-002-071

APN: 305 Gray Mill Court, Carson Ci.



KAREN ELLISON, RECORDER

**WHEN RECORDED, MAIL TO:**

Clear Creek Residential, LLC  
199 Old Clear Creek Road  
Carson City, Nevada 89705  
Attn: Sales Office

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

**OPEN RANGE DISCLOSURE**

**"Open Range" Defined:** "Open Range" means all unenclosed land outside of cities and towns upon which cattle, sheep or other domestic animals by custom, license, lease or permit are grazed or permitted to roam.

**"Fence" Defined:** "Fence" means a fence with not less than four horizontal barriers, consisting of wires, boards, poles or other fence material in common use in the neighborhood, with posts set not more than 20 feet apart. The lower barrier must be not more than 12 inches from the ground and the space between any two barriers must be not more than 12 inches and the height of top barrier must be at least 48 inches above the ground. Every post must be so set as to withstand a horizontal strain of 250 pounds at a point 4 feet from the ground, and each barrier must be capable of withstanding a horizontal strain of 250 pounds at any point midway between the posts.

**Disclosures:** The property you are purchasing, as described in Exhibit "A" attached hereto and incorporated herein by reference, may be adjacent to open range on which livestock are permitted to graze or roam. Unless you construct a fence that will prevent livestock from entering your property, livestock may enter your property and you will not be entitled to collect damages because the livestock entered your property. *Regardless of whether you construct a fence, it is unlawful to kill, maim or injure livestock that have entered your property.*

The parcel may be subject to claims made by a county or the State of Nevada 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.

I, the below signed Buyer, acknowledge that I have received this disclosure and understand it.

*[Handwritten Signature]*  
Buyer's Signature

Time and Date: *JAMES S TRACY JR*  
*7:54 AM 9/30/2017*

Buyer's Signature \_\_\_\_\_

Time and Date: \_\_\_\_\_

# Notary Acknowledgment

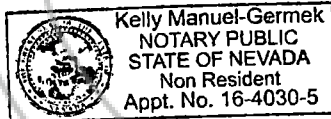
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Nevada

County of Douglas

On 12.6.17 before me, Kelly Manuel Germek, Notary Public personally appeared James S Taylor, 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.

Notary Signature Kelly Manuel Germek (Seal)



MY APPT. EXPIRES October 21, 2020

**EXHIBIT "A"**  
**TO**  
**OPEN RANGE DISCLOSURE**

**Legal Description of Property**

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

Lot 2/288 of the Final Map for CLEAR CREEK TAHOE – PHASE 1A & 1B, Subdivision Map No. 890939, recorded in the Office of the Douglas County Recorder on November 18, 2016, as Document No. 2016-890939.

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Carson City, NV 89705

**COOPER**