

Assessor's Parcel Number: 122104002019

Recording Requested By:

Name: FIRST AMERICAN TITLE

Address: 1663 US HIGHWAY 395 STE 101

City/State/Zip MINDEN NV 89423

DOUGLAS COUNTY, NV

**2017-908617**

Rec:\$35.00

\$35.00 Pgs=4

12/29/2017 12:20 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

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OPEN RANGE DISCLOSURE

(Title of Document)

THIS DOCUMENT HAS BEEN SIGNED IN COUNTERPART AND SHALL BE DEEMED AS ONE.

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

# OPEN RANGE DISCLOSURE

Assessor Parcel Number: 122104002019

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 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:

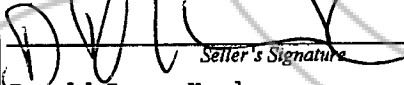
- Disclose to the purchaser information regarding grazing on open range;
- Retain a copy of the disclosure document signed by the purchaser acknowledging the date of receipt by the purchaser of the original document;
- Provide a copy of the signed disclosure document to the purchaser; and
- Record, in 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.*

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

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

In Witness Whereof, I/we have hereunto set my hand/our hands this 26 day of December, 2017.

  
\_\_\_\_\_  
Seller's Signature

Donald Reese Hand  
Print or type name here

at MITA  
\_\_\_\_\_  
Seller's Signature

Cristen M. Hand  
Print or type name here

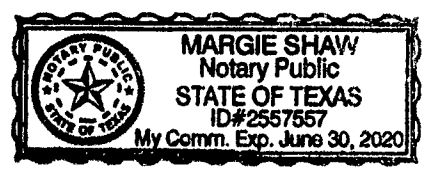
STATE OF NEVADA, COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on 12/26/17  
(date)

by Donald Hand  
Person(s) appearing before notary

by Cristen Hand  
Person(s) appearing before notary

Margie Shaw  
Signature of notarial officer

Notary Seal



MARGIE SHAW  
Notary Public  
STATE OF TEXAS  
ID# 2557557  
My Comm. Exp. June 30, 2020

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

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

Nevada Real Estate Division - Form 551

Effective July 1, 2010

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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.*

Buyer(s): [Signature] Date: 12/29/17

Buyer(s): [Signature] JEREMY L GARDNER Date: 12/29/17  
[Signature] KAREN M GARDNER

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

\_\_\_\_\_  
*Seller's Signature*

**Donald Reese Hand**  
*Print or type name here*

\_\_\_\_\_  
*Seller's Signature*

**Cristen M. Hand**  
*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*

Notary Seal

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Nevada Real Estate Division - Form 551

Effective July 1, 2010

## EXHIBIT 'A'

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.M., DESCRIBED AS FOLLOWS:

### PARCEL 1:

PARCEL A, AS SHOWN ON THAT PARCEL MAP FOR JOHN E. ETHERIDGE, FILED FOR RECORD FEBRUARY 22, 1977, IN BOOK 277, AT PAGE 951, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 7059.

### PARCEL 2:

A PORTION OF PARCEL 11, AS SHOWN ON THAT MAP OF DIVISION INTO LARGE PARCELS, FILED FOR RECORD NOVEMBER 21, 1995, IN BOOK 1195, AT PAGE 3626, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 375343, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID PARCEL A;  
THENCE SOUTH 09°58'45" EAST, 272.62 FEET;  
THENCE SOUTH 69°28'30" WEST, 300.10 FEET;  
THENCE NORTH 20°31'30" WEST, 268.02 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL B, AS SHOWN ON SAID PARCEL MAP FOR JOHN E. ETHERIDGE, DOCUMENT NO. 07059; THENCE ALONG SAID SOUTHERLY LINE OF SAID PARCEL B, AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL A, NORTH 69°28'30" EAST, 350.00 FEET TO THE POINT OF BEGINNING.

### PARCEL 3:

A 30 FOOT ACCESS EASEMENT AS SHOWN ON THAT PARCEL MAP FOR JOHN E. ETHERIDGE, FILED FOR RECORD MAY 2, 1974, IN BOOK 574, PAGE 136, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 73015.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 15, 2007 IN BOOK 307, PAGE 4610 AS INSTRUMENT NO. 697080.