**DOUGLAS COUNTY, NV** 

2019-929207

Rec:\$35.00

\$35.00

05/17/2019 03:26 PM

**ETRCO** 

Pgs=2

KAREN ELLISON, RECORDER

\*This document is executed in counterpart and is to be deemed one document

## OPEN RANGE DISCLOSURE

Assessor Parcel Number: 1220-09-001-011, 1220-09-001-017

OR 1220-09-001-008 ptn 1220-09-001-015 Assessor's Manufactured Home ID Namber 30-04-001-016

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

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(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 19 day of Seller's Signature Seller's Signature Rivertree Ranch, LLC lames Print or type name hai Print or type name here STATE OF NEVADA, COUNTY OF Notary Seal This instrument was acknowledged before me on Brand Shar Person(s) appearing before notary NOTARY PUBLIC JOSH SONTAG 683437 COMMISSION EXPINES Person(s) uppedring before notary JUNE 10, 2019 STATE OF UTAH Agnature of noscrial officer CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE NOTE: Leave space within 1-inch margin blank on all sides.

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Effective July 1, 2010

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OR Assessor's Manufactured Home ID Number:	\
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I, the below signed year thaser, acknowledge that I have rec	eived this disclosure on this date.
Buyer(s): Mkolas I. Mamus Ni Kolas A.  Buyer(s): F57BABE EC Sus Alexandra A.  F57BABE EC Sus Alexandra A.	Noomen Date: 5/16/2019
In-Witness, Whereof, I/we have hereunto set my hand/our hands thi	s <u>19</u> day of <u>April</u> . 20 <u>19</u> .
Seller's Signature	Seller's Signonae
Rivertree Ranch, LLC James Bradshaw	Print or type name here
STATE OF NEVADA, COUNTY OF Weber  This instrument was acknowledged before me on 4/19/19	Notary Seal
by James Brand Than (dare)	
Person(s) appearing before notary  Person(s) appearing before notary	NOTARY PUBLIC JOSH SONTAG 683437 COMMISSION EXPIRES JUNE 10, 2019 STATE OF UTAH
Signature of Hotofiol Officer  CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR	
YOUR PURPOSE. NOTE: Leore space within l-inch margin blank on all sides.	
revada Real Estate Division - Form 551	Effective July 1, 2010