

\*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 Number ptn 1220-09-001-016

**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
- (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): Counterpart Date: \_\_\_\_\_

In Witness Whereof, I/we have hereunto set my hand/our hands this 19 day of April, 2019.

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

Rivertree Ranch, LLC James Bradshaw  
 Print or type name here

STATE OF ~~NEVADA~~ <sup>Utah</sup>, COUNTY OF Weber

This instrument was acknowledged before me on 04/19/19  
 (date)

by James Bradshaw  
 Person(s) appearing before notary

by \_\_\_\_\_  
 Person(s) appearing before notary

\_\_\_\_\_  
 Signature of notarial officer

Notary Seal

NOTARY PUBLIC  
 JOSH SONTAG  
 683437  
 COMMISSION EXPIRES  
 JUNE 10, 2019  
 STATE OF UTAH

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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OR

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*I, the below signed purchaser, acknowledge that I have received this disclosure on this date.*

Buyer(s): Medas A. Noomen, Nikolas A. Noomen Date: 5/16/2019

Buyer(s): Alexandra A. Noomen Date: 5/16/2019

In-Witness, Whereof, I/we have hereunto set my hand/our hands this 19 day of April, 2019.

[Signature]  
Seller's Signature  
Rivertree Ranch, LLC James Bradshaw  
Print or type name here

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

STATE OF Utah ~~NEVADA~~, COUNTY OF Weber


This instrument was acknowledged before me on 05/19/19 (date)

by James Bradshaw  
Person(s) appearing before notary

by \_\_\_\_\_  
Person(s) appearing before notary

[Signature]  
Signature of notarial officer

Notary Seal



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JOSH SONTAG  
683437  
COMMISSION EXPIRES  
JUNE 10, 2019  
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