

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 1320-02-002-060

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 Signature

 Print or type name here

 Buyer Signature

 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this ____ day of _____, 20__

John K. Carothers
 Seller Signature
John K. Carothers, its manager
 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 9/14/19 (date)
 by John Carothers
 Person(s) appearing before notary
 by _____
 Person(s) appearing before notary
Autumn Henderson
 Signature of notarial officer

Notary Seal

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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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 9/20/19

Mitzi Baxter
 Buyer Signature
Mitzi Baxter
 Print or type name here

Benjamin Baxter
 Buyer Signature
Benjamin Baxter
 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 20th day of Sept, 2019

 Seller Signature

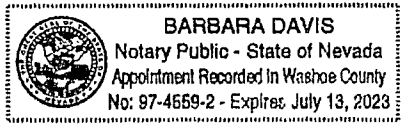
 Print or type name here

 Seller Signature

 Print or type name here

STATE OF NEVADA, COUNTY OF Washoe
 This instrument was acknowledged before me on 9/20/19
 (date)
 by Mitzi Baxter
 Person(s) appearing before notary
 by Benjamin Baxter
 Person(s) appearing before notary
Barbara Davis
 Signature of notarial officer

Notary Seal



BARBARA DAVIS
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 No: 97-4659-2 - Expires July 13, 2023

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