

DOUGLAS COUNTY, NV

2020-954615

Rec:\$40.00

\$40.00 Pgs=3

10/16/2020 11:13 AM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

Document Signed In Counterpart

APN: 1419-03-002-011

Recording Requested By:

Name: SIGNATURE TITLE COMPANY, LLC

Address: 212 ELKS POINT RD, STE 445

P.O. BOX 10297

ZEPHYR COVE, NV 89448

escrow no: 11001074-JML

(For Recorder's use only)

**OPEN RANGE DISCLOSURE**  
(Title of Document)

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

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

Document Signed in Counterpart

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 1419-03-002-011

**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 3<sup>rd</sup> day of September, 2020

[Signature]  
*Seller Signature*  
David Arnaw  
*Print or type name here*  
Texas

\_\_\_\_\_  
*Seller Signature*  
\_\_\_\_\_  
*Print or type name here*

STATE OF NEVADA, COUNTY OF TRAVIS

This instrument was acknowledged before me on 9/3/20 (date)

by David Arnaw  
*Person(s) appearing before notary*

by \_\_\_\_\_  
*Person(s) appearing before notary*  
[Signature]  
*Signature of notarial officer*

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

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

Notary Seal

HANNAH P SMITH  
Notary ID #132238835  
My Commission Expires  
November 5, 2023

Document Signed In Counterpart

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 1419-10-001-024

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.

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- 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: 10/1/2020

DocuSigned by: Moya Ruelsen
Buyer Signature
Moyara Ruelsen
Print or type name here

DocuSigned by: Daniel Carmel
Buyer Signature
Daniel Carmel
Print or type name here

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

Seller Signature
Print or type name here

Seller Signature
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

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

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

