

DOUGLAS COUNTY, NV

2020-955873

Rec:\$40.00

\$40.00

Pgs=3

11/05/2020 01:17 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

Document Signed In Counterpart

APN: 1419-03-002-078

Recording Requested By:

Name: SIGNATURE TITLE COMPANY, L.L.C.

Address: 212 ELKS POINT RD, STE 445

P.O. BOX 10297

ZEPHYR COVE, NV 89448

escrow no: 11001136-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: 1419-03-002-078

**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*

\_\_\_\_\_  
*Buyer Signature*

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

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

In Witness Whereof, I/we have hereunto set my hand/our hands this 23<sup>rd</sup> day of September, 2020

\_\_\_\_\_  
*Seller Signature*

\_\_\_\_\_  
*Seller Signature*

David Arnow  
*Print or type name here*

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

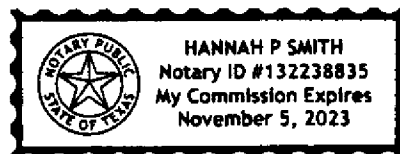
STATE OF NEVADA, COUNTY OF TRAVIS

This instrument was acknowledged before me on 9/23/20  
*(date)*

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

by \_\_\_\_\_  
*Person(s) appearing before notary*  
Hannah P Smith  
*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.*

Document Signed In Counterpart

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 1419-03-002-078

**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:* 9/26/2020

Designed by  
  
 Michael Temkin *Buyer Signature*  
 \_\_\_\_\_  
*Print or type name here*

Designed by  
  
 Heidi Temkin *Buyer Signature*  
 \_\_\_\_\_  
*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*

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.*