

DOUGLAS COUNTY, NV

2021-960678

Rec:\$40.00

\$40.00

Pgs=3

01/26/2021 02:18 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1321-32-002-038

Recording Requested By:

Western Title Company, LLC

Escrow No.: 123904-ARJ

When Recorded Mail To:

Travis Titlow and Rosalie Rolfs

Baker

90 Rivers Vista Drive

Dayton

NV 89403

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Kinsey Bell

Kinsey Bell

Escrow Assistant

THIS DOCUMENT IS EXECUTED IN COUNTERPART

Open Range Disclosure

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 132132002038

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: 1/4/2021

Cota Family Trust
dotloop verified
01/04/21 5:27 PM PST
3WQA-EOSX-PMV7-840F

Buyer Signature
THIS DOCUMENT IS EXECUTED IN COUNTERPART
Cota Family Trust
Print or type name here

Buyer Signature

THIS DOCUMENT IS EXECUTED IN COUNTERPART
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 5 day of January, 2021

Ricky Paul DeCarlo
Seller Signature

William W. Nichols
1/5/2021 11:52 AM
Seller Signature

Ricky Paul DeCarlo
Print or type name here
Mid Town Ventures, LLC

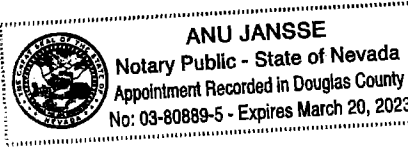
William W. Nichols
Print or type name here
Mid Town Ventures, LLC

STATE OF NEVADA, COUNTY OF Douglas
This instrument was acknowledged before me on 1/25/21
(date)

by Ricky Paul DeCarlo
Person(s) appearing before notary
by William W. Nichols
Person(s) appearing before notary

Signature of notarial officer

Notary Seal



ANU JANSSE
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80889-5 - Expires March 20, 2023

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: 1/26/2021

Travis Tillow
CD1843D4E631448 Buyer Signature

Rosalie Polfs Baker
CF8FAE7963A6 Buyer Signature

Cota Family Trust Travis Tillow, trustee
Print or type name here

Rosalie Polfs Baker, trustee
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 20 day of January, 2021
THIS DOCUMENT IS EXECUTED IN COUNTERPART
Seller Signature
William W. Nichols
Print or type name here

THIS DOCUMENT IS EXECUTED IN COUNTERPART
Buyer Signature
William W. Nichols
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

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