

APN# 1022 18 002 005

Recording Requested by/Mail to:

Name: FATCO

Address: 1663 US HWY 395 N STE 101

City/State/Zip: MINDEN NV 89423

Mail Tax Statements to:

Name: MARC SAGE & JACQUELINE DOUGLAS

Address: 3350 FAIRCHILD CT

City/State/Zip: GARDNERVILLE NV 89410

OPEN RANGE DISCLOSURE

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment -- NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

EMILY TOBIAS

Printed Name

**This document was executed
in counter-part and
shall be deemed as one.**

This document is being (re-)recorded to correct document # _____, and is correcting

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 1022-18-002-005

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 20 day of FEB, 2021

Seller Signature
John B Iten
Print or type name here

Seller Signature
Becky E. Iten
Print or type name here

STATE OF NEVADA, COUNTY OF _____

This instrument was acknowledged before me on _____ (date)

by John B Iten
Person(s) appearing before notary

by Becky E Iten
Person(s) appearing before notary

Please see attached CA All-purpose
Signature of notarial officer

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

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

Brenda Rorder
Nevada Real Estate Division - Form 551

Notary Seal

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Solano

On 2/20/2021 before me, Brenda Roerden, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared John B Iten and Becky E. Iten
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Brenda Roerden
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Open Range Disclosure
Document Date: 2/20/21 Number of Pages: 1
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 102218002005

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, 11 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 113.010) 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.

02/18/2021

I, the below signed purchaser, acknowledge that I have received this disclosure document this date: _____

Bruce Swain
MARC WILLIAM SAGE
Print or type name here

JACQUELINE D. DOUGLAS
Print or type name here

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

Seller Signature

Purchaser Signature

Print or type name here

Print or type name here

STATE OF NEVADA, COUNTY OF _____

This instrument was acknowledged before me on _____

by _____
Person appearing before me

by _____
Person appearing before me

Signature of notary public

CONSULTEAN VORBYN B. S. O. LAURET THIS FORM'S PURPOSE IS FOR YOUR PROPOSED

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

Nevada Real Estate Division - Form 851

Effective July 1, 2010

