

DOUGLAS COUNTY, NV

**2021-962501**

Rec:\$40.00

\$40.00 Pgs=3

02/24/2021 02:52 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

**APN:** 1419-03-002-030

**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:** zc3031-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: 1419-03-002-030

**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 3<sup>rd</sup> day of February, 2021

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

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

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

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

STATE OF TEXAS, COUNTY OF Travis

This instrument was acknowledged before me on 2/3/21 (date)

by Leisha Ehler  
*Person(s) appearing before notary*

by Hannah P Smith  
*Signature of notarial officer*

Notary Seal

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

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

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 2/2/2021

DocuSigned by: Bogowski Buyer Signature
Print or type name here

DocuSigned by: Brett Yochheim, Member 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

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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