

DOUGLAS COUNTY, NV **2021-963813**  
Rec:\$40.00  
\$40.00 Pgs=4 03/19/2021 11:39 AM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 1419-09-001-016

**RECORDING REQUESTED BY:**

Name: SIGNATURE TITLE COMPANY LLC

Address: 5365 RENO CORPORATE DRIVE SUITE 100  
RENO, NV 89511

(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.**

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 1419-09-001-015

**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 March, 2021

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

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

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

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

STATE OF NEVADA, COUNTY OF DOUGLAS

This instrument was acknowledged before me on 3/13/2021

(date)

by Leisha Ehlert

*Person(s) appearing before notary*

by \_\_\_\_\_

*Person(s) appearing before notary*

Georgia R Chase  
*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



**GEORGIA R. CHASE**  
Notary Public-State of Nevada  
APPT. NO. 13-10678-5  
My App. Expires May 06, 2021

### OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 1419-D9-001-045

**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.

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- 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: 3/17/2021

DocuSigned by:  
  
PO: 207 804 9048  
 Buyer Signature  
 Daniel Bradford  
 Print or type name here

DocuSigned by:  
  
897 384 6810 DE KE E  
 Buyer Signature  
 Melaine Bradford  
 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

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

## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

#### Parcel 1

Lot 43 of CLEAR CREEK TAHOE-PHASE 3A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 23, 2020, as File No. 943845, Official Records.

#### Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099, and 916465.

APN: 1419-09-001-015