

DOUGLAS COUNTY, NV

**2021-964169**

Rec:\$40.00

\$40.00

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SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

A.P.N.: 1419-09-001-018

**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: 1419-09-001-018 \_\_\_\_\_

**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

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

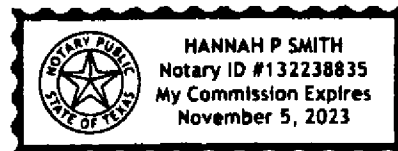
\_\_\_\_\_  
Print or type name here

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

Texas  
STATE OF NEVADA, COUNTY OF TRAVIS  
This instrument was acknowledged before me on 3/23/21  
(date)  
by Leisha Ehlert  
Person(s) appearing before notary

by Hannah P Smith  
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.  
Nevada Real Estate Division – Form 551

Effective July 1, 2010

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: March 22, 2021

*Philip Kendall*  
Buyer Signature  
Philip Kendall  
Print or type name here

*Michelle Kendall*  
Buyer Signature  
Michelle Kendall  
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 Los Angeles  
This instrument was acknowledged before me on 3/22/2021  
(date)

by Philip Kendall  
Person(s) appearing before notary

by Michelle Kendall  
Person(s) appearing before notary

*Claudia E. Montano*  
Signature of notarial officer

Notary Seal



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Nevada Real Estate Division - Form 551

Effective July 1, 2010

## 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 40 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: 1419-09-001-018