

DOUGLAS COUNTY, NV

2021-965940

Rec:\$40.00

\$40.00 Pgs=3

04/21/2021 02:51 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

APN: 1419-04-002-026

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: zc3078-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.

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 1419-04-002-026

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.

DocuSigned by: Paul Colby, Trustee/Manager 4/7/2021
I, the below signed purchaser, acknowledge that I have received this disclosure on this date: _____

<u>Paul Colby Manager</u> Buyer Signature Print or type name here	<u>Colby Mountain Properties LLC</u> Buyer Signature Print or type name here
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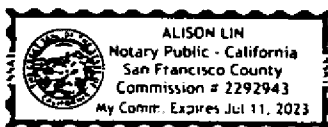
In Witness, whereof, I/we have hereunto set my hand/our hands this 16 day of April, 2021

<u>Dale P. Ashlock</u> Seller Signature Print or type name here	<u>Debra J. Holcomb</u> Seller Signature Print or type name here
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STATE OF NEVADA, COUNTY OF San Francisco
 This instrument was acknowledged before me on 4/16/2021 (date)
 by Dale P. Ashlock
 Person(s) appearing before notary
 by Debra J. Holcomb
 Person(s) appearing before notary

 Signature of notarial officer

Notary Seal



ALISON LIN
 Notary Public - California
 San Francisco County
 Commission # 2292943
 My Comm. Expires Jul 11, 2023

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.
Leave space within 1-inch margin blank on all sides.

ACKNOWLEDGMENT

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 San Francisco)

On April 16th 2021 before me, Alison Lin, Notary Public
(insert name and title of the officer)

personally appeared Dale P. Ashlock, Debra J. Holcomb
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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  (Seal)

