

DOUGLAS COUNTY, NV

2021-966694

Rec:\$40.00

\$40.00 Pgs=4

04/30/2021 02:05 PM

SIGNATURE TITLE - RENO

KAREN ELLISON, RECORDER

A.P.N.: a portion of: 1419-04-002-066

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: **a portion of: 1419-04-002-066**

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: 4/20/21

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 20th day of April, 2021
[Signature]
Seller Signature
Leisha Ehlert
Print or type name here

Seller Signature
Print or type name here

STATE OF ~~NEVADA~~ ^{TEXAS}, COUNTY OF Travis
This instrument was acknowledged before me on 4/20/21 (date)
by Leisha Ehlert
Person(s) appearing before notary
by _____
Person(s) appearing before notary
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.

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 4/29/01

Carl Eschenbach
Buyer Signature
Carl Eschenbach

Ana Eschenbach
Buyer Signature
Ana Eschenbach

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

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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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:

Lot 127, and rights of access across private roads as set forth on the Final Map of Clear Creek Tahoe-Phase 3C, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 4, 2021, as File No. 962948, Official Records.

Certificate of Amendment recorded April 6, 2021, as Document No. 2021-964987, Official Records.

APN: a portion of 1419-04-002-066