

DOUGLAS COUNTY, NV

**2021-966995**

Rec:\$40.00

\$40.00

Pgs=4

05/06/2021 12:44 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: \_\_\_\_\_

\_\_\_\_\_  
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 4<sup>th</sup> day of May, 2021

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

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

Leisha Ehler  
Print or type name here

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

Texas  
STATE OF NEVADA, COUNTY OF Travis

This instrument was acknowledged before me on 5/4/21 (date)

by Leisha Ehler  
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.  
Nevada Real Estate Division - Form 551

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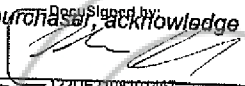
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- Record, in the office of the county recorder in the county where the property is located, the original disclosure document that has been signed by the purchaser.

I, the below signed purchaser, acknowledge that I have received this disclosure on this date: \_\_\_\_\_

DocuSigned by:  
  
 12240E2108101407...  
 Buyer Signature  
**Marcus Kirkwood**  
 \_\_\_\_\_  
 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
 Seller Signature  
 \_\_\_\_\_  
 Print or type name here

\_\_\_\_\_  
 Seller Signature  
 \_\_\_\_\_  
 Print or type name here

STATE OF NEVADA, COUNTY OF \_\_\_\_\_

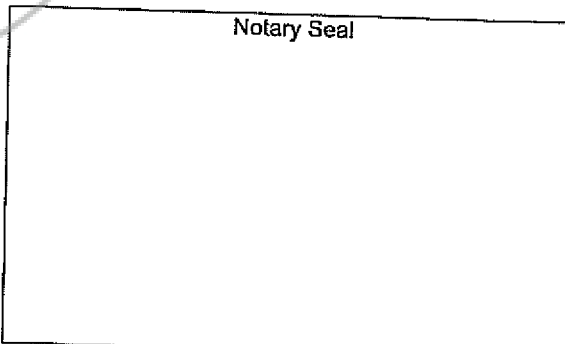
This instrument was acknowledged before me on \_\_\_\_\_ (date)

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.  
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 116, 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