DOUGLAS COUNTY, NV

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2021-967456

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SIGNATURE TITLE - RENO
KAREN ELLISON, RECORDER

A.P.N.: a poriton 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 rightsof-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:

- Unrecorded, undocumented or unsurveyed; and
- 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
- 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.	ty where the property is located, the original disclosure
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I, the below signed purchaser, acknowledge that I have rece	ived this disclosure on this data.
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/ / /////	Buyer Signature
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STATE OF NEVADA, COUNTY OF TVAUS	
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FOR YOUR PURPOSE.	A second
Leave space within 1-inch margin blank on all sides.	
Nevada Real Estate Division - Form 551	
. 4771	Effective July 1, 2010

## **OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: a poriton 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.

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- Disclose to the purchaser information regarding grazing on open range;
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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.

and thus been signed by the purchaser.	
I, the below signed purchaser, acknowledge that I have received this	Topusigned by: this date:
	DP 1
Buyer Signature	rett yochneimignature
	err vocumerms
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
Children	/
Print or type name here	Print or type name here
DYATE OF LIBOUR	
STATE OF NEVADA, COUNTY OF	Notary Seal
This instrument was acknowledged before me on	, totally oddl
by (date)	
Person(s) appearing before notary	
Person(s) appearing before notary	
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.	
Nevada Real Estate Division – Form 551	P475
	Effective July 1, 2010

## **OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: a poriton of: 1419-94-992-966

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.

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I, the below signed purchaser acknowledge that I have received this di	
The state of the s	sclosure on this date:
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STATE OF NEVADA, COUNTY OF	Notary Seal
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Person(s) appearing before notary	
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Person(s) appearing before notary	
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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. Nevada Real Estate Division – Form 551	
TOTAL PARTY PARTY DIVISION - LONII 301	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 113, 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

