

DOUGLAS COUNTY, NV

2021-974808

Rec:\$40.00

\$40.00 Pgs=3

09/30/2021 09:10 AM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

APN# 1419-03-002-121

Recording Requested by/Mail to:

Name: SIGNATURE TITLE COMPANY, LLC

Address: 212 ELKS POINT RD, STE 445 PO BOX 10297

City/State/Zip: ZEPHYR COVE NV 89448

Escrow No. 510336-JL

OPEN RANGE DISCLOSURE

Title of Document

This page added to provide additional information required by NRS
111.312 Sections 1-2.

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 1419-03-002-121

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

 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 24th day of September, 2021

[Signature]
 Seller Signature
David Arrow
 Print or type name here

 Seller Signature

 Print or type name here

Texas
STATE OF NEVADA, COUNTY OF Travis

This instrument was acknowledged before me on 9/24/21 (date)
by David Arrow
Person(s) appearing before notary

by _____
Person(s) appearing before notary
[Signature]
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

Effective July 1, 2010

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date 9/27/2021

DocuSigned by:
Laura Justman, Trustee
049529100004416 Buyer Signature
 Laura Justman, Trustee

DocuSigned by:
David S. Justman, Trustee
8CACEB0C3C0E Buyer Signature
 David S. Justman, Trustee

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

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