

DOUGLAS COUNTY, NV

2021-978575

Rec:\$40.00

\$40.00 Pgs=4

12/17/2021 02:04 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

A.P.N.: A Portion of APN: 1419-04-002-066

RECORDING REQUESTED BY:

Name: SIGNATURE TITLE COMPANY LLC

Address: 212 ELKS POINT ROAD, SUITE 445, P.O. BOX
10297

ZEPHYR COVE, NV 89448

(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 APN: 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 14th day of December, 2021

Seller Signature

Seller Signature

Leida Ellert, Authorized Rep

Print or type name here

An Clear Creek Residential, LLC

Print or type name here

STATE OF TEXAS, COUNTY OF Texas

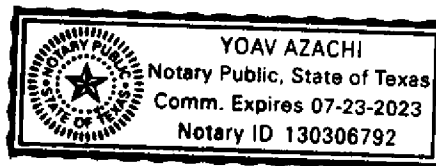
This instrument was acknowledged before me on 12/14/21 (date)

by Leida Ellert, authorized rep
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Yoav Azachi
Signature of notarial officer

Notary Seal



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: 12/16/2021

DocuSigned by:

 473EF80A8E8444 Buyer Signature
 Terry Eames

 Print or type name here

DocuSigned by:

 E30FE5872 Buyer Signature
 Darin Eames

 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

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Leave space within 1-inch margin blank on all sides.

Nevada Real Estate Division – Form 551

Notary Seal

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 103, as set forth on the Final Map of CLEAR CREEK TAHOE UNIT 6, filed in the office of the
County Recorder of Douglas County, State of Nevada, on November 24, 2021, as File No. 2021-
977643, Official Records.

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

