

APN# 1419-09-001-090

DOUGLAS COUNTY, NV **2022-980562**
Rec:\$40.00
\$40.00 Pgs=3 01/31/2022 02:37 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

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. **ZC3189-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: 1419-09-001-090

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 22 day of December, 2021

[Signature] Clear Creek Residential LLC
Seller Signature
Leisha Erikson
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 12-22-2021 (date)

by Leisha Erikson
Person(s) appearing before notary

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

Notary Seal

CHRISTINA SLIGAR
Notary Public, State of Texas
Comm Expires 05-23-2023
Notary ID 128624639

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

OPEN RANGE DISCLOSURE

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
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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 1/26/2022

Digitized by

 Buyer Signature
 Melanie Bradford

 Print or type name here

Digitized by

 Buyer Signature
 Daniel Bradford

 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