

DOUGLAS COUNTY, NV

2022-982608

Rec:\$40.00

\$40.00 Pgs=4

03/17/2022 11:40 AM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

APN# 1419-10-001-009

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. ZC3330-JL

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**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: 1419-10-001-009

### 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, 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

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

Notary Seal

*All Attached*

Effective July 1, 2010

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Barbara )

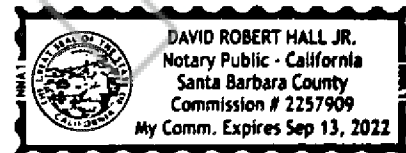
On MARCH 11, 2022 before me, DAVID R HALL JR, Notary Public  
(insert name and title of the officer)

personally appeared JAMES TAYLOR AND DENISE TAYLOR  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature David R Hall Jr (Seal)



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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 3/2/2022

DocuSigned by:  
Thomas M. Prescott, Trustee  
009054B Buyer Signature  
 Thomas M. Prescott, Trustee  
 Print or type name here

DocuSigned by:  
Joann Prescott, Trustee  
C3ED0E63C028 Buyer Signature  
 Joann Prescott, Trustee  
 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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Nevada Real Estate Division – Form 551

Notary Seal

Effective July 1, 2010