

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 1319-03-501-002

OR

Assessor's Manufactured Home ID Number: _____

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 a 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 person, including, without limitation miners, ranchers or hunters, for access or recreational use, in a manner which interferes with the use or 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(s): Fred Ramirez Date: 5/6/2022 | 10:23 AM PDT
2442200713044F
 Buyer(s): _____ Date: _____

In Witness Whereof, I/we have hereunto set my hand/our hands this 12th day of May, 2022
Wallace Adams Seller's Signature
Judy Huck Adams Seller's Signature

Jacks Valley LLC, a series of Adams & Huck Holdings LLC

 Print or type name here

STATE OF NEVADA, COUNTY OF Carson City
 This instrument was acknowledged before me on 5-12-2022 (date)
 by Wallace Adams Person(s) appearing before notary
 by Judy Huck Adams Person(s) appearing before notary
Mark Banning Signature of notarial officer

Notary Seal

MARK BANNING
 Notary Public-State of Nevada
 Appointment No. 20-9098-02
 My Appointment Expires 4-15-2024

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE

NOTE: Leave space within 1 inch margin blank on all sides.

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1213882

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel B-1 as shown on Parcel Map LDA 04-062 for Wallace E. Adams and 1999 Wallace E. Adams Revocable Trust recorded 4/5/2005 in the office of the Recorder, Douglas County, Nevada in Book 0405, at Page 1585, as Document No. 640948.

