

DOUGLAS COUNTY, NV

2022-985227

Rec:\$40.00

\$40.00 Pgs=3

05/19/2022 11:25 AM

STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

A.P.N. No.:	1219-11-001-012
File No.:	1686661 sa
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Coyle Rentals LLC,	
1190 Mottsville Meadows Way	
Gardnerville, NV 89460	

(for recorders use only)

**Open Range Disclosure
(Title of Document)**

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law:

(State specific law)

SJA

Signature

Escrow Officer

Title

Sherry Ackermann
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 1219-11-001-012

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: 5/11/2022

[Signature]
 Buyer Signature
JAMES COFFE JR.
 Print or type name here

[Signature]
 Buyer Signature
Teri Coyle
 Print or type name here

In Witness whereof, I/we have hereunto set my hand/our hands this 11th day of May, 2022

[Signature]
 Seller Signature
RVC Holding Trust 2019 - Nick Clemens
 Print or type name here

[Signature]
 Seller Signature
Veronica Clemens
 Print or type name here

STATE OF NEVADA, COUNTY OF Cassia City

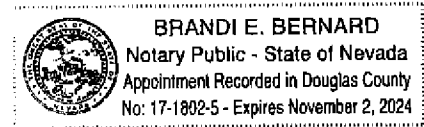
This instrument was acknowledged before me on 5/11/22 (date)

by Nick Clemens
Person(s) appearing before notary

by Veronica Clemens
Person(s) appearing before notary

[Signature]
Signature of notarial officer

Notary Seal



BRANDI E. BERNARD
 Notary Public - State of Nevada
 Appointment Recorded in Douglas County
 No: 17-1802-5 - Expires November 2, 2024

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

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

EXHIBIT "A" LEGAL DESCRIPTION

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

Parcel 1:

Parcel 3C as set forth on that certain Parcel Map LDA #03-033 for MOTT\$VILLE MEADOWS filed for record on July 20, 2004, Book 0704 of Official Records, Page 8112, as Document No. 619273.

Parcel 2:

60 - foot wide access, Public Utility and Ditch Maintenance Easement.

A sixty foot wide easement for access, public utility, and ditch maintenance purposes located within portions of Sections 2 and 11, Township 12 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at a found 1939 U.S.G.L.O. brass cap, the 1/4 corner common to said Sections 2 and 11, THE POINT OF BEGINNING; thence 60 feet Westerly of and parallel with the following description: North 19°16'28" West, 713.61 feet; North 19°00'55" West, 2,075.70 feet to a point on the Southerly right-of-way of Mottsville Lane, THE POINT OF TERMININUS.

Said easement shall be lengthened or shortened to match Grantor's property lines.

The basis of bearing of this description is North 89°53'00" East, the South line of Section 12, Township 12 North, Range 19 East, M.D.M., as shown on the Final Map for Sheridan Meadows recorded May 21, 1973 as Document No. 66349.

NOTE: The above metes and bounds description appeared previously in that certain Grant Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 15, 2019 as Document No. 2019-931766 of Official Records.