

DOUGLAS COUNTY, NV

2022-986029

Rec:\$40.00

\$40.00

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06/07/2022 12:21 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

APN # 1221-00-002-005

Escrow # 02202043-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.
1483 US Highway 395 N, Suite B

Gardnerville, NV 89410

Open Range

(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

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

OPEN RANGE DISCLOSURE

THIS FORM FOR USE
IN NEVADA ONLY

Real Estate Forms
Since 1966



Assessor Parcel or Home ID Number: 122100002005
Property Address Finenut 2 Gardnerville NV 89410

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 and understand it:

Buyer Stephen Kerns Date _____ Buyer Kristen Kerns Date _____

In Witness Whereof, I/we have hereunto set my hand/our hands:

Jeffrey R Jarboe 6/16/2022
Seller Bentley Family LLC Date Seller _____ Date _____

BY **JEFFREY JARBOE, CFO**
STATE OF NEVADA, COUNTY OF Douglas

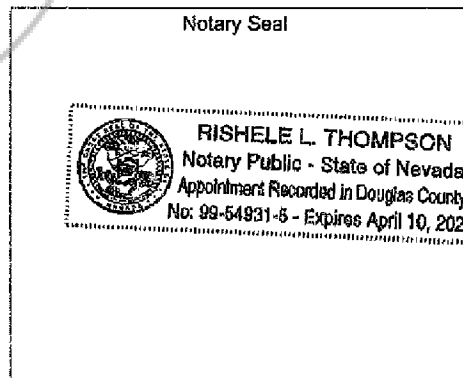
This instrument was acknowledged before me on 6/16/2022
(date)

by Jeffrey Jarboe
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.





OPEN RANGE DISCLOSURE

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Real Estate Forms
Since 1994



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I, the below signed purchaser, acknowledge that I have received this disclosure and understand it:

DocuSigned by: <u>Stephen Kerns</u>	<u>6/6/2022</u>	DocuSigned by: <u>KRISTEN KERNS</u>	<u>6/6/2022</u>
<u>Stephen Kerns</u>	Date	<u>Kristen Kerns</u>	Date

In Witness, whereof, I/we have hereunto set my hand/our hands:

Seller <u>Bently Family Ltd Partnership</u>	Date	Seller	Date
---	------	--------	------

STATE OF NEVADA, COUNTY OF _____
This instrument was acknowledged before me on _____
(date)

Notary Seal

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

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