

DOUGLAS COUNTY, NV

2022-986411

Rec:\$40.00

\$40.00

Pgs=4

06/17/2022 09:35 AM

STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1420-33-211-001
<b>File No.:</b>	1691923 KDJ
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>When Recorded Mail To:</b>	
Stewart Title Company	
2310 S. Carson Street	
Carson City, NV 89701	

(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)

Signature

Kayla Jacobsen  
Print Signature

Escrow Officer

Title

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 Number: 1420-33-211-001

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 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/we received this disclosure on this date.*

Buyer(s): *Erik L. Schoedl*  
Erik L. Schoedl

Date: 6-14-2022

Buyer(s): *Laurie A. Schoedl*  
Laurie A. Schoedl

Date: 6-14-2022

In Witness, Whereof, I/we have hereunto set my hand/our hands this 14<sup>th</sup> day of June, 2022

\_\_\_\_\_  
*Seller's Signature*  
Robert Charles Thomas and Jeanie Rose Thomas  
Joint Living Trust, dated February 13, 2011

\_\_\_\_\_  
*Seller's Signature*  
\_\_\_\_\_  
*Print or type name here*

*Print or type name here*  
California  
STATE OF ~~NEVADA~~, COUNTY OF Orange

\_\_\_\_\_  
*Print or type name here*

This instrument was acknowledged before me on 6-14-2022  
(date)

by *Erik L. Schoedl*  
*Person(s) appearing before notary*

by *Laurie A. Schoedl*  
*Person(s) appearing before notary*

\_\_\_\_\_  
*Signature of notarial officer*

Notary Seal

LUCIA V. DOMINGUEZ  
Notary Public - California  
Orange County  
Commission # 2323860  
My Comm. Expires Apr 6, 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.*

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**I, the below signed purchaser, acknowledge that I have received this disclosure on this date.**

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

Erik L. Schoedl

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

Laurie A. Schoedl

In Witness Whereof, I/we have hereunto set my hand/our hands this 15<sup>th</sup> day of June, 2022

Deborah Mary Thomas  
Seller's Signature

\_\_\_\_\_  
Seller's Signature

Robert Charles Thomas and Jeanie Rose Thomas  
Joint Living Trust, dated February 13, 2011

\_\_\_\_\_  
Print or type name here

\_\_\_\_\_  
Print or type name here

STATE OF NEVADA, COUNTY OF Carson City  
This instrument was acknowledged before me on 6/15/22  
(date)

by Deborah Mary Thomas  
Person(s) appearing before notary

by \_\_\_\_\_  
Person(s) appearing before notary

Cindy Banning  
Signature of notarial officer

Notary Seal



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.: 1691923

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

Lot 112 in Block E as shown on the Final Map of WILDHORSE UNIT 3, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 2, 1990 in Book 790, as Page 26, as Document No. 229406, Official Records.

