

A.P.N. No.:	1320-29-119-010
File No.:	1780487 SA
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Janet Louise Kanter- Purcell	
P.O Box 583	
Minden, NV 89423	

(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)

Cynthia Haggard
Signature

Escrow Assistant
Title

Cynthia Haggard
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)

THIS DOCUMENT IS EXECUTED IN COUNTERPART

1079 CEDAR CREST

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 1320-29-119-010

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, I, we have hereunto set my hand/our hands this day of

8/24/2022

Steven Braddy
Seller Signature

Seller Signature

Print or type name here

Print or type name here

STATE OF NEVADA, COUNTY OF Douglas


Notary Seal

This instrument was acknowledged before me on _____ (date)

by Steven Braddy
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Cynthia Haggard
Signature of notarial officer

 **CYNTHIA HAGGARD**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 21-3540-05 - Expires March 12, 2025

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

Effective July 1, 2010

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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.

DocuSigned by:
I, the below signed purchaser, acknowledge that I have received this disclosure on this date:

Janet Kanter Purcell

11A488DC0048459 Buyer Signature
Janet Kanter Purcell

Buyer Signature

Print or type name here

Print or type name here

In Witness, whereof, I have hereunto set my hand/our hands this day of

8/24/2022

Steven Braddy
Steven Braddy

Seller Signature

Seller Signature

Print or type name here

Print or type name here

STATE OF NEVADA, COUNTY OF Douglas

This instrument was acknowledged before me on (date)

by Steven Braddy
Person(s) appearing before notary

by
Person(s) appearing before notary

Cynthia Haggard
Signature of notarial officer

Notary Seal



CYNTHIA HAGGARD
Notary Public - State of Nevada
Appointment Recorded in Douglas County
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