

DOUGLAS COUNTY, NV

2023-1001623

Rec:\$40.00

\$40.00

Pgs=4

10/20/2023 10:39 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN No.: 1420-34-201-052

Escrow No.: 23037752-SA

Recording Requested By:  
First Centennial Title Company of Nevada  
1352 Hwy 395, Ste 114  
Gardnerville, NV 89410

When Recorded Return to:  
First Centennial Title Company of Nevada  
1352 Hwy 395, Ste 114  
Gardnerville, NV 89410

Mail Tax Statements to:  
**Jacob M. Randolph, Marisa DeWames Randolph,  
Eric Brown, and Kelly Brown**  
2747 Stewart Avenue  
Minden, NV 89423

SPACE ABOVE FOR RECORDERS USE

**OPEN RANGE**  
(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)

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.

**THE DOCUMENT  
IS EXECUTED  
IN COUNTERPART**

SPACE BELOW FOR RECORDER

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 1420-34-201-052

**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:**

Jacob M. Randolph & Marisa DeWames Randolph  
 Buyer Signature  
 Print or type name here

Eric Brown and Kelly Brown  
 Buyer Signature  
 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
 Seller Signature  
 Print or type name here

\_\_\_\_\_  
 Seller Signature  
 Print or type name here

STATE OF NEVADA, COUNTY OF \_\_\_\_\_  
 This instrument was acknowledged before me on \_\_\_\_\_ (date)  
 by \_\_\_\_\_  
 Person(s) appearing before notary  
 by \_\_\_\_\_  
 Person(s) appearing before notary  
 \_\_\_\_\_  
 Signature of notarial officer

Notary Seal

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

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

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Buyer Signature  
Jacob M. Randolph & Marisa DeWames Randolph  
Print or type name here

Buyer Signature  
Eric Brown and Kelly Brown  
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 11<sup>th</sup> day of OCTOBER, 2023

Suzanne Borstein, TTEE  
Seller Signature  
SUZANNE BORSTEIN, TTEE  
Print or type name here

Eric Brown, TTEE  
Seller Signature  
ERIC BROWN, TTEE  
Print or type name here

STATE OF NEVADA, COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on 10/11/2023 (date)

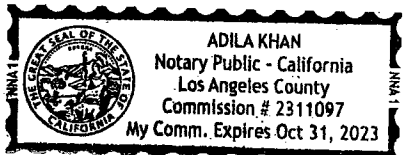
by Eric Brown  
Person(s) appearing before notary  
by Suzanne Borstein  
Person(s) appearing before notary

**See Attached Certificate**  
Signature of notarial officer

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

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

Notary Seal



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

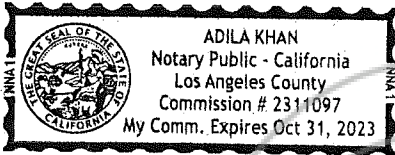
On 10/11/2023 before me, Adila Khan, Notary Public

Date Here Insert Name and Title of the Officer personally appeared Ira Jay Bosnstein / Suzanne Sorenson Bosnstein Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Adila Khan Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Open Range Disclosure

Document Date: 10/11/2023 Number of Pages: 1

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Corporate Officer - Title(s):

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other:

Signer Is Representing:

Signer's Name:

Corporate Officer - Title(s):

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other:

Signer Is Representing: