

DOUGLAS COUNTY, NV

2023-1001897

Rec:\$40.00

\$40.00

Pgs=3

11/01/2023 09:47 AM

SIGNATURE TITLE - ZEPHYR COVE

SHAWNYNE GARREN, RECORDER

APN# 1419-04-002-097

Recording Requested by/Mail to:

Name: SIGNATURE TITLE COMPANY, LLC

Address: 212 ELKS POINT RD, STE 445 PO BOX 10297

City/State/Zip: ZEPHYR COVE NV 89448

Escrow No. ZC3626-JL

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**OPEN RANGE DISCLOSURE**

**Title of Document**

This page added to provide additional information required by NRS  
111.312 Sections 1-2.

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 1419-04-002-097

**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 25 day of AUGUST, 2023

\_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Seller Signature

Leisha Ehlert, AUTHORIZED REP

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

FOR C4-B CLEAR CREEK, LLC

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

Texas

STATE OF ~~NEVADA~~, COUNTY OF Travis

This instrument was acknowledged before me on 8/25/23 (date)

by Leisha Ehlert

Notary Seal

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

Yoav Azachi  
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.**

Nevada Real Estate Division – Form 551

Effective July 1, 2010

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: Oct 30, 2023

*Andrew Zitterkopf*

Buyer Signature

Andrew Zitterkopf

Print or type name here

*Gail Zitterkopf*

Buyer Signature

Gail Zitterkopf

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

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Nevada Real Estate Division – Form 551

Notary Seal

Effective July 1, 2010