

DOUGLAS COUNTY, NV

2023-1001982

Rec:\$40.00

\$40.00

Pgs=5

11/03/2023 02:32 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN No.: 1022-16-002-084

Escrow No.: 23037797-SA

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

When Recorded Return to:
CHRISTINE WOODCOCK
P.O. BOX 11
ZEPHYR COVE, NV 89448

Mail Tax Statements to:
**Christine Woodcock, Travis Woodcock, Gayle
Woodcock, and Gary Woodcock**
P.O. Box 11
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDERS USE

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

ESCROW OFFICER

SHERRY ACKERMANN

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

THIS FORM FOR USE
IN NEVADA ONLY

Real Estate Forms
Since 1966



Assessor Parcel or Home ID Number: 102216002084

Property Address 3613 Quail Run Way, Wellington, NV 89444

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

<i>George Thompson</i>	<i>10/21/23</i>	Seller	Date
Seller George Thompson	Date	Seller	Date

STATE OF NEVADA, COUNTY OF Douglas

This instrument was acknowledged before me on _____ (date)

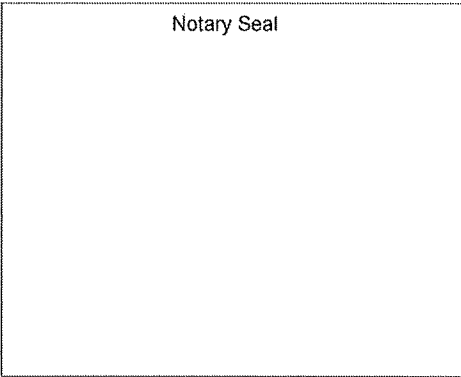
by _____
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Signature of notarial officer

See Attached

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



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 SACRAMENTO

On 10/21/2023 before me, L. AKERS, NOTARY PUBLIC

Personally appeared: George Thompson

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 uthorized 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.

SEAL

Signature [Signature]
L. AKERS
Notary Public



In and for the State of California, County of Sacramento
My Commission Expires 07/19/2025
Commission Number 2362347

OPTIONAL

Capacity(ies) Claimed by Signer(s):
 Trustee Individual Attorney in Fact Guardian Member Partner Manager
 Other _____

Title or Type of Document :
 Deed of Trust Warranty Deed Special Warranty Deed Grant Deed
 Other Open Range Disclosure

Number of Pages: _____ Document Date: _____

Signer(s) Other Than Named Above: _____

OPEN RANGE DISCLOSURE

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Since 1986



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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.

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

<u>Gayle Woodcock</u>	<u>11/1/23</u>	<u>Gary Woodcock</u>	<u>11/1/23</u>
Buyer	Date	Buyer	Date

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

Seller <u>George Thompson</u>	Date	Seller	Date
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STATE OF ^{New Mexico} ~~NEVADA~~, COUNTY OF McKinley ~~Douglas~~

This instrument was acknowledged before me on 30 (date)

by Gayle Woodcock
Person(s) appearing before notary

by Gary Woodcock
Person(s) appearing before notary

Shelley Deleuw
Signature of notarial officer

Notary Seal

**STATE OF NEW MEXICO
NOTARY PUBLIC
SHELLEY DELEEUW**

Commission #: **1065052**
Expiration Date: **02/17/2024**

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