

DOUGLAS COUNTY, NV **2023-1003515**  
Rec:\$40.00  
\$40.00 Pgs=2 **12/29/2023 11:38 AM**  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 1422-00-001-009

**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 ~~seller~~ signed purchaser, acknowledge that I have received this disclosure on this date: 12/26/2023

Paul Bonser  
Buyer Signature

Angela Bonser-Lain  
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 \_\_\_, 20\_\_

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

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

Print or type name here

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

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

**SIGNED IN COUNTERPART**

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*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*

Bently Family LLC, a Nevada Limited Liability Company.  
In Witness whereof, I/we have hereunto set my hand/our hands this 28 day of December, 2023

Jeffrey R Jarboe  
*Seller Signature*

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

JEFFREY R JARBOE, Manager  
*Print or type name here*

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

STATE OF NEVADA, COUNTY OF Douglas  
This instrument was acknowledged before me on 12/28/23  
*(date)*

by Jeffrey R Jarboe  
*Person(s) appearing before notary*

by N/A  
*Person(s) appearing before notary*

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

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

**SIGNED IN COUNTERPART**

Notary Seal



RISHELE L. THOMPSON  
Notary Public - State of Nevada  
Appointment recorded in Douglas County  
99-54931-5 - Expires: April 10, 2027