

DOUGLAS COUNTY, NV

**2023-995439**

Rec:\$40.00

\$40.00

Pgs=2

**04/10/2023 04:01 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN No.: **1022-09-001-097**

Escrow No.: **23032827-DC**

Recording Requested By:  
First Centennial Title Company of Nevada  
896 W Nye Ln, Ste 104  
Carson City, NV 89703

When Recorded Return to:  
First Centennial Title Company of Nevada  
896 W Nye Ln, Ste 104  
Carson City, NV 89703

Mail Tax Statements to:  
**Sarah M. Roberts and Kevin L. Roberts**  
**3671 Topaz Ranch Rd**  
**Wellington, NV 89444**

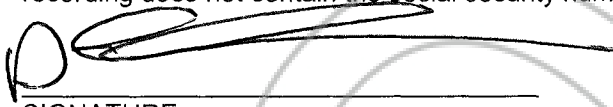
SPACE ABOVE FOR RECORDERS USE

**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

TITLE

DENISE CLARK

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.**

SPACE BELOW FOR RECORDER

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 1022-09-001-097

**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: 4/10/23

*Sarah Roberts*  
 Buyer Signature  
 Sarah M. Roberts  
 Print or type name here

*Kevin L. Roberts*  
 Buyer Signature  
 krsflect@hotmail.com - Kevin L. Roberts  
 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 4 day of April, 2023

*Kent*  
 Seller Signature  
 Kenneth Ivey, Co-Administrator  
 Print or type name here

*Kevin Wheeler*  
 Seller Signature  
 Kevin Wheeler, Co-Administrator  
 Print or type name here

**\*\*The Estate of Robert L. Ivey aka Robert L. Ivey\*\***

STATE OF NEVADA, COUNTY OF CRISON CITY  
 This instrument was acknowledged before me on 4/4/23  
 (date)

by Kenneth Ivey  
 Person(s) appearing before notary

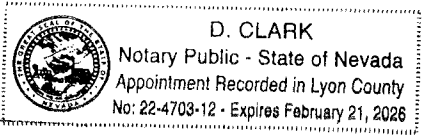
by Kevin Wheeler  
 Person(s) appearing before notary

*[Signature]*  
 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



D. CLARK  
 Notary Public - State of Nevada  
 Appointment Recorded in Lyon County  
 No: 22-4703-12 - Expires February 21, 2026