

APN# 1420-08-313-009

Recording Requested by/Mail to:

Name: FIRST AMERICAN TITLE

Address: 1663 US HWY 395 N STE 101

City/State/Zip: MINDEN NV 89423

Mail Tax Statements to:

Name: The Mark A Frazitta and Catherine L Frazitta Revocable Trust

Address: 1057 Chip Court

City/State/Zip: MINDEN NV 89423

OPEN RANGE DISCLOSURE

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

E. TOBIAS

Printed Name

**This document was executed
in counter-part and
shall be deemed as one.**

This document is being (re-)recorded to correct document # _____, and is correcting

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 1420-08-313-009

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 below signed purchaser, acknowledge that I have received this disclosure on this date: 5.3.2023

Mark A. Frazitta
Buyer Signature

Catherine L. Frazitta
Buyer Signature

Successor Trustee of the Mark A Frazitta and Catherine L.
Print or type name here

Successor Trustee of the Mark A Frazitta and Catherine L.
Print or type name here

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

Seller Signature

Seller Signature

Print or type name here

Print or type name here

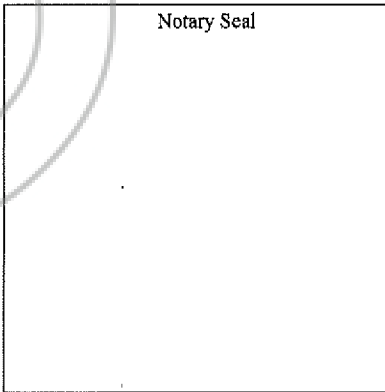
STATE OF NEVADA, COUNTY OF Douglas

This instrument was acknowledged before me on _____
(date)

by _____
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Signature of notarial officer



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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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: _____

Buyer Signature
Successor Trustee of the Mark A Frazitta and Catherine L
Print or type name here

Buyer Signature
Successor Trustee of the Mark A Frazitta and Catherine
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this day of 05/02/2023

Fred J. Simon Jr.
Seller Signature
Fred J. Simon Jr.
Print or type name here

Seller Signature

Print or type name here

STATE OF Texas , COUNTY OF Bell
This instrument was acknowledged before me on 05/02/2023
(date)

by Fred J. Simon Jr.
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Rashid Rauf
Signature of notarial officer
RASHID RAUF

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

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

Notarized online using audio-video communication

Notary Seal

RASHID RAUF
ID NUMBER
133354378
COMMISSION EXPIRES
September 27, 2025

OPEN RANGE DISCLOSURE

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Buyer Signature
Successor Trustee of the Mark A Frazitta and Catherine L
Print or type name here

Buyer Signature
Successor Trustee of the Mark A Frazitta and Catherine L
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this day of 5-2-2023

Maria V. Simon
Seller Signature
maria v. simon
Print or type name here

Seller Signature
Print or type name here

STATE OF Virginia COUNTY OF Prince William
This instrument was acknowledged before me on 05/02/2023
(date)

by Maria V. Simon
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Lucious Morris White Jr.
Signature of notarial officer
Lucious Morris White Jr.

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

Leave space within 1-inch margin blank on all sides. Notarized online using audio-video communication

Notary Seal

Lucious Morris White Jr.
REGISTRATION NUMBER 7895446
COMMISSION EXPIRES September 30, 2024

OPEN RANGE DISCLOSURE

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Buyer Signature

Buyer Signature

Successor Trustee of the Mark A Ebriltu and Catherine L

Successor Trustee of the Mark A Frazitta and Catherine

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 5/7/2023

Seller Signature

Seller Signature

Jack B. Simon

Print or type name here

Print or type name here

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

Notary Seal

see attached

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

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.

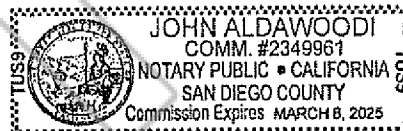
State of California
County of San Diego)

On 5/7/2023 before me, John Aldawoodi, Notary Public
(insert name and title of the officer)

personally appeared Jack R. Simon,
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  (Seal)