

DOUGLAS COUNTY, NV **2023-997169**
Rec:\$40.00
\$40.00 Pgs=1 **06/07/2023 08:28 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 142034710055

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:~~ 05/12/2023

John Paul Clendening

Buyer Signature

John Paul Clendening

Print or type name here

Doreen Sandra Clendening

Buyer Signature

Doreen Sandra Clendening

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 31st day of May, 2023

Theresa Ann Moreno

Seller Signature

Theresa Ann Moreno

Print or type name here

Seller Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Douglas

This instrument was acknowledged before me on 5/31/23

by Theresa Ann MORENO
Person(s) appearing before notary

by _____
Person(s) appearing before notary

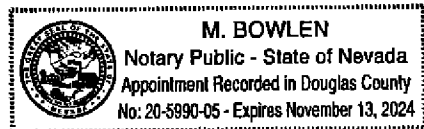
M. Bowlen
Signature of notarial officer

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

Notary Seal



Effective July 1, 2010