

DOUGLAS COUNTY, NV

2023-999517

Rec:\$40.00

\$40.00

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TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 122021111078

**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.

8/11/2023

I, the undersigned purchaser, acknowledge that I have received this disclosure on this date:

Karen K. Wilson

B84EE74D080B40F... Buyer Signature

Buyer Signature

Karen K Wilson

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 \_\_\_\_\_

Seller Signature

Seller Signature

Jerome J Zentner

Print or type name here

Roberta T Zentner

Print or type name here

STATE OF NEVADA, COUNTY OF Douglas

Notary Seal

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.*

Nevada Real Estate Division - Form 551

Effective July 1, 2010

**SIGNED IN COUNTERPART**

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**I, the below signed purchaser, acknowledge that I have received this disclosure on this date:** \_\_\_\_\_

\_\_\_\_\_  
*Buyer Signature*  
**Karen K Wilson**  
\_\_\_\_\_  
*Print or type name here*

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

In Witness, whereof, I/we have hereunto set my hand/our hands this day of August 10, 2023

\_\_\_\_\_  
*Seller Signature*  
**Jerome J Zentner**  
\_\_\_\_\_  
*Print or type name here*

\_\_\_\_\_  
*Seller Signature*  
**Roberta T Zentner**  
\_\_\_\_\_  
*Print or type name here*

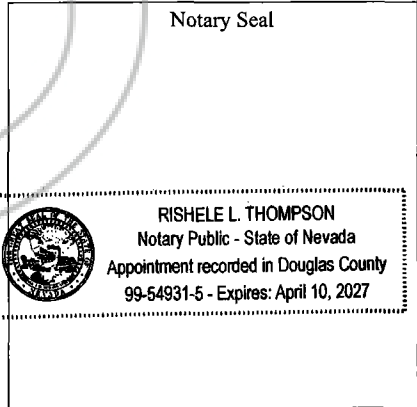
STATE OF NEVADA, COUNTY OF Douglas  
This instrument was acknowledged before me on 8/10/2023  
(date)

by Jerome J Zentner  
*Person(s) appearing before notary*

by Roberta T Zentner  
*Person(s) appearing before notary*

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

Notary Seal



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

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

**SIGNED IN COUNTERPART**