

DOUGLAS COUNTY, NV

2024-1004666

Rec:\$40.00

\$40.00

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FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN No.: 1420-34-601-016

Escrow No.: 24039475-SA

Recording Requested By:
First Centennial Title Company of Nevada
1352 Hwy 395, Ste 114
Gardnerville, NV 89410

When Recorded Return to:
**Scott D. Montgomery and Laurene K. Duke
Montgomery, Trustees of Scott D. & Laurene K.
Duke Montgomery Living Trust, Dated July 29,
2006 as Amended and Restated on November 27,
2018
4500 Pepperwood Ave
Long Beach, CA 90808**

Mail Tax Statements to:
**Scott D. Montgomery and Laurene K. Duke
Montgomery, Trustees of Scott D. & Laurene K.
Duke Montgomery Living Trust, Dated July 29,
2006 as Amended and Restated on November 27,
2018
4500 Pepperwood Ave
Long Beach, CA 90808**

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


TITLE


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.

**THE DOCUMENT
IS EXECUTED
IN COUNTERPART**

SPACE BELOW FOR RECORDER

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 1420-34-601-016

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: _____

Buyer Signature
Scott D. Montgomery, Trustee

Print or type name here

Buyer Signature
Laurene K. Duke Montgomery, Trustee

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 5 day of February, 2024

Seller Signature
William W. Nichols, Manager

Print or type name here

Seller Signature
Ricky DeCarlo, Manager

Print or type name here

STATE OF NEVADA, COUNTY OF Douglas
This instrument was acknowledged before me on 2-5-2024
(date)

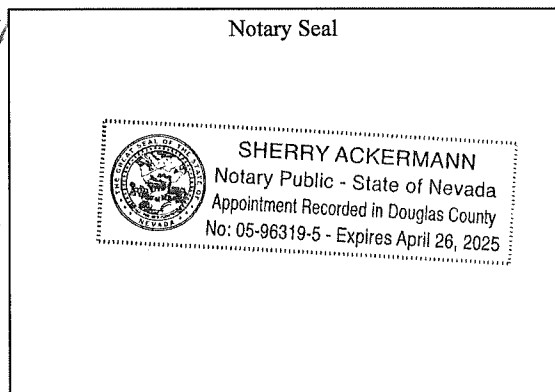
by William W. Nichols
Person(s) appearing before notary

by Ricky DeCarlo
Person(s) appearing before notary

Sherry Ackermann
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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- 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: _____

Scott D. Montgomery
D2211BD A61 Buyer Signature

Laurene K. Duke Montgomery
F2B4A68823E142 Buyer Signature

Scott D. Montgomery, Trustee
Print or type name here

Laurene K. Duke Montgomery, Trustee
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this ____ day of _____, 20__

Seller Signature
Print or type name here

Seller Signature
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.

