

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 1022-29-401-001

OR

Assessor's Manufactured Home ID Number: _____

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 a 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 person, 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(s): LS Date: _____
 L S McIntire Trust dated Aug 29, 2018

Buyer(s): _____ Date: _____

In Witness Whereof, I/we have hereunto set my hand/our hands this 15th day of FEBRUARY, 2024

Tyler Culvahouse Seller's Signature

Vacant Land Now LLC, a Pennsylvania member-managed limited liability company

Ohio Print or type name here

Delaware Print or type name here

STATE OF OHIO, COUNTY OF Delaware


This instrument was acknowledged before me on 02/25/2024 (date)

by Tyler Culvahouse Person(s) appearing before notary

by _____ Person(s) appearing before notary

Paul R. Wrich Signature of notarial officer

Notary Seal



PAUL R WRICH
 Notary Public
 State of Ohio
 My Comm. Expires
 April 17, 2026

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

NOTE: Leave space within 1 inch margin blank on all sides.

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2234352

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

All the certain piece or parcel of land situate in the SW¼ of Section 29, T.10N., R.22E., M.D.M., and shown on Record of Survey. Document No. 528949, and more particularly described as follows:

Commencing at a GLO brass cap located at the southwest corner of said section 29, as shown on Document No. 528949, thence South 89°58'00" East 696.5 feet; thence North 06°45'38" West, 578.41 feet to the TRUE POINT OF BEGINNING, thence through the following courses;

1. North 11°40'48" West, 100.09 feet;
2. North 13°45'00" West, 300.00 feet;
3. North 16°20'23" West, 99.94 feet;
4. North 90°00'00" East, 300.00 feet to a point on a curve on the westerly Right-of-Way of U.S. 395, said curve is concave westerly having a radius of 4425.00 feet and a tangent bearing of South 17°01'57" East;
5. Southerly along said curve through a central angle of 06°28'27" and an arc length of 500.00 feet;
6. North 90°00'00" West, 299.48 feet to the point of beginning.

The Bearing of North 89°58'00" West, along the South line of Section 29 as shown on Document No. 528949 was used as the Basis of Bearings for this description.

Parcel 2:

A non-exclusive commercial driveway easement as described in Grant, Bargain and Sale Deed, recorded on April 2, 2002, Book 402, Page 3845 as Document No. 539426, Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on April 2, 2002, Book 402, Page 3845 as Document No. 539426 of Official Records.