

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 1320-33-210-039

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.

DocuSigned by: _____ Date: 2/21/2024 | 11:41 AM MST

Buyer(s): _____ Date: _____

DocuSigned by: _____

Buyer(s): Jaqueline Maxwell Ovard Date: 2/21/2024 | 8:21 PM PST

Buyer(s): Morgan Ovard Date: _____

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

Seller's Signature
 Joshua R. Munoz
 Print or type name here

Seller's Signature
 Erin Munoz
 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

Notary Seal

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.: 2242097

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

Lot 7 in Block B as shown on the Amended Final Map, Planned Unit Development PD 04-008, THE RANCH AT GARDNERVILLE PHASE 1, recorded in the office of the Douglas County Recorder, State of Nevada on March 30, 2012, in Book 0312 at Page 7779 as Document No. 799923, Official Records.

