

DOUGLAS COUNTY, NV **2024-1005450**  
Rec:\$40.00  
\$40.00 Pgs=1 **03/11/2024 01:10 PM**  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 1121-09-000-001

**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 undersigned purchaser, acknowledge that I have received this disclosure on this date: 3/6/2024

**ALAN J LEAL & WINONA J. LEAL REV. TRUST**

Winona J. Leal  
Buyer Signature

\_\_\_\_\_  
Buyer Signature

Print or type name here

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 7 day of March, 2024

**BENTLY FAMILY LLC**  
Seller Signature

\_\_\_\_\_  
Seller Signature

JEFFREY R JARBOE  
MGR  
Print or type name here

Print or type name here

STATE OF NEVADA, COUNTY OF DOUGLAS

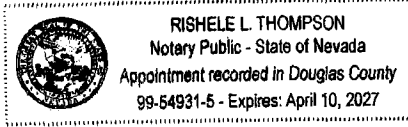
This instrument was acknowledged before me on 3/7/2024 (date)

by Jeffrey R Jarboe  
Person(s) appearing before notary

by N/A  
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

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

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