

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 1219-22-001-059

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): _____ Date: 4/5/24

Buyer(s): _____ Date: _____

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

Seller's Signature

John C. Caruana

Print or type name here

Seller's Signature

Donald Alvin Trimmer, Successor Trustee of the Trimmer Family Trust Agreement

Print or type name here

STATE OF NEVADA, COUNTY OF _____

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

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

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date.

Buyer(s): _____ Date: _____

Touraj Tajbakhsh

Buyer(s): _____ Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 3rd day of April, 2024

Seller's Signature

John C. Caruana John C. Caruana

Print or type name here

Seller's Signature

Donald Alvin Trimmer, Successor Trustee of the Trimmer Family Trust Agreement dated May 6, 1991

Print or type name here

STATE OF NEVADA, COUNTY OF _____

This instrument was acknowledged before me on 4-3-24 (date)

by John C. Caruana Person(s) appearing before notary

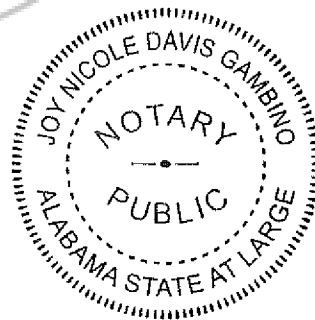
by _____ Person(s) appearing before notary

Joy Nicole Davis Gambino Signature of notarial officer

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date.

Buyer(s): _____ Date: _____

Buyer(s): Touraj Tajbakhsh Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 2nd day of April, 2024

Seller's Signature

John C. Caruana

Print or type name here

Seller's Signature

Donald Alvin Trimmer, Successor Trustee of
the Trimmer Family Trust Agreement

Print or type name here

STATE OF NEVADA, COUNTY OF Douglas

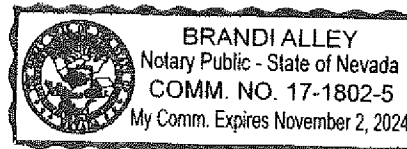
This instrument was acknowledged before me on 4/2/24
(date)

by Donald Alvin Trimmer
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Brandi Alley
Signature of notarial officer

Notary Seal



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EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2260205

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

Parcel 1:

Lot 606, as set forth on that Final Subdivision Map Planned Unit Development 2014-6 of JOB'S PEAK RANCH UNIT 6, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 6, 2009, in Book 0309, at Page 1336, as Document No. 739115, Official Records. And amended on that amended plat of a portion of JOB'S PEAK RANCH UNIT 6, amending Lots A, B, 601, 602, 611 through 617 filed in the office of the County Recorder of Douglas County, State of Nevada on January 27, 2011 in Book 111, Page 5836, as Document No. 777626, Official Records.

Parcel 2:

A non-exclusive easement for use, access to and enjoyment of the Common Element pursuant to document entitled "Declaration of Covenants, Conditions and Restrictions", recorded May 22, 1997, in Book 597, Page 3892, as Document No. 413179, re-recorded December 3, 1997, in Book 1297, Page 783, as Document No. 427651 and re-recorded February 14, 2000, in Book 200, Page 2204, as Document No. 486266, Official Records, Douglas County, Nevada.