

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 1220-21-111-119
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): *[Signature]* Date: *4/12/2024*
Buyer(s): Daniel Flynn Date: 4/12/24
[Signature]
Melissa Flynn

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

Seller's Signature
Edwin Degraaf
Print or type name here

Seller's Signature
Angela Degraaf
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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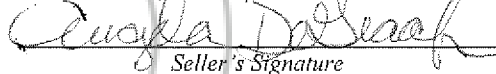
Daniel Flynn

Buyer(s): _____ Date: _____

Melissa Flynn

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


Seller's Signature


Seller's Signature

Edwin Degraaf _____

Print or type name here

Angela Degraaf _____

Print or type name here

STATE OF NEVADA, COUNTY OF Douglas

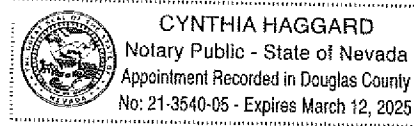
Notary Seal

This instrument was acknowledged before me on 4-15-2024
(date)

by Edwin Degraaf
Person(s) appearing before notary

by Angela Degraaf
Person(s) appearing before notary

Cynthia Haggard
Signature of notarial officer



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EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2259256

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

Lot 53, as shown on the Amended Final Map of COTTAGES AT CARSON VALLEY, PHASE 1, a Planned Development #PD 05-003-3, an Amendment of Heritage Nevada Senior Housing, a Planned Development #PD 05-003, Recorded in the Office of the Douglas County Recorder, State of Nevada, on June 20, 2017, as Document No. 2017-900311, Official Records.

