

### OPEN RANGE DISCLOSURE

Assessor Parcel Number: 1221-05-001-081

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): *Michelle Welsh* Date: 4/9/2024 | 8:44 PM CDT

Michelle Welsh, Trustee of the Michelle Welsh Trust, dated January 30, 2023

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

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

*Seller's Signature*

Justin L. Lewallen

*Print or type name here*

*Seller's Signature*

Catherine M. Lewallen

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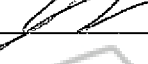
*I, the below signed purchaser, acknowledge that I have received this disclosure on this date.*


Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

Michelle Welsh, Trustee of the Michelle Welsh Trust, dated January 30, 2023

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

In Witness, Whereof, I/we have hereunto set my hand/our hands this 12th day of APRIL, 2024

  
\_\_\_\_\_  
Seller's Signature

  
\_\_\_\_\_  
Seller's Signature

Justin L. Lewallen

Catherine M. Lewallen

H Print or type name here Hawaii

Print or type name here

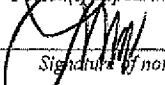
STATE OF ~~NEVADA~~, COUNTY OF Kauai

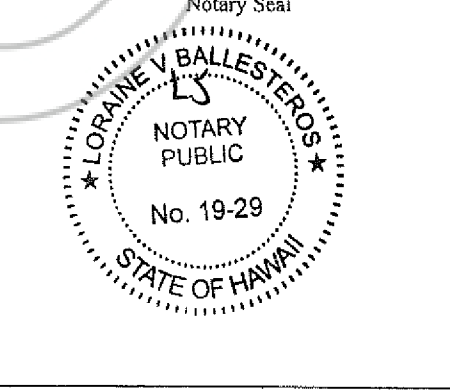
Notary Seal

This instrument was acknowledged before me on 4-12-24 (date)

by Justin L. Lewallen  
Person(s) appearing before notary

by Catherine M. Lewallen  
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.

Notary Certificate:

Doc. Date: April 12<sup>th</sup>, 2024

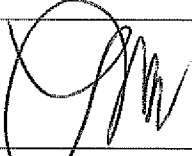
# Pages: - 3 -

Notary Name: Lorraine V. Ballesteros

FIFTH Circuit

Document Description:

Open range disclosure by Justin L. Lewalled  
and Catherine M. Lewalled

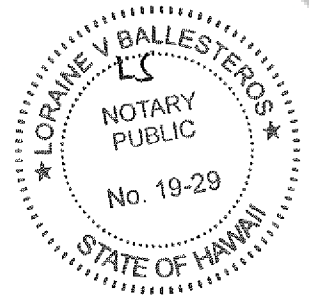


Notary Signature

My Commission Expires: 2/10/2027

4.12.2024

Date



*COOPER*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 2293150

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

Lot 1 as shown on the FINAL SUBDIVISION MAP LDA 17-027 FOR HUNTERS POINT, filed for record in the office of the Douglas County Recorder, State of Nevada, on October 23, 2019 as Document No. 2019-937065, Official Records.

