**DOUGLAS COUNTY, NV** 

2024-1010354

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TICOR TITLE - CC (NVTH3K)

SHAWNYNE GARREN, RECORDER

Effective July 1, 2010

## OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 142019101002

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

Nevada Real Estate Division - Form 551

(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 below signed purchaser, acknowledge that I have recei	ved this disclosure on this date:
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 hand	ds this 22 day of July , 2024
Matthew J Guild, Admin	Seller Signature
Print of the name here  STATE OF NEVADA, COUNTY OF Meck en of	Print or type name here
This instrument was acknowledged before me on <u>07/22/20</u>	Notary Seal
Person(s) appearing before notary	THE MAYOUT
Person(s) appearing before notary	NOTARY
Signature of hotarial officer  CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS	PUBLIC
FOR YOUR PURPOSE. Leave space within 1-inch margin blank on all sides.	ARRUS COLLETT
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- 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 receive	ed this disclosure on this date:
1, the below signed parender, delitowiedge that I have receive	ea ins asserbare on his tage.
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 18th day of July , 20 24
0.11 0	5 / Johns
Seller Signature	Seller Signature
Print or type name here	Print or type name here
STATE OF NEVADA, COUNTY OF Carson City	/
This instrument was acknowledged before me on 7/18/2024	Notary Seal
by Sharon L. Tohnson  Person(s) appearing before notary	
by	CINDY McTAMMANY
Person(s) appearing before notary	Notary Public - State of Nevada
Signature of notarial officer	Appointment Recorded in Douglas County No: 19-3956-05 - Expires Oct. 10, 2027
Consult an attorney if you doubt this form's fitness	NO. 19-050-00 - Expires out 10/2021
FOR YOUR PURPOSE.	
Leave space within 1-inch margin blank on all sides.	
Novada Real Estate Division Form 551	Eff4i Iul. 1 2010

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document that has been signed by the purchaser.	
I, the below signed purchaser, acknowledge that I have received Lemon valley Eaterprise:	this disclosure on this date: 7/22/2024
Warden to A Carlin	
Buyer Signature	Buyer Signature
M477 leven to Westernike	\ \ /
Print or type name here	Print or type name here
In Witness, whereof, I/we have hereunto set my hand/our hands the	nisday of, 20
Seller Signature	Seller Signature
Print or type name here	Print or type name here
	/ · · · · · · · · · · · · · · · · · · ·
STATE OF NEVADA, COUNTY OF	
This instrument was acknowledged before me on	Notary Seal
(date)	
by	
Person(s) appearing before notary	
by	
Person(s) appearing before notary	·
Signature of notarial officer	
CONCLUET AN ATTORNEY IT YOU DOUBT THE FORM'S SITNESS	
CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.	
Leave space within 1-inch margin blank on all sides.	
Navada Baal Estata Division Form 551	Effective Luby 1, 2010
Nevada Real Estate Division - Form 551	Effective July 1, 2010