

DOC# 229604

07/01/2015

08:16AM

Official Record

Requested By

STEWART TITLE ELKO

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 3

Fee: \$41.00

Recorded By LH

RPTT: \$0.00

Book- 0580 Page- 0027



0229604

OPEN RANGE DISCLOSURE

007-350-03

Assessor Parcel Number:

OR

Assessor's Manufactured Home ID Number:

01415-17199

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

Buyer(s): Lidia K. RogneDate: 6/17/15Buyer(s): Lidia K. RogneDate: 6/17/15

In Witness, Whereof, I/we have hereunto set my hand/our hands this _____ day of _____, 20____
Cottonwood Land and Livestock Company, L.L.C.

Thomas Belaustegui, Manager

Seller's Signature

Pete Lazetich, Manager

Print or type name here

Pete Lazetich

Print or type name here

STATE OF NEVADA, COUNTY OF

This instrument was acknowledged before me on _____

(Date)

by Thomas Belaustegui

Person(s) appearing before notary

by Pete Lazetich

Person(s) appearing before notary

Signature of notarial officer

Notary Seal

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

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

Nevada Real Estate Division - Form 551

Effective July 1, 2010

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007-350-03

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

Buyer(s): Fred A. Rogne Date: _____

Buyer(s): Licia K. Rogne Date: _____

In Witness Whereof, I have hereunto set my hand/our hands this 17th day of June, 2015.

Thomas Belaustegui, Manager

Pete Lazetich, Manager

Print or type name here

Print or type name here

STATE OF NEVADA, COUNTY OF WASHOE

This instrument was acknowledged before me on 6/17/15

by Thomas Belaustegui

by Pete Lazetich

Claudia F. Zaehringer
Signature of notary public

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

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

Nevada Real Estate Division - Form 551

Notary Seal



CLAUDIA F. ZAEHRINGER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 03-0603-2 - Expires September 24, 2017

Effective July 1, 2010



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EXHIBIT "A"
LEGAL DESCRIPTION

TOWNSHIP 20 NORTH, RANGE 54 EAST, M.D.B.&M.

Section 9: S1/2NE1/4; SE1/4NW1/4; NE1/4SW1/4,
Section 10: SE1/4NW1/4, Lot 2 (SW1/4NW1/4);

Portions of Sections 9 and 10, Township 20 North, Range 54 East, M.D.B.&M. are also described as Lots 1 through 14, inclusive, of Map of Division of Land into Large Parcels for Cottonwood Land and Livestock Co., filed in the Office of the County Recorder of Eureka County, State of Nevada on October 6, 1995, as File No. 159500 and amendment thereof recorded March 28, 1997 as File No. 166368.

EXCEPTING THEREFROM an undivided fifty percent (50%) interest in and to all gas, oil and mineral rights lying in and under said land, as reserved by MARIA TERESA LABARRY, et al, in Deed recorded January 5, 1973, in Book 44, Page 222, Official Records, Eureka County, Nevada.

File No.: 01415-17199
Affidavit of Non Foreign Seller 1

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