

# OPEN RANGE DISCLOSURE

Assessor Parcel Number: 007-350-06;007-360-04,05,06,07

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 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): \_\_\_\_\_ Date: \_\_\_\_\_

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

In Witness Whereof, I/we have hereunto set my hand/our hands this 3<sup>rd</sup> day of August, 2015.

*Tom Belaustegui*  
 \_\_\_\_\_  
 Seller's Signature  
 Tom Belaustegui  
 Print or type name here

*Pete Lazetich*  
 \_\_\_\_\_  
 Seller's Signature  
 Pete Lazetich  
 Print or type name here

STATE OF NEVADA, COUNTY OF Washoe

This instrument was acknowledged before me on Aug 3, 2015

by Thomas L. Belaustegui  
 \_\_\_\_\_  
 Person(s) appearing before notary

by Pete Lazetich  
 \_\_\_\_\_  
 Person(s) appearing before notary

*Mary Carroll Davis*  
 \_\_\_\_\_  
 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.

Nevada Real Estate Division - Form 551

Effective July 1, 2010

DOC# 229827

09/02/2015

02:50PM

Official Record

Requested By  
STEWART TITLE ELKO

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 2

Fee: \$15.00

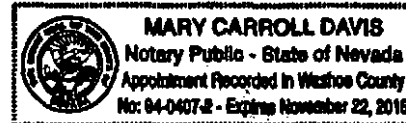
Recorded By LH

RPTT: \$0.00

Book- 0583 Page- 0428



0229827



### OPEN RANGE DISCLOSURE

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OR

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

Buyer(s) [Signature] Date: 8-31-15  
 Buyer(s) Joseph Dwight Bingham Date: 8-31-15  
Karen Bingham

In Witness Whereof, I have hereunto set my hand/our hands this 2<sup>nd</sup> day of August, 2015.

[Signature] Seller's Signature  
Tom Belaustegui Print or type name here  
[Signature] Buyer's Signature  
Pete Lanzetta Print or type name here

STATE OF NEVADA, COUNTY OF Washoe  
 This instrument was acknowledged before me on Aug 3, 2015  
 by Thomas L. Belaustegui  
Person(s) appearing before notary  
 by Pete Lanzetta  
Person(s) appearing before notary  
[Signature]  
Signature of notarial officer

Notary Seal

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

Nevada Real Estate Division - Form 551 Effective July 1, 2010

This form presented by Michael Sallee | Allie Jean Real Estate | 775-738-8535 | msallee@mail.com

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