

DOC# 231067

04/05/2016

03:49PM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 3 Fee: \$16.00

Recorded By LH RPTT: \$0.00

Book- 0589 Page- 0350



0231067

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 007-380-46

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): Melvin E. Arviso

Date:

Buyer(s): Chae Suk Ensley

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

[Signature]
Seller's Signature

John McMahan

Print or type name here

[Signature]
Seller's Signature

Sheri McMahan

Print or type name here

STATE OF NEVADA, COUNTY OF _____

This instrument was acknowledged before me on _____

(date)

by John McMahan

Person(s) appearing before notary

by Sheri McMahan

Person(s) appearing before notary

[Signature]
Signature of notarial officer

Notary Seal



CHERRISSE A. HAYWARD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-03-18
Certificate No: 99-2303-5

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

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 007-380-46

OR

Assessor's Manufactured Home ID Number: _____

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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 received this disclosure on this date.

Buyer(s): Melvin E. Arviso

Date: 2-22-2016

Buyer(s): Chae Suk Ensley

Date: 2-22-2016

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

Seller's Signature

John McMahan

Print or type name here

Seller's Signature

Sheri McMahan

Print or type name here

STATE OF NEVADA, COUNTY OF _____

This instrument was acknowledged before me on _____

(date)

by John McMahan

Person(s) appearing before notary

by Sheri McMahan

Person(s) appearing before notary

Signature of notarial officer

Notary Seal

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Nevada Real Estate Division - Form 551

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EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01415-20429

Lot A of PARCEL NO. 2, as shown on that certain Parcel Map for RICHARD and CINDY VAN VLIET, filed in the Office of the County Recorder of Eureka County, Nevada, on April 6, 1989 as File No. 126925, located in a portion of Lot 11, Section 28, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B. & M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

File No.: 01415-20429
Exhibit A Legal Description

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