

DOC# 231094

04/12/2016

02:46PM

Official Record

Requested By
STEWART TITLE ELKOEureka County - NV
Sara Simmons - Recorder

Page: 1 of 3 Fee: \$16.00

Recorded By LH RPTT: \$0.00

Book- 0590 Page- 0003



0231094

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 005-240-37

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): Kodie Baer Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 25 day of MARCH, 2016.

Donald James
Seller's Signature

Donald James

Print or type name here

Seller's Signature

Print or type name here

STATE OF NEVADA, COUNTY OF _____

This instrument was acknowledged before me on _____

(date)

by Donald James

Person(s) appearing before notary

by _____
Person(s) appearing before notary

Sarah Minard
Signature of notarial officer

Notary Seal



SARAH MINARD

NOTARY PUBLIC - STATE OF NEVADA

Elko County - Nevada

CERTIFICATE # 13-12080-6

APPT. EXP. NOV. 01, 2017

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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Assessor Parcel Number: 005-240-37

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

Buyer(s): Kodie Baer Date: 4-7-16

Buyer(s): _____ Date: _____

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

Seller's Signature

Donald James

Print or type name here

Seller's Signature

Print or type name here

STATE OF NEVADA, COUNTY OF _____

This instrument was acknowledged before me on _____ (date)

by **Donald James**
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Signature of notarial officer

Notary Seal

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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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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01415-20933

Parcel 2 as shown on that certain Parcel Map for Don & Jeanette Hill James filed in the office of the County Recorder of Eureka County, State of Nevada, on December 12, 1996, as File No. 165367, being a portion of Section 33, Township 30 North, Range 48 East, M.D.B.&M..

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land reserved by Southern Pacific Land Company, in Deed recorded September 24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada. TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

File No.: 01415-20933
Exhibit A Legal Description

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