

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- 0590 Page- 0003



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: \_\_\_\_\_  
Kodie Baer  
Buyer(s): \_\_\_\_\_ 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 Sarah Minard  
Person(s) appearing before notary  
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.

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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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Nevada Real Estate Division - Form 551

Effective July 1, 2010



231094

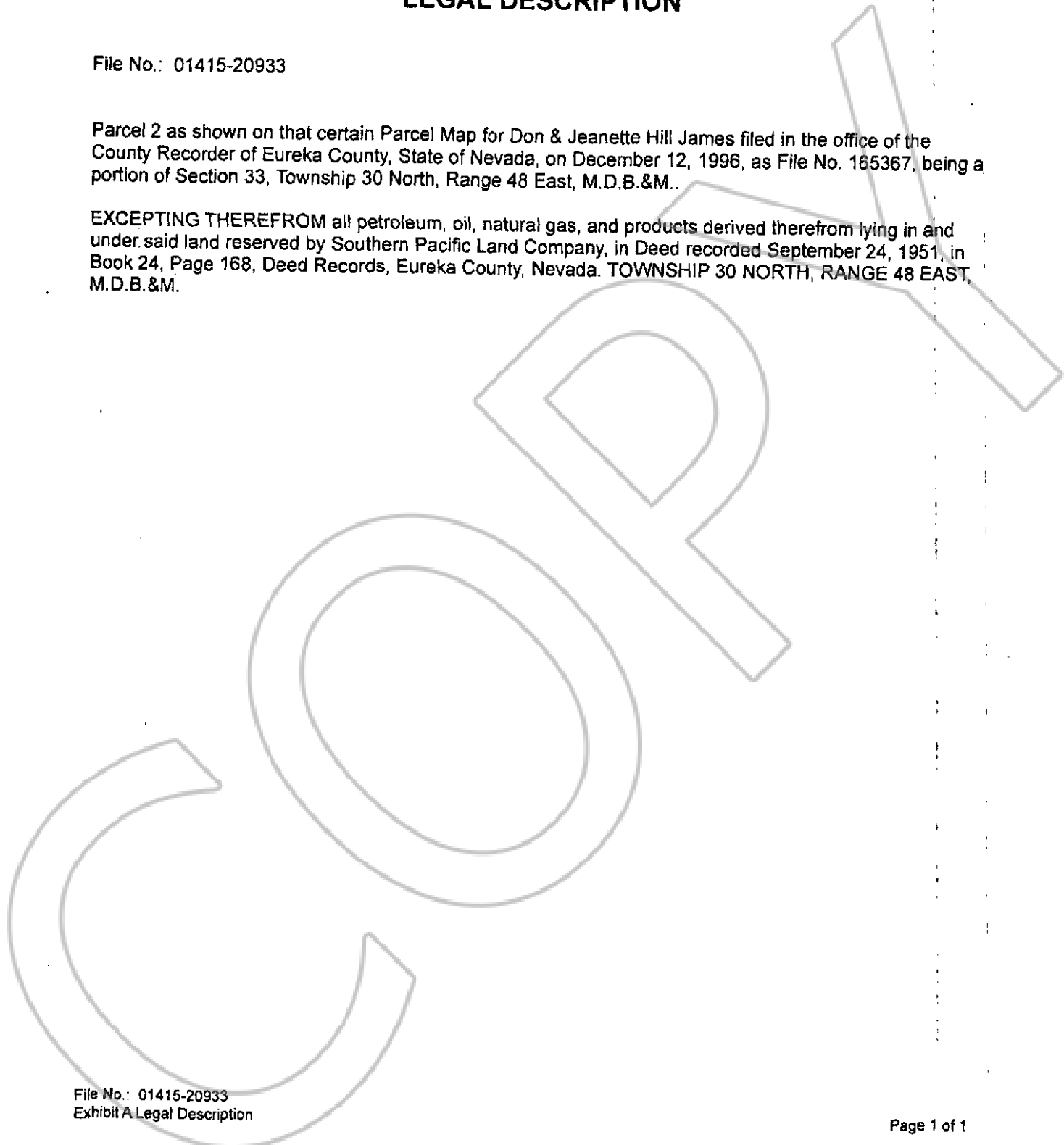
Book: 590 04/12/2016  
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**EXHIBIT "A"  
LEGAL DESCRIPTION**

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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