

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- 0595 Page- 0364

Authentic sign ID: 1664C442-984E-4D3E-4ABA-8BAE4912F142

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 002-049-08 Eureka County Nevada

OR

Assessor's Manufactured Home ID Number: _____



0231937

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): David Shupe Date: 8/4/2016

Buyer(s): Trish Shupe Date: 8/4/2016

8/4/2016 11:09:57 AM PDT

In Witness Whereof, I/we have hereunto set my hand/our hands this 13 day of Sept, 2016.

Gratchen Grainer
Seller's Signature

Seller's Signature

Gratchen Grainer
Print or type name here

Print or type name here

STATE OF NEVADA, COUNTY OF Elko

This instrument was acknowledged before me on 9-12-14

by Gratchen Grainer (date)
Person(s) appearing before notary

by David Shupe
Person(s) appearing before notary

Patricia L. Blaylock
Signature of notarial officer

Notary Seal

PATRICIA L. BLAYLOCK
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-3960-6
My Appt Expires March 12, 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



EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property situate within the West 1/2 of Section 4 and East 1/2 of Section 5, Township 29 North, Range 48 East, M.D.M., being more particularly described as follows:

Beginning at the southeast corner of Lot 8, Block 36, as shown on that map entitled "Crescent Valley Ranch & Farms, Unit No. 1", filed for record April 6, 1959, Official Records of Eureka County, State of Nevada, File No. 34081, said point being on the northerly right of way of Eighth Street;

Thence along said right of way South 89°30'30" West, a distance of 361.76 feet to the southwest corner of Lot 8, said point being the southeast corner of Lot 7 of said map;

Thence North 00°20'47" West, a distance of 348.62 feet along the property line of said Lots 7 and 8 to the northwest corner of Lot 8, which is also the common corner of Lots 7, 2 and 1;

Thence along the property line between Lot 8 and Lot 1, North 89°39'13" East, a distance of 508.94 feet to a point on the westerly right of way of Airport Avenue;

Thence along said westerly right of way South 00°11'17" East, a distance of 347.34 feet to on the northerly right of way of Eight Street;

Thence along said northerly right of way South 89°30'30" West, a distance of 146.22 feet to the point of beginning.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company in deed to H. J. Buchenau and Elsie Buchenau, recorded September 24, 1951, in Book 24, of Deeds at page 168, Eureka County, Nevada.

Recorded
September 7, 2016
Book 595, Page 264
Document No. 231917

