

## OPEN RANGE DISCLOSURE

Assessor Parcel Number: 00739705

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): Nathan Garner Date: 1.16.17

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

In Witness, Whereof, I/we have hereunto set my hand/our hands this 36 day of September, 2016.

Anita L. Falen  
Seller's Signature

Anita L. Falen  
Print or type name here

Idaho  
STATE OF NEVADA, COUNTY OF LATAH

This instrument was acknowledged before me on 9-26-16  
(date)

by Anita L. Falen  
Person(s) appearing before notary

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

Karyn L. Wright  
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

DOC# **232596**

02/03/2017

01:08PM

**Official Record**

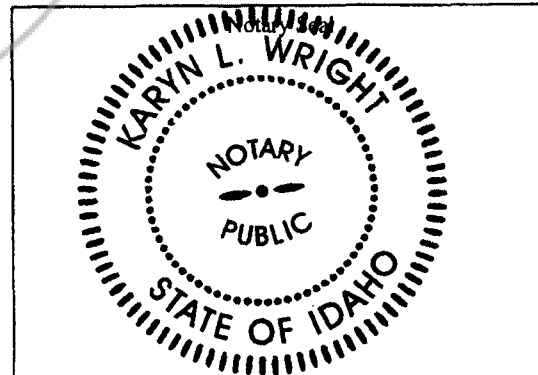
Requested By  
STEWART TITLE ELKO

**Eureka County - NV**  
**Lisa Hoehne - Recorder**

Page: 1 of 2 Fee: \$15.00  
Recorded By CH RPTT: \$0.00  
Book- 0599 Page- 0109



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Effective July 1, 2010

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## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

File No.: 01415-24582

Parcel D as shown on that certain Parcel Map for A. L. Gridley and A. L. Falen filed in the office of the County Recorder of Eureka County, State of Nevada, on May 25, 1988, as File No. 118656, being a portion of Lot 3 of Parcel "C" of large division map, E1/2 Section 17, Township 20 North, Range 53 East, M.D.B.&M..

File No.: 01415-24582  
Exhibit A Legal Description

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