

APN# : 002-022-05

**Recording Requested By:**  
Western Title Company, Inc.  
**Escrow No.:** 091290-CAL

**When Recorded Mail To:**  
Oracle Property Group  
1894 E. Williams Street, Ste. 4-  
466  
Carson City, NV 89701

EUREKA COUNTY, NV      **2017-233894**  
Rec:\$35.00  
\$35.00      Pgs=4      **10/05/2017 04:26 PM**  
COW COUNTY TITLE CO.  
LISA HOEHNE, RECORDER

**Mail Tax Statements to: (deeds only)**

Same as above  
   
 

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

**Signature**

*Carrie Lindquist*  
**Carrie Lindquist**

**Escrow Officer**

**Open Range Disclosure**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 002-022-05

**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.**

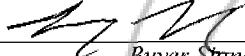
The parcel may be subject to claims made by a county or this State of rights-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public 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: 10/3/17

  
 \_\_\_\_\_ Buyer Signature  
Larry Cronkon, President of Oracle Property Solutions Inc, Managing  
 \_\_\_\_\_ Member of Oracle Property Group, LLC  
 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ Seller Signature  
 \_\_\_\_\_ Seller Signature  
 \_\_\_\_\_ Print or type name here  
 \_\_\_\_\_ Print or type name here

STATE OF NEVADA, COUNTY OF \_\_\_\_\_  
 This instrument was acknowledged before me on \_\_\_\_\_ (date)  
 by \_\_\_\_\_  
 \_\_\_\_\_ Person(s) appearing before notary  
 by \_\_\_\_\_  
 \_\_\_\_\_ Person(s) appearing before notary  
 \_\_\_\_\_  
 \_\_\_\_\_ Signature of notarial officer

Notary Seal

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

**Leave space within 1-inch margin blank on all sides.**

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 002-022-05

**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: 10/3/17

 Buyer Signature	 Buyer Signature
<u>Larry Crocker</u> Print or type name here	 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 3 day of October, 2017

 Seller Signature	 Seller Signature
<u>Nancy A Warner</u> Successor Print or type name here	 Print or type name here

STATE OF California COUNTY OF Orange Trustee of the Ciaccia Family Trust dated 6/20/2000


This instrument was acknowledged before me on 10/3/2017 (date)

by Nancy A. Warner  
Person(s) appearing before notary

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

Ghanshyam Patel  
Signature of notarial officer

Notary Seal



**GHANSHYAM PATEL**  
COMM. #2128519  
Notary Public - California  
Orange County  
My Comm. Expires Oct. 27, 2019

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

Leave space within 1-inch margin blank on all sides.

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 78685

All that certain real property situate in the County of Eureka, State of Nevada, described as follows:

Lot 11 in Block 5 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1 as shown on the subdivision map recorded April 6, 1959 in the Office of the County Recorder of Eureka County, Nevada as File No. 34081, Eureka County, Nevada records.

EXCEPTING, therefrom, all petroleum, oil, natural gas and products derived therefrom reserved by SOUTHERN PACIFIC LAND COMPANY deed recorded September 24, 1951 in Book 24 of Deeds, page 168, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2012 – 2013: 002-022-05