

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
Rec:\$35.00
\$35.00 Pgs=4
COW COUNTY TITLE CO.
LISA HOEHNE, RECORDER

2017-233894

10/05/2017 04:26 PM

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.

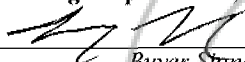
The parcel may be subject to claims made by a county or this State of rights-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public 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	 _____ Buyer Signature
<u>Larry Cronin</u> Print or type name here	<u>President of Oracle Property Solutions Inc, Managing</u> Print or type name here
<u>Member of Oracle Property</u> Group, LLC	

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

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

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

Notary Seal

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 10/3/17

[Signature]
Buyer Signature
Larry Crocker
Print or type name here

Buyer Signature

Print or type name here

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

Nancy A Warner
Seller Signature

Seller Signature

Nancy A Warner Successor
Print or type name here

Print or type name here

California
STATE OF NEVADA, COUNTY OF Orange

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

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

Notary Seal

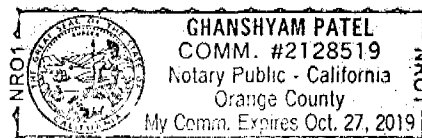


EXHIBIT "A"

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