

OPEN RANGE DISCLOSURE

EUREKA COUNTY, NV

2017-234100

Rec:\$35.00

\$35.00

Pgs=3

11/08/2017 11:48 AM

STEWART TITLE ELKO

LISA HOEHNE, RECORDER

Assessor Parcel Number: 003-10e-01

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): Russell Chatman

Russell Chatman

Date: 10/30/2017

Buyer(s): _____

Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this _____ day of _____, 20____.

Seller's Signature

Virgil L. Roper

Print or type name here

Seller's Signature

Joan E. Roper

Print or type name here

STATE OF NEVADA, COUNTY OF _____

This instrument was acknowledged before me on _____ (date)

by Virgil L. Roper
Person(s) appearing before notary

by Joan E. Roper
Person(s) appearing before notary

Signature of notarial officer

Notary Seal

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

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

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 026-032-007

OR

Assessor's Manufactured Home ID Number: _____

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- 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: _____

Buyer(s): Russell Chatman Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 30th day of October, 2017.

Virgil L. Roper
Seller's Signature

Virgil L. Roper LELAND V. ROOPER, JR.
Print or type name here

Joan E. Roper
Seller's Signature

Joan E. Roper
Print or type name here

STATE OF NEVADA, COUNTY OF ELKO

This instrument was acknowledged before me on 10/30/17

by Virgil L. Roper LELAND V. ROOPER, JR.
Person(s) appearing before notary

by Joan E. Roper
Person(s) appearing before notary

Sarah Minard
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

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

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01415-27641

Lots 1 and 2, Block 18 of Crescent Valley Ranch & Farms Unit No. 4, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 34552.

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 recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.