

# OPEN RANGE DISCLOSURE

Assessor Parcel Number: 00725012

OR

Assessor's Manufactured Home ID Number: \_\_\_\_\_

EUREKA COUNTY, NV

2018-235152

Rec:\$35.00

\$35.00

Pgs=2

05/16/2018 08:57 AM

STEWART TITLE ELKO

LISA HOEHNE, RECORDER

## 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): Preston Brian Bach

Date: 5-14-18

Buyer(s): Emily Bach

Date: 5-14-18

In Witness, Whereof, I/we have hereunto set my hand/our hands this 14<sup>th</sup> day of February, 2018.

William J. Overton  
Seller's Signature

Judith A. Overton  
Seller's Signature

John W. Overton William J. Overton  
Print or type name here

Judith A. Overton  
Print or type name here

STATE OF Arizona, COUNTY OF Cochise

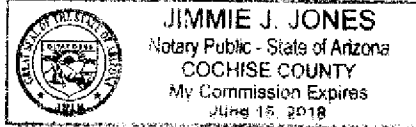
This instrument was acknowledged before me on 02-06-18 (date)

by William J. Overton  
Person(s) appearing before notary

by Judith A. Overton  
Person(s) appearing before notary

Jimmie J. Jones  
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.

# EXHIBIT "A" LEGAL DESCRIPTION

File No.: 173754

Parcel No. 1 as shown and delineated on the Tentative Map for Claudie Baggett, filed in the Office of the County Recorder of Eureka County, Nevada, on August 20, 1979, as File No. 69034, located in the NW1/4NW1/4 of Section 4, Township 21 North, Range 54 East, M.D.B.&M.

EXCEPTING THEREFROM all the coal and other valuable minerals in said land, as reserved in Patent from the United States of America, recorded January 24, 1956, in Book 24, Page 501, Deed Records of Eureka County, Nevada.

