

# OPEN RANGE DISCLOSURE

Assessor Parcel Number: 001-172-06

OR Escrow No. 204-1700357

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): \_\_\_\_\_ Date: \_\_\_\_\_

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

In Witness Whereof, I/we have hereunto set my hand/our hands this 5 day of March, 2018.

Bill Hicks  
Seller's Signature

Robin R. Hicks  
Seller's Signature

William E. Hicks  
Print or type name here

Robin R Hicks  
Print or type name here

STATE OF NEVADA, COUNTY OF Eureka

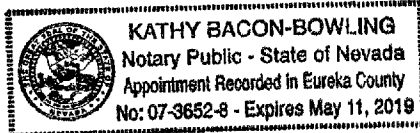
This instrument was acknowledged before me on March 5, 2018  
(date)

by William E. Hicks  
Person(s) appearing before notary

by Robin R. Hicks  
Person(s) appearing before notary

Kathy Bacon-Bowling  
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.

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**I, the below signed purchaser, acknowledge that I have received this disclosure on this date.**

Buyer(s): *Clinton Garrett* Date: 12-11-17

Buyer(s): *Danielle Garrett* Date: 12-11-17

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

\_\_\_\_\_  
*Seller's Signature*

\_\_\_\_\_  
*Seller's Signature*

\_\_\_\_\_  
*Print or type name here*

\_\_\_\_\_  
*Print or type name here*

STATE OF NEVADA, COUNTY OF Eureka

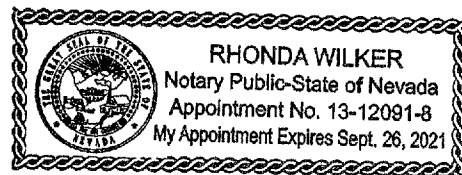
This instrument was acknowledged before me on 12/11/17  
(date)

by *Clinton Garrett*  
Person(s) appearing before notary

by *Danielle Garrett*  
Person(s) appearing before notary

*[Signature]*  
Signature of notarial officer

Notary Seal



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## Exhibit "A" Legal Description

A parcel of land being portions of Parcel A and Revised Parcel B of the Amended Parcel Map for William E. & Robin R. Hicks, recorded June 8, 1999 as File No. 172264, Eureka County, Nevada records, situated within the Northeast Quarter of Section 23, Township 19 North, Range 53 East, MDM, Eureka Town site, Eureka County, Nevada, being more particularly described as follows:

Beginning at the Westerly angle point of Parcel B2 as shown on the Parcel Map recorded October 29, 2008 in the Office of the County Recorder of Eureka County, Nevada as File No. 212688, Eureka County, Nevada records, from which the Southwest corner of said Parcel A, being a 2.5" iron pipe with 3.5" GLO brass cap stamped "CE 1/16 ETS S23 1935", bears South 39° 33'01" West a distance of 794.70 feet; thence along the Northwesterly boundary of said Parcel B2 North 36° 39'52" East a distance of 118.60 feet; thence departing said Northwesterly boundary North 12° 7' 19" East a distance of 64.25 feet; thence North 57°45'44" West a distance of 280.67 feet to a point on the Easterly limits of the 60' PRIVATE ACCESS EASEMENT & PUE as shown on said Amended Parcel Map File No. 172264; thence along said Easterly limits from a tangent which bears South 25°23'49" West, along a circular curve to the left with a radius of 255.00 feet and a central angle of 05°21'24" an arc length of 23.84 feet; thence South 20°02'25" West a distance of 176.23 feet; thence along a tangent circular curve to the left, with a radius of 105.00 feet and a central angle of 36°51'38" an arc length of 67.55 feet; thence South 16° 49' 13" East a distance of 77.88 feet to a point on the North boundary of said Parcel A; thence departing said North boundary 16°49'13" East a distance of 77.01 feet; thence along a tangent circular curve to the right with a radius of 140.00 feet and a central angle of 40°29'42" an arc length of 98.95 feet; thence with a non-tangent line North 55°39' 18" East a distance of 161.98 feet; thence North 27° 19'32" East a distance of 112.42 feet to the Point of Beginning.

Said parcel contains an area of approximately 2.00± acres.

Basis of Bearings: Identical to Parcel Map 212688 being N00°22'16"W; being the West line of Parcel B as shown on a Parcel Map recorded August 6, 1998 under File No. 170339 in the Eureka County records.

The above metes and bounds legal description appeared previously in that certain Document recorded on 1/06/2017 as Document No. 2017 233900 Official Records, pursuant to NRS Section 6. NRS 111.312.

APN: 001-172-06