

A.P.N. No.:	007-380-62
Escrow No.:	79054
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Matthew A. Gray and Bridgett R. Gray	
P O Box 588	
Eureka, NV 89316	

EUREKA COUNTY, NV

2018-235513

Rec:\$35.00

\$35.00 Pgs=6

06/27/2018 09:35 AM

COW COUNTY TITLE CO.

LISA HOEHNE, RECORDER

(for recorders use only)

OPEN RANGE DISCLOSURE

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 007-380-62

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: 5/14/18


Buyer Signature

MATTHEW A. GRAY

Print or type name here


Buyer Signature

BRIDGETT R. GRAY

Print or type name here

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

Seller Signature

JERRY R. MARTIN, Trustee of the

JERRY R. MARTIN 1994 TRUST

dated 7/20/94

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.

The parties are executing this document in counter part for the purpose of facilitating its execution. The counterparts are to be considered and interpreted as a single document.

Notary Seal

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Buyer Signature

MATTHEW A. GRAY

Print or type name here

Buyer Signature

BRIDGETT R. GARY GRAY

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 11th day of May, 2018

Seller Signature

JERRY R. MARTIN, Trustee of the

Print or type name here

JERRY R. MARTIN 1994 TRUST dated 7/20/94

STATE OF NEVADA, COUNTY OF White Pine

This instrument was acknowledged before me on 5/9/18 (date)

by Dawndaylia Graves DG
Person(s) appearing before notary

by Jerry R. Martin
Person(s) appearing before notary

Dawndaylia Graves
Signature of notarial officer

Seller Signature

CURTIS P. HAYWARD

Print or type name here

Notary Seal



Dawndaylia Graves
Notary Public
State of Nevada
My Commission Expires: 08-14-21
Certificate No: 05-99452-17

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Buyer Signature

MATTHEW A. GRAY

Print or type name here

Buyer Signature

BRIDGETT R. GARY GRAY

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 13th day of May, 2018

Seller Signature

JERRY R. MARTIN, Trustee of the

Print or type name here

JERRY R. MARTIN 1994 TRUST dated 7/20/94

STATE OF NEVADA, COUNTY OF Elko

This instrument was acknowledged before me on 05/18/18 (date)

by Curtis P. Hayward
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Danielle Lupercio
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.

Nevada Real Estate Division • Form 551

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Notary Seal



DANIELLE LUPERCIO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-09-18
Certificate No: 14-15265-6

Effective July 1, 2010

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Buyer Signature
MATTHEW A. GRAY
Print or type name here

Buyer Signature
BRIDGETT R. GARY GRAY
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 14th day of May, 2018

John T. O'Flaherty
Seller Signature
JOHN T. O'FLAHERTY
Print or type name here

Becky O'Flaherty
Seller Signature
BECKY O'FLAHERTY
Print or type name here

STATE OF NEVADA, COUNTY OF White Pine
This instrument was acknowledged before me on 5/14/18
(date)

by Becky O'Flaherty
Person(s) appearing before notary
by John T. O'Flaherty
Person(s) appearing before notary
Lisa Marie Maestes
Signature of notarial officer

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Notary Seal

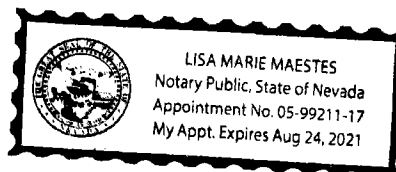


EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 79054

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

That portion of Lot 11, Section 28, Township 20 North, Range 53 East, M.D.B. & M., more particularly described as follows:

Parcel 1 as shown on that certain Parcel Map for Jerry R. Martin, John T. and Becky O'Flaherty and Curtis P. Hayward, recorded June 21, 1996 in the Office of the County Recorder of Eureka County, Nevada as File No. 163256, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 007-380-62