

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 007-370-06

OR

Assessor's Manufactured Home ID Number: _____

EUREKA COUNTY, NV

Rec:\$35.00

\$35.00

Pgs=3

2019-238003

01/31/2019 03:31 PM

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):

Irvin D Plank

Date:

1-31-19

Buyer(s):

Lydiann J Plank

Date:

1-31-19

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

Seller's Signature

Trevor Otis Spear

Print or type name here

Seller's Signature

Print or type name here

STATE OF NEVADA, COUNTY OF _____

This instrument was acknowledged before me on _____ (date)

by Trevor Otis Spear

Person(s) appearing before notary

by _____

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.

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

Buyer(s): _____ Date: _____

Buyer(s): Irvin D Plank _____ Date: _____
Lydiann J Plank _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 31 day of JANUARY, 2019.

Trevor Otis Spear
Seller's Signature

Trevor Otis Spear

Print or type name here ELKO

Seller's Signature

Print or type name here

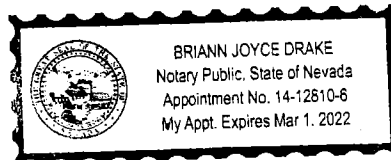
STATE OF NEVADA, COUNTY OF SURERA

This instrument was acknowledged before me on 1-31-19
(date)

by Trevor Otis Spear
Person(s) appearing before notary

by Briann Drake
Person(s) appearing before notary
Signature of notarial officer

Notary Seal



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EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 334539

Parcel A as shown on that certain Parcel Map for Norbert Walter and Eileen Walter filed in the office of the County Recorder of Eureka County, State of Nevada, on November 15, 1988, as File No. 124822, being a portion of Section 28, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded December 30, 1965, in Book 9, Page 422, Official Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM 1/2 of all mineral rights, oil or gas lying in and under said land as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in deed recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided twenty-five percent (25%) in and to all minerals of every kind, nature and description, lying in and under said land, as conveyed to Ivan L. Smart, an unmarried man, in deed recorded May 2, 1994, in Book 268, Page 463, and correction thereof recorded May 5, 1994, in Book 269, Page 12, Official Records of Eureka County, Nevada.