

EUREKA COUNTY, NV

2019-238276

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\$35.00

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WFG NATIONAL TITLE COMPANY OF NEVADA

LISA HOEHNE, CLERK RECORDER

**OPEN RANGE DISCLOSURE**Assessor Parcel Number: 005-420-55OR 19-254639

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.*

*This instrument is being recorded as an "Accommodation Only" by WFG National Title Insurance Company and has not been examined as to its validity, execution or its effect upon title, if any.*

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 22 day of February, 20 19.

Kevin Stotler  
Seller's Signature

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

Kevin Stotler  
Print or type name here

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

STATE OF ~~NEVADA~~ ALASKA, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on 2/22/19  
(date)

by Kevin Stotler  
Person(s) appearing before notary

by \_\_\_\_\_  
Person(s) appearing before notary

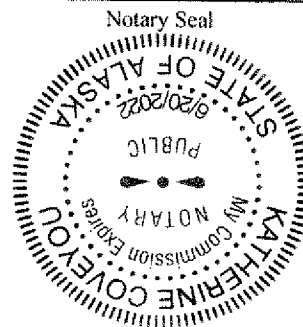
Katherine Covey  
Signature of notarial officer

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

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

Nevada Real Estate Division - Form 551

Effective July 1, 2010



## OPEN RANGE DISCLOSURE

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OR 19-254839

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

Buyer(s): Maria L. Smith Date: 2/25/19

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

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 \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_  
(date)

by \_\_\_\_\_  
Person(s) appearing before notary

by \_\_\_\_\_  
Person(s) appearing before notary

\_\_\_\_\_  
Signature of notarial officer

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Nevada Real Estate Division - Form 551

Notary Seal

Effective July 1, 2010

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

SW4 OF LOT 3, CREATED FROM SPLIT OF PARCEL 05-420-51 ACCORDING FN THE PLAT THEREOF, RECORDED JULY 31, 2007 ON BOOK # 5, PAGE #42 IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA.

COPY