**EUREKA COUNTY, NV** 

Rec:\$37.00

\$37.00 Pgs=3 STEWART TITLE ELKO

LISA HOEHNE, CLERK RECORDER

2020-240842

07/23/2020 03:36 PM

Effective July 1, 2010

## OPEN RANGE DISCLOSURE

Assessor Parcel Number: 001-172-06

OR

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 iniure 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

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

Nevada Real Estate Division - Form 551

(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.

1, the below signed purchaser, acknowledge that I have	received this disclosure on this date.
Buyer(s):	Date:
Dylan Brooks Korth Buyer(s):	Date:
Kristy Lee Kees	
In Witness Whereof I/we have hereunto set my hand/our hand	sthis day of , 20 .
The state of the second with the second second many	
Seller's Signature	Seller's Signature
Clinton T. Garrett	Danielle R. Garrett
Print or type name here	Print or type name here
STATE OF NEVADA, COUNTY OF Storey	Notary Seal
This instrument was acknowledged before me on 7:14:26	20
by Clinton T Garrett (date)	_
Person(s) appearing before notary	
by Danielle K. Garrett	DOREAYNE NEVIN NOTARY PUBLIC
Person(s) appearing before notary	STATE OF NEVADA
Signature of notarial difficer	APPT. No. 14-12430-16 MY APPT. EXPIRES DEC. 12, 2021
Santa es notal tal pyreer	
CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR	

OPEN RANGE DISCLOSURE	
Assessor Parcel Number: 001-172-06	\ \
OR	\ \
Assessor's Manufactured Home ID Number:	garan da ga
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	
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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-	
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document that has been signed by the purchaser.	
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I, the below signed purchaser, acknowledge that I have received this disclose Buyer (s) for the Delay Brooks forth Buyer (s) Signature Clinton T. Garrett Delay Britten Delay Britten Britten Buyer (s) appearing before me on Delay Brooks appearing before notary by Person(s) appearing before notary    Signature of notarial officer   Signature of no	sate: 7/11/2020  ate: 7/11/2020

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## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 789418

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, MOM, 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° I 9'32" East a distance of 112.42 feet to the Point of Beginning.

APN: 001-172-06

File No.: 789418 Page 1 of 1