

## OPEN RANGE DISCLOSURE

Assessor Parcel Number: 002-027-19

OR

Assessor's Manufactured Home ID Number: \_\_\_\_\_

EUREKA COUNTY, NV

Rec:\$37.00

\$37.00

Pgs=3

STEWART TITLE ELKO

LISA HOEHNE, CLERK RECORDER

2020-242019

10/01/2020 04:04 PM

### 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 a 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 person, 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): Daniel Serafini \_\_\_\_\_ Date: \_\_\_\_\_

In Witness, Whereof, I/we have hereunto set my hand/our hands this 21 day of SEP, 2020

Wayne P Gully  
Seller's Signature

Helen A. Gully  
Seller's Signature

Wayne P Gully

Print or type name here

Helen A Gully

Print or type name here

STATE OF ~~NEVADA~~ OREGON, COUNTY OF Linn

Notary Seal

This instrument was acknowledged before me on 9-21-2020  
(date)

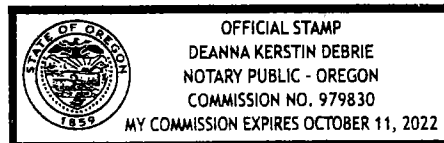
by

Wayne P Gully  
Person(s) appearing before notary

by

Helen A Gully  
Person(s) appearing before notary

Deanna Kerstin Debrie  
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

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Buyer(s):	<small>DocuSigned by:</small>  Daniel Serafini	Date:	_____
Buyer(s):	_____	Date:	_____

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

\_\_\_\_\_  
*Seller's Signature*  
Wayne P Gully  
*Print or type name here*

\_\_\_\_\_  
*Seller's Signature*  
Helen A Gully  
*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*

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

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

Notary Seal

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

File No.: 862922

Lot 21, Block 2, of Crescent Valley Ranch & Farms Unit No. 1, as per map recorded in the office of the County Recorder of Eureka County, Nevada, as File No. 34081.

EXCEPTING THERFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company in Deed to H. J. Buchenau and Elsie Buchenau, recorded September 24, 1951, in Book 24, of Deed Records, Page 168, Eureka County, Nevada.

APN: 002-027-19