

# OPEN RANGE DISCLOSURE

Assessor Parcel Number: 005-090-63 and 005-090-64

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 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): Designed by G. Anthony Cervantes Date: 4/6/2021  
Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

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

Michael C. Hill Michael C. Hill  
*Seller's Signature* *Seller's Signature*  
Print or type name here Print or type name here

STATE OF NEVADA, COUNTY OF \_\_\_\_\_ Notary Seal

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.

EUREKA COUNTY, NV

Rec:\$37.00

\$37.00 Pgs=3

STEWART TITLE ELKO

LISA HOEHNE, CLERK RECORDER

2021-244658

04/09/2021 01:43 PM

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

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

G. Anthony Cervantes

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

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

*Michael C. Hill*  
\_\_\_\_\_  
Seller's Signature

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

Michael C. Hill  
\_\_\_\_\_  
Print or type name here

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

STATE OF <sup>ID</sup>NEVADA, COUNTY OF Boise

Notary Seal

This instrument was acknowledged before me on 8/25/21  
(date)

by Michael C Hill  
Person(s) appearing before notary

by Vicky L Brestad  
Signature of notarial officer

**VICKY L BURFORD**  
Notary Public - State of Idaho  
Commission Number 44621  
My Commission Expires Mar 23, 2027

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

**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 1160433

PARCEL 1 :

TOWNSHIP 31 NORTH RANGE 49 EAST, M.D.B.&M.

Section 25: N1/2NW1/4SW1/4;

PARCEL 2:

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 25: S1/2NW1/4SW1/4;

EXCEPTING FROM PARCELS 1 AND 2 all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by Southern Pacific Company, in Deed recorded August 23, 1959, in Book 25, Page 290, Deed Records of Eureka County, Nevada.

