

A.P.N. No.:	007-380-87
Escrow No.:	83709
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
HEIDI WHIMPLE AND JOSEPH E. WHIMPLE, JR.	
P.O. BOX 229	
EUREKA, NV 89316	

EUREKA COUNTY, NV	2021-244833
Rec:\$37.00	
\$37.00	Pgs=4 05/19/2021 04:38 PM
COW COUNTY TITLE CO.	
LISA HOEHNE, CLERK RECORDER	

(for recorders use only)

OPEN RANGE DISCLOSURE

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 007-380-87

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 Signature

HEIDI WHIMPLE

Print or type name here

Buyer Signature

JOSEPH E. WHIMPLE, JR.

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 13 day of May, 2021

Seller Signature

KEITH D. LANDREY

Print or type name here

Seller Signature

BARBARA LEE LANDREY

Print or type name here

STATE OF NEVADA, COUNTY OF Bastrop

This instrument was acknowledged before me on 5/13/21 (date)

by Keith D. Landrey
Person(s) appearing before notary

by Barbara Lee Landrey
Person(s) appearing before notary

Miranda Chapman
Signature of notary officer

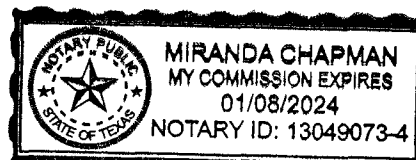
CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

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

Nevada Real Estate Division - Form 551

The parties are executing this document in counter part for the purpose of facilitating its execution. The counterparts are to be considered and interpreted as a single document.

Notary Seal



Effective July 1, 2010

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: May 14, 2021


Buyer Signature

HEIDI WHIMPLE

Print or type name here


Buyer Signature

JOSEPH E. WHIMPLE, JR.

Print or type name here

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

Seller Signature

KEITH D. LANDREY

Print or type name here

Seller Signature

BARBARA LEE LANDREY

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.

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

Notary Seal

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 83709

All that certain real property situate in the County of Eureka, State of Nevada, described as follows:

Situate in Lot 11, Section 28, Township 20 North, Range 53 East, M.D.B.&M. being a portion of Lot C of Parcel 2 of the Parcel Map for Richard and Cindy Van Vliet more particularly described as follows:

Parcel 2 of the Parcel Map for Jerry R. Martin, John T & Becky O'Flaherty and Curtis P. Hayward recorded June 6, 1996 in the Office of the County Recorder of Eureka County, Nevada as File No. 163224, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 007-380-87