

## OPEN RANGE DISCLOSURE

Assessor Parcel Number: 007-370-01

OR

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

EUREKA COUNTY, NV

Rec:\$37.00

\$37.00 Pgs=3

STEWART TITLE ELKO

LISA HOEHNE, CLERK RECORDER

**2021-245191**

**06/11/2021 09:58 AM**

### 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.**

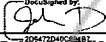
The parcel may be subject to claims made by a county or this State of rights-of-way granted by Congress over public lands of the United States not reserved for a public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general 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: 6/8/2021  
Johnny Di Matteo  
Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

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

*Seller's Signature*

William A. Crane

*Print or type name here*

*Seller's Signature*

*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.**

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

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

Buyer(s): Johnny Di Matteo Date: \_\_\_\_\_

In Witness, Whereof, I/we have hereunto set my hand/our hands this 8 day of June, 2021

William A. Crane  
Seller's Signature

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

William A. Crane

Print or type name here

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

Michigan  
STATE OF ~~NEVADA~~, COUNTY OF Saginaw

This instrument was acknowledged before me on 06/08/21  
(date)

by William A. Crane  
Person(s) appearing before notary

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

[Signature]  
Signature of notarial officer

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

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Notary Seal



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

File No.: 1269386

Beginning at the Northwest corner of Lot 7, Section 21, Township 20 North, Range 53 East, M.D.B.&M.;

Thence North  $89^{\circ}20'41''$  East, 19.30 feet;

Thence South  $19^{\circ}02'51''$  East, 760.12 feet along the West right-of-way line of State Route 51;

Thence South  $89^{\circ}16'20''$  West, 262.09 feet;

Thence North  $00^{\circ}25'15''$  West, 721.63 feet to the point of beginning and being a portion of Lot 7, Section 21, Township 20 North, Range 53 East, M.D.B.&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in Patent recorded September 30, 1965, in Book 8, page 463, as Document No. 41311, Official Records of Eureka County, Nevada.