

EUREKA COUNTY, NV

2021-245327

Rec:\$37.00

\$37.00 Pgs=3

07/02/2021 03:12 PM

STEWART TITLE ELKO

LISA HOEHNE, CLERK RECORDER

### OPEN RANGE DISCLOSURE

Assessor Parcel Number: 001-230-08

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): Disclosed by  
Beverly Lynn Stroup Date: 4/26/2021  
Beverly Lynn Stroup

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

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

*Seller's Signature*

Adam D. Massey

*Print or type name here*

*Seller's Signature*

Jessica N. Massey

*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*

Notary Seal

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: \_\_\_\_\_

Beverly Lynn Stroup

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

In Witness, Whereof, I/we have hereunto set my hand/our hands this 30 day of April, 2021

  
Seller's Signature

Adam D. Massey

Print or type name here

Utah

  
Seller's Signature

Jessica N. Massey

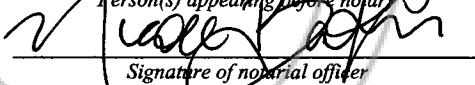
Print or type name here

STATE OF ~~NEVADA~~, COUNTY OF Washington

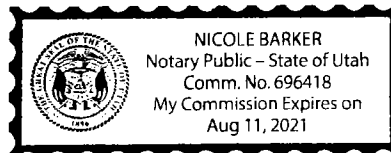
This instrument was acknowledged before me on 4/30/2021  
(date)

by Adam D Massey  
Person(s) appearing before notary

by Jessica N Massey  
Person(s) appearing before notary

  
Signature of notarial officer

Notary Seal



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

File No.: 1143655

Lot 8, Eureka Canyon Subdivision Phase 1 Stage 1, according to the map thereof filed in the Office of the County Recorder of Eureka County, Nevada, on July 2, 2012, as File Number 220732.

