OPEN RANGE DISCLOSU	RE	EUREKA COUNTY, NV	2021-245507
Assessor Parcel Number: <u>005-260-08</u>		Rec:\$37.00	
OR		401.00 1 go 1	19/2021 02.00 PW
Assessor's Manufactured Home ID Number:	27	STEWART TITLE ELKO	\
Disclosure: This property is adjacent to "Open Rai		LISA HOEHNE, CLERK RECOR	DER
This property is adjacent to open range on which livestock at graze or roam. Unless you construct a fence that will preven		\	\
entering this property, livestock may enter the property and y		\	
entitled to collect damages because livestock entered the projectly and y			1
Regardless of whether you construct a fence, it is unlawful		\	
injure livestock that have entered this property.	To many manner of	_	\
The parcel may be subject to claims made by a county or this	s State of rights-of	-way granted by Congress over	
public lands of the United States not reserved for a public us			7 /
(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, ran	chers or hunters, f	or access or recreational use, in	
a manner which interferes with the use and enjoyment of	the parcel.	_ \	
CELLEDS. The law (NDS 112 065) required that the college	holl.		
SELLERS: The law (NRS 113.065) requires that the seller s	and the same of th	\ \	
 Disclose to the purchaser information regarding grazing or 		\ .\ .	
• Retain a copy of the disclosure document signed by the pu	rchaser acknowled	lging the date of receipt by the	
purchaser of the original document;		/ /	
• Provide a copy of the signed disclosure document to the provide a copy of the signed disclosure document to the signed disclosure document to the signed disclosure document to the provide a copy of the signed disclosure document to the signed disclosure document to the provide a copy of the signed disclosure document to the provide a copy of the signed disclosure document to the		/ /	
• Record, in the office of the county recorder in the county with the state of the county with the county with the state of the county with		is located, the original	
disclosure document that has been signed by the purchaser		Y /	
I, the below signed purchaser, acknowledge that I have rec	eived this disclosu	re on this date.	
Buyer(s):	_ Date:		
Robert H. Weiss, Trustee			
Buyer(s):	_ Date:		
Freida Weiss, Trustee	V V		
	\	= (
In Witness, Whereof, I/yve have hereunto set my hand/our hands this	s <u> </u>	July ,20 24	
Canh a Children TIFF	/ /	/	
Seller's Signature	Selle	r's Signature	
	Sene	1 3 Digitation C	
Joseph A. Abbott, Surviving Successor Trustee of the Dean E. Abbott Revocable Trust, dated	1 1		
November 20, 1998	/ /		
Print or type name here	Print or	type name here	
OYPUNIA			
STATE OF NEVADA, COUNTY OF (1)		Notary Seal	
This instrument was acknowledged before me on 7/14/2021		į.	
(date)		-	
by Joseph A. Abbott, Surviving Successor		İ	
Trustee			
Person(s) appearing before notary		OFFICIAL STAMP	
by	NO PROPERTY OF THE PROPERTY OF	ATRICIA ANITA HODGES DTARY PUBLIC - OREGON	
Person(s) appearing before natary		JMMISSION NO took to 1	
	MY COMMISSION	EXPIRES FEBRUARY 22, 2025	
I alle I - totle			
Signature of Notarial bifficer		1	
CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S		. 1	
FITNESS FOR YOUR PURPOSE		1	
NOTE: Leave space within 1 inch margin blank on all sides.			
_		E00	
Nevada Real Estate Division – Form 551		Effective July 1, 2010	

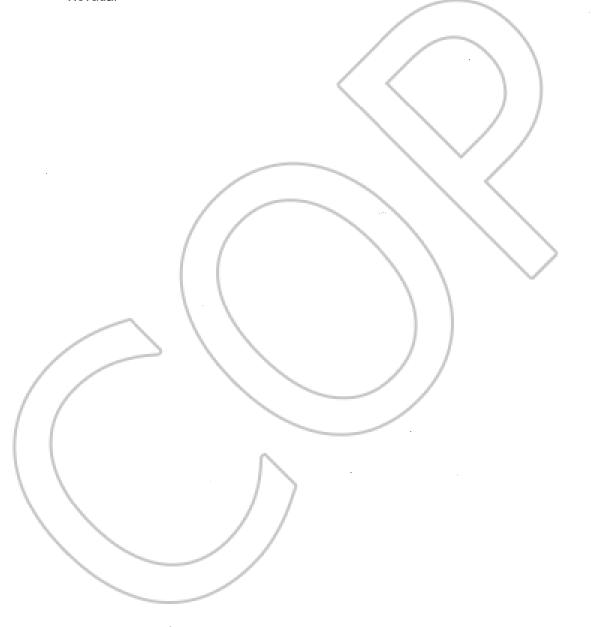
EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1253354

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 3: E1/2;

EXCEPTING THEREFROM 90% of the right, title and interest in and to coal, oil. gas and other minerals of every kind and nature, whatsoever, lying in and under said land, as reserved by Strathearn Cattle Company, in deed recorded May 25, 1959, in Book 25, Page 297, Deed Records of Eureka County, Nevada.



OPEN RANGE DISCLOSURE
Assessor Parcel Number: 005-260-08
OR Assessor's Manufactured Home ID Numbers
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): Date: 7/12/2 Robert H. Weiss, Trystee Buyer(s): Fruitz War Trustee Date: 7/12/2
Buyer(s): Juda Wan Trustee Date: 7/12/21
Freida Weiss, Trustee
In Witness, Whereof, I/we have hereunto set my hand/our hands this day of, 20
Seller's Signature Seller's Signature
Joseph A. Abbott, Surviving Successor Trustee of
the Dean E. Abbott Revocable Trust, dated November 20, 1998
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 Joseph A. Abbott, Surviving Successor
Trustee
Person(s) appearing before notary
by
Person(s) appearing before notary
G:
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

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1253354

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 3: E1/2;

EXCEPTING THEREFROM 90% of the right, title and interest in and to coal, oil. gas and other minerals of every kind and nature, whatsoever, lying in and under said land, as reserved by Strathearn Cattle Company, in deed recorded May 25, 1959, in Book 25, Page 297, Deed Records of Eureka County, Nevada.

