

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 003-442-03
OR
Assessor's Manufactured Home ID Number: _____

EUREKA COUNTY, NV
Rec:\$37.00
\$37.00 Pgs=3
STEWART TITLE ELKO
LISA HOEHNE, CLERK RECORDER

2021-246362

09/16/2021 01:41 PM

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): Thomas Virgin Date: 9-15-21
 Buyer(s): _____ Date: _____

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

Seller's Signature
 Dwight H. Tompkins
 Print or type name here

Seller's Signature
 Caren M. Tompkins
 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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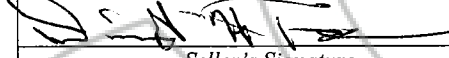
I, the below signed purchaser, acknowledge that I have received this disclosure on this date.

Buyer(s): _____ Date: _____

Thomas Virgin

Buyer(s): _____ Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 2 day of September, 2021



Seller's Signature



Seller's Signature

Dwight H. Tompkins

Print or type name here

Caren M. Tompkins

Print or type name here

STATE OF NEVADA, COUNTY OF Elko

This instrument was acknowledged before me on 9-2-21

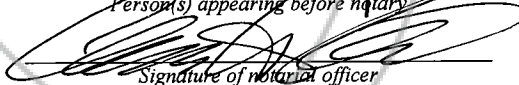
(date)

by Dwight H. Tompkins

Person(s) appearing before notary

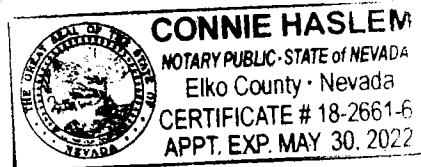
by Caren M. Tompkins

Person(s) appearing before notary



Signature of notary officer

Notary Seal



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EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1349880

Parcel 45 as shown on that certain Map of Division Into Large Parcels for Cattlemens Title Guarantee and Cattlemens Title Guarantee as Trustee for Tehama Holdings filed in the office of the County Recorder of Eureka County, State of Nevada, on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31 North, Range 49 East, M.D.B.&M..

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom as reserved by Southern Pacific Company in deed recorded April 23, 1959, Book 25, Page 290, Deed Records of Eureka County, Nevada.

