

EUREKA COUNTY, NV

2021-247497

Rec:\$37.00

\$37.00 Pgs=6

11/24/2021 11:21 AM

STEWART TITLE ELKO

LISA HOEHNE, CLERK RECORDER

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 004-340-14

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.

DocuSigned by: Hrushikesh Vibhanshik Date: 11/7/2021
 Buyer(s): _____
 DocuSigned by: Kushal Kaur Sardar Date: 11/5/2021
 Buyer(s): Kushal Kaur Sardar 15C5C83A0D16412

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

Seller's Signature

Seller's Signature

Daniel B Moore

Kenneth G Moore

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 _____
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): Kaustubh Vibhandik Date: 11/5/2021
Buyer(s): Kaustubh Vibhandik Date: _____

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

Seller's Signature

Francis L. Moore

Susan I Browning

Print or type name here

By: Susan Browning, her attorney-in-fact

STATE OF NEVADA, COUNTY OF _____

Notary Seal

This instrument was acknowledged before me on _____
(date)

by Susan I Browning
Person(s) appearing before notary

by Susan Browning as attorney-in-fact for Francis L. Moore
Person(s) appearing before notary

Signature of notarial officer

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

Buyer(s): _____ Date: _____

Hrushikesh Vibhandik

Buyer(s): _____ Date: _____

Kushal Kaur Sardar

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

Daniel B Moore

Seller's Signature

Seller's Signature

Daniel B Moore

Print or type name here

Kenneth G Moore

Print or type name here

STATE OF Nevada COUNTY OF Clark

This instrument was acknowledged before me on 11/08/2021
(date)

by Daniel B Moore
Person(s) appearing before notary

by _____
N/A
Person(s) appearing before notary

Elaina Saperstein
Signature of notarial officer

Notary Seal



ELAINA SAPERSTEIN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 12-7452-1
Expires April 26, 2024

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

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

Buyer(s): _____ Date: _____

Hrushikesh Vibhandik

Buyer(s): _____ Date: _____

Kushal Kaur Sardar

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

Seller's Signature

Daniel B Moore

Print or type name here

STATE OF ~~NEVADA~~ ^{IDAHO}, COUNTY OF ADA

This instrument was acknowledged before me on 4/12/2021
(date)

by KENNETH G. MOORE
Person(s) appearing before notary

by _____
Person(s) appearing before notary

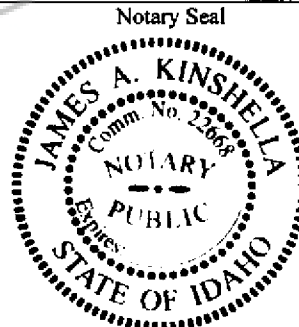
[Signature]
Signature of notarial officer

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Nevada Real Estate Division – Form 551

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

Buyer(s): _____ Date: _____

Kaustubh Vibhandik

Buyer(s): _____ Date: _____

In Witness, Whereof, I/wc have hereunto set my hand/our hands this 9 day of November, 2021

Susan M. Browning
Seller's Signature

Francis L. Moore
Francis L. Moore

Susan M. Browning

M. Print or type name here

Oregon

Susan Browning her attorney-in-fact
By: Susan Browning, her attorney-in-fact

STATE OF NEVADA, COUNTY OF Marion

This instrument was acknowledged before me on 11/9/2021
(date)

by Susan M. Browning
Person(s) appearing before notary

by Susan Browning as attorney-in-fact for Francis L. Moore
Person(s) appearing before notary

Sarah M. Salois
Signature of notarial officer

Notary Seal



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EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 1459777

That certain real property situate, lying and being in the County of Eureka, State of Nevada, further described as being portions of the SE1/4 of the SW1/4, the SW1/4 of the SE1/4 and Lot 4 of Section 12, Township 32 North, Range 50 East, M.D.B.&M., lying and being right and southerly of the right or southern 200 foot highway right of way line of Interstate Route 80, State Route 1 (IR-80, SR-1) and more fully described by metes and bounds as follows, to wit:

Beginning at the intersection of the right or southern 200 foot highway right of way line for Interstate Route 80, State Route 1 (IR-80, SR-1) and the south boundary of Section 12, Township 32 North, Range 50 East, M.D.B.&M., at a point 278 feet right of and at right angles to Highway Engineer's Station "AW" 922+65.83 P.O.T., thence North 71°33'55" East, along said highway right of way line a distance of 3977.75 feet to an intersection with the east boundary of said Section 12;

Thence South 0°55'25" West, along said east boundary a distance of 1281.12 feet to the southeast corner of said Section 12;

Thence North 89°37'37" West, along the south boundary of said Section 12, a distance of 2698.44 feet to the south quarter corner of said Section 12;

Thence North 89°41'59" West, along the south boundary of said Section 12, a distance of 1054.62 feet to the point of beginning;