

# OPEN RANGE DISCLOSURE

Assessor Parcel Number: 001-067-01

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): *John W. Fitzgerald* Date: *7/16/22*  
Buyer(s): *Penny Fitzgerald* Date: *7/16/2022*

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

*Seller's Signature*

*Seller's Signature*

Keith D. Hoehne and Lisa L. Hoehne, as Trustees  
of THE KEITH AND LISA HOEHNE FAMILY  
TRUST

*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.

EUREKA COUNTY, NV

Rec:\$37.00

\$37.00

Pgs=3

STEWART TITLE ELKO

KATHERINE J. BOWLING, CLERK RECORDER

**2022-248564**

**07/22/2022 10:33 AM**

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

John W. Fitzgerald

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

Penny Fitzgerald

In Witness, Whereof, I/we have hereunto set my hand/our hands this 13<sup>th</sup> day of July, 2022

Keith Hoehne  
Seller's Signature

Lisa Hoehne  
Seller's Signature

Keith D. Hoehne and Lisa L. Hoehne, as Trustees  
of THE KEITH AND LISA HOEHNE FAMILY  
TRUST

Print or type name here

Print or type name here

STATE OF NEVADA, COUNTY OF ELKO

This instrument was acknowledged before me on 7/13/2022  
(date)

by KEITH D. HOEHNE  
Person(s) appearing before notary

by LISA L. HOEHNE  
Person(s) appearing before notary

Mary E. Chapman  
Signature of notarial officer

Notary Seal



**MARY E. CHAPMAN**  
NOTARY PUBLIC - STATE OF NEVADA  
Elko County - Nevada  
CERTIFICATE # 06-102380-6  
APPT. EXP. APR. 29, 2026

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S  
FITNESS FOR YOUR PURPOSE

**NOTE: Leave space within 1 inch margin blank on all sides.**

**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 1745883

Lots 2, 3, 4 and 5, Block 59, in the TOWNSITE OF EUREKA, Nevada, according to the official map thereof, filed on in the Office of the County Recorder of Eureka County, State of Nevada.

EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value lying in or under said land as reserved by The United States Of America, recorded December 19, 1947 in Book 23 Page 226, of Deed Records, Eureka County, Nevada.

