

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 005-090-43

OR

Assessor's Manufactured Home ID Number: _____

EUREKA COUNTY, NV

2022-248683

Rec:\$37.00

\$37.00

Pgs=3

08/31/2022 09:35 AM

STEWART TITLE ELKO

KATHERINE J. BOWLING, CLERK RECORDER

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): Steve Hokanson Date: 8/25/2022 | 2:29 PM PDT

Steve Hokanson, Managing Member of Restful Retreats LLC

Buyer(s): Tonsha Hokanson Date: 8/25/2022 | 2:29 PM PDT

Tonsha Hokanson, Managing Member of Restful Retreats LLC

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

Seller's Signature

Seller's Signature

Anthony Noto

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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Buyer(s): _____ Date: _____
Steve Hokanson, Managing Member of Restful
Retreats LLC

Buyer(s): _____ Date: _____
Tonsha Hokanson, Managing Member of
Restfull Retreats LLC

In Witness, Whereof, I/we have hereunto set my hand/our hands this 29th day of August, 2022

Anthony Noto _____
Seller's Signature

Anthony Noto _____
Print or type name here

STATE OF ~~NEVADA~~ California, COUNTY OF Los Angeles

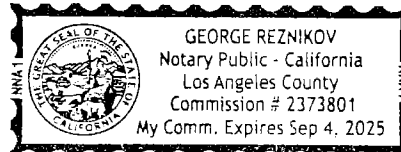
This instrument was acknowledged before me on 8/24/2022
(date)

by Anthony Noto
Person(s) appearing before notary

by _____
Person(s) appearing before notary

gn
Signature of notarial officer

Notary Seal



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EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 1771649

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 25: SW1/4SW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by Southern Pacific Company, in deed recorded August 23, 1959, in Book 25, Page 290, Deed Records of Eureka County, Nevada.

