

APN#: 001-132-03, 001-132-04
Escrow No. 22-444053

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**

BRIAN DAVID WATTS
160 S SPRING ST
EUREKA, NV 89316

EUREKA COUNTY, NV **2022-249171**
Rec:\$37.00
\$37.00 Pgs=4 12/30/2022 01:25 PM
WFG NATIONAL TITLE COMPANY OF NEVADA
KATHERINE J. BOWLING, CLERK RECORDER

CAPTION HEADING:

Open Range Disclosure

**DO NOT REMOVE
THIS IS PART OF THE OFFICIAL DOCUMENT**

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 001-132-03, 001-132-04

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 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 persons, 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 Signature

Buyer Signature

Print or type name here

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 27 day of December, 2022

Charles Crump
Seller Signature

Melissa Crump
Seller Signature

Charles Crump
Print or type name here

Melissa Crump
Print or type name here

STATE OF NEVADA, COUNTY OF White Pine
This instrument was acknowledged before me on Dec 27, 22
(date)

by Charles Crump
Person(s) appearing before notary

by Melissa Crump
Person(s) appearing before notary

Michele Maestes
Signature of notarial officer

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

Leave space within 1-inch margin blank on all sides.

Notary Seal

Michele Maestes
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 19-5180-17
My Appt. Expires December 3, 2023

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 12/30/2022

Disclosed by:

 Buyer Signature
 Brian David Watts
 Print or type name here

 Buyer Signature

 Print or type name here

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

 Seller Signature

 Print or type name here

 Seller Signature

 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

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Leave space within 1-inch margin blank on all sides.
 Nevada Real Estate Division

EXHIBIT "A"
LEGAL DESCRIPTION

THE EAST 52.89 FEET OF LOT 7 IN BLOCK 13, AND LOTS 6, 8, AND 9, AND THE EAST 47.5 FEET OF LOT 5, AND THE WEST 44.4 FEET OF LOT 7 IN BLOCK 13, OF THE TOWN OF EUREKA, NEVADA, TOGETHER WITH THE FRAME HOUSE AND IMPROVEMENTS SITUATE THEREON; ALSO THE FURNITURE, EQUIPMENT AND PROPERTY SITUATE THEREIN, AND

TOGETHER WITH ALL AND SINGULAR, THE SAID TENEMENTS, HEREDITAMENTS, AND APPURTENANCES THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING, AND THE REVERSION OR REVERSIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES, AND PROFITS THEREOF.

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