

APN#: 003-106-01
Escrow No. 23-105311

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

STEVEN HOSE AND MELISSA HOSE
10224 WENTWORTH CIRCLE
MINNEAPOLIS, MN 55420

EUREKA COUNTY, NV	2023-249811
Rec:\$37.00	
\$37.00 Pgs=5	02/17/2023 01:31 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: 00110601

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: 01/26/2023

[Signature]

Buyer Signature

Steven Hose

Print or type name here

[Signature]

Buyer Signature

Melissa Hose

Print or type name here

In Witness whereof, I/we have hereunto set my hand/our hands this 10 day of Feb, 2023

[Signature]

Seller Signature

Russell Cahman

Print or type name here

Seller Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Eureka
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.

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

See Attached California Acknowledgment

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Alameda }
On Feb. 10th, 2023 before me, Xiaozhen Yee, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Russell Chatman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Xiaozhen Yee
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 01/26/2023

[Signature]
Buyer Signature

Steven Hose
Print or type name here

[Signature]
Buyer Signature

Melissa Hose
Print or type name here

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

[Signature]
Seller Signature

Russell Cahtman
Print or type name here

[Signature]
Seller Signature

[Signature]
Print or type name here

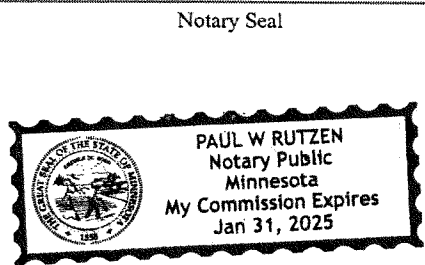
STATE OF Minnesota, COUNTY OF Hennepin 2/11/23

This instrument was acknowledged before me on 2/11/23 (date)

by [Signature]
Person(s) appearing before notary

by [Signature]
Person(s) appearing before notary

[Signature]
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.

EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 18 OF CRESCENT VALLEY RANCH & FARMS UNIT NO. 4, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, AS FILE NUMBER 34552.

EXCEPTING THEREFROM ALL PETROLEUM, OIL, NATURAL GAS AND PRODUCTS DERIVED THEREFROM, WITHIN OR UNDERLYING SAID LAND, OR THAT MAY BE PRODUCED THEREFROM, AND ALL RIGHTS THERETO, AS RESERVED BY SOUTHERN PACIFIC LAND COMPANY IN DEED RECORDED SEPTEMBER 24, 1951, IN BOOK 24 OF DEEDS AT PAGE 168, EUREKA COUNTY, NEVADA.

APN: 003-106-01

