

APN#: 022-039-30
Escrow No. 23-137248

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

KEVIN MCBEAN AND ALEXA MCBEAN
P. O. BOX 9712
RENO, NV 89507

EUREKA COUNTY, NV

2023-250779

Rec:\$37.00

\$37.00 Pgs=4

07/07/2023 08:53 AM

WFG NEVADA - RW

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: 022-039-30

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: 6-29-23

Kevin McBean
 Buyer Signature
 Kevin McBean

 Print or type name here

Alexa McBean
 Buyer Signature
 Alexa McBean

 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

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

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

Nevada Real Estate Division

Notary Seal

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 6/14/23

_____ <i>Buyer Signature</i>	_____ <i>Buyer Signature</i>
_____ <i>Print or type name here</i>	_____ <i>Print or type name here</i>

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

<u>Todd VanDeley</u> <i>Seller Signature</i>	_____ <i>Seller Signature</i>
<u>Todd VanDeley</u> <i>Print or type name here</i>	_____ <i>Print or type name here</i>

STATE OF ~~NEVADA~~ ^{Idaho}, COUNTY OF Ada
 This instrument was acknowledged before me on 6/14/2023 (date)
 by Todd VanDeley
 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.

Notary Seal

ALEXIA TOOZ
 Notary Public - State of Idaho
 Commission Number 20181356
 My Commission Expires Jul 26, 2024

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

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 19, BLOCK 23, OF CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY ON APRIL 6, 1959, AS FILE NO. 34081.

EXCEPTING THEREFROM ALL PETROLEUM, OIL, NATURAL GAS AND PRODUCTS DERIVED THEREFROM LYING IN AND UNDER SAID LAND AS RESERVED BY SOUTHERN PACIFIC LAND COMPANY, IN DEED RECORDED SEPTEMBER 24, 1951, IN BOOK 24, PAGE 168, DEED RECORDS, EUREKA COUNTY, NEVADA.

