

APN#: 005-650-21  
Escrow No. 23-157962

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

IVAN MENDOZA SUAREZ AND MARGARITA  
MORALES  
P.O. BOX 11502  
JACKSON HOLE, WY 83002

EUREKA COUNTY, NV

**2023-250922**

Rec:\$37.00

\$37.00

Pgs=4

**08/28/2023 02:00 PM**

WFG NEVADA - RW

KATHERINE J. BOWLING, CLERK RECORDER

**CAPTION HEADING:**

**OPEN RANGE**

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

## OPEN RANGE DISCLOSURE

**Assessor Parcel or Home ID Number: 005-650-21**

**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 23 day of August, 2023

\_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Print or type name here

\_\_\_\_\_  
Print or type name here

STATE OF NEVADA, COUNTY OF Clarr.

This instrument was acknowledged before me on \_\_\_\_\_

by Ezekiel Kaye (date)

\_\_\_\_\_  
Person(s) appearing before notary

by \_\_\_\_\_

\_\_\_\_\_  
Person(s) appearing before notary

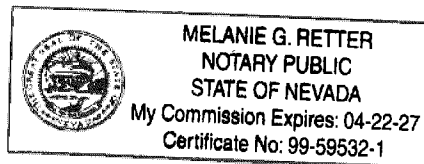
\_\_\_\_\_  
Signature of notarial officer

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



Form 551 Effective July 1, 2010

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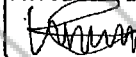


BA25E2E53B6643D...

Buyer Signature

**Ivan Mendoza Suarez**

Print or type name here



BA25E2E53B6643D...

Buyer Signature

**Margarita Morales**

Print or type name here

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

Seller Signature

Seller Signature

Print or type name here

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

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Nevada Real Estate Division

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Notary Seal

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 13, TOWNSHIP 28 NORTH, RANGE 51 EAST

RESERVING A 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND PIPELINES AROUND THE PROPERTY AND OVER ANY EXISTING ROADS OR PIPELINES THIS EASEMENT IS FOR THE USE OF ALL OWNERS IN EUREKA CO., NEVADA

SAVE AND EXCEPT THEREFROM ALL OF THE OIL, GAS AND SULPHUR, AND OTHER LIQUID HYDROCARBON TYPE MINERALS, AND ALSO COAL IN AND UNDER AND THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH THE USUAL AND CUSTOMARY RIGHT OF INGRESS AND EGRESS AT ALL TIMES FOR ALL PURPOSES RELATED TO SUCH MINERAL RESERVATION, WHICH HAVE BEEN RESERVED BY PRIOR GRANTORS