

<b>A.P.N. No.:</b>	008-040-01
<b>File No.:</b>	2087712 TF
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>When Recorded Mail To:</b>	
Richard Kniefel and Anne Kniefel	
PO BOX 523	
Eureka NV 89310	

EUREKA COUNTY, NV  
Rec:\$37.00  
\$37.00 Pgs=4  
STEWART TITLE COMPANY - NV  
KATHERINE J. BOWLING, CLERK RECORDER

**2023-251096**

**09/21/2023 04:09 PM**

(for recorders use only)

## OPEN RANGE DISCLOSURE

(Title of Document)

**Please complete Affirmation Statement below:**

- ☒ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

- ☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: \_\_\_\_\_  
(State specific law)

Tiffany Fuller

Escrow Officer

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

## OPEN RANGE DISCLOSURE

Assessor Parcel Number: 008-040-01

OR

Assessor's Manufactured Home ID Number: \_\_\_\_\_

### 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): \_\_\_\_\_ Date: \_\_\_\_\_

Richard James Kniefel

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

Anne Barbara Kniefel

In Witness, Whereof, I/we have hereunto set my hand/our hands this 15 day of September, 2023

Seller: Nevada Vanadium LLC, a Nevada limited liability company

*Ronald Espell*

Ronald Espell, Manager

STATE OF Florida COUNTY OF Sarasota

This instrument was acknowledged before me on 9/15/2023  
(date)

by Ronald Espell  
Person(s) appearing before notary

by Produced passport as identification

*Lisa Svanda*  
Person(s) appearing before notary

Lisa Svanda

Signature of notarial officer

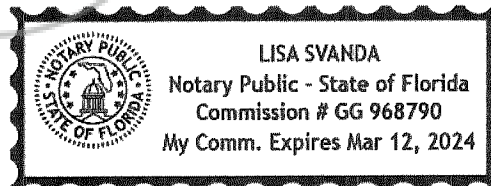
Commission Expires March 12, 2024

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

Notarization using 2way Audio/Video technology.

**NOTE: Leave space within 1 inch margin blank on all sides.**

Notary Seal



Nevada Real Estate Division - Form 551

Effective July 1, 2010

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**I, the below signed purchaser, acknowledge that I have received this disclosure on this date.**

Buyer(s): Richard James Kniefel Date: 09/19/2023  
Buyer(s): Anne Barbara Kniefel Date: 09/19/2023

In Witness, Whereof, I/we have hereunto set my hand/our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Seller: Nevada Vanadium LLC, a Nevada limited liability company

Ronald Espell, Manager

STATE OF \_\_\_\_\_, 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

**NOTE: Leave space within 1 inch margin blank on all sides.**

Notary Seal

Notary Acknowledgment for Open Range Disclosure

State of Nevada  
County of Eureka

This instrument was acknowledged before me on this 19<sup>th</sup> day of September, 2023 by  
Richard Kniefel and Anne Kniefel.

[Signature]  
Notary Public

My Commission Expires: 11-17-2025

