

APN#: **005-190-23**
Escrow No. **23-152309**

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

VACANT LAND USA LLC, A WYOMING LIMITED
LIABILITY COMPANY
500 WESTOVER DR #11802
SANFORD, NC 27330

EUREKA COUNTY, NV

2023-251180

Rec:\$37.00

\$37.00 Pgs=6

10/03/2023 01:57 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: 005-190-23

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
Vicki Tyler

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 15 day of September, 2023



Seller Signature
Vicki Tyler

Print or type name here

Seller Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 9-15-23
(date)

by Vicki Tyler
Person(s) appearing before notary

by _____
Person(s) appearing before notary

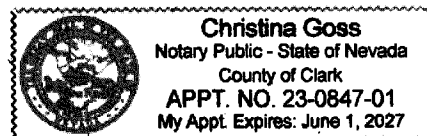


Signature of notarial officer

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

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

Notary Seal



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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 2nd day of OCTOBER, 2023

Seller Signature

Seller Signature

JANICE Y TYLER

Print or type name here

Print or type name here

STATE OF NEVADA, COUNTY OF CLARK

This instrument was acknowledged before me on 10/02/2023
(date)

Notary Seal

by

JANICE Y. TYLER

Person(s) appearing before notary

by

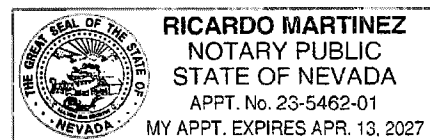
Person(s) appearing before notary

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Nevada Real Estate Division



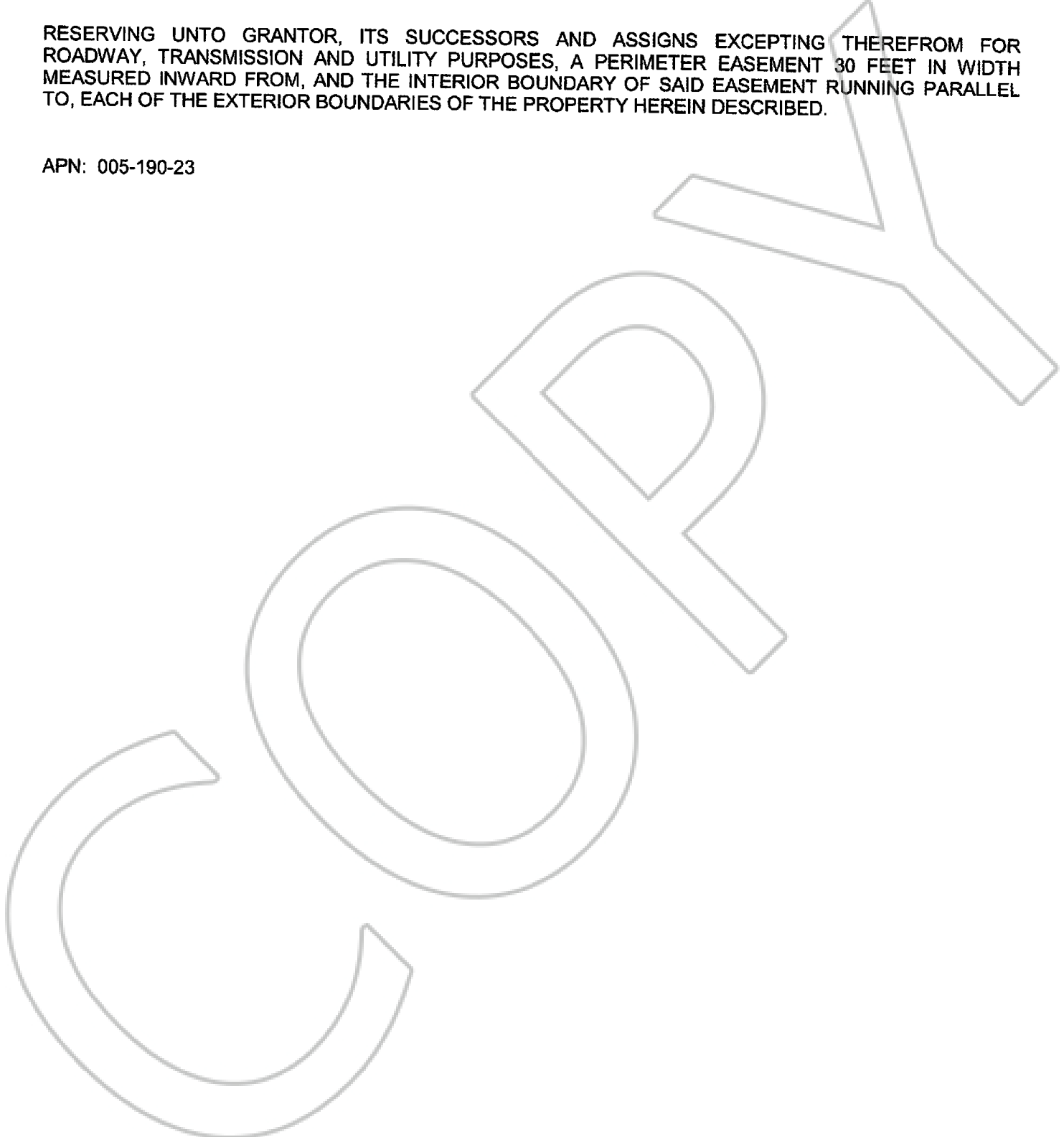
Form 551 Effective July 1, 2010

EXHIBIT "A"
LEGAL DESCRIPTION

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.
SECTION 11: N1/2 SE1/4 NW1/4

RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS EXCEPTING THEREFROM FOR ROADWAY, TRANSMISSION AND UTILITY PURPOSES, A PERIMETER EASEMENT 30 FEET IN WIDTH MEASURED INWARD FROM, AND THE INTERIOR BOUNDARY OF SAID EASEMENT RUNNING PARALLEL TO, EACH OF THE EXTERIOR BOUNDARIES OF THE PROPERTY HEREIN DESCRIBED.

APN: 005-190-23



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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: _____

DocuSigned by:

Anne Samuel, Member Vacant Land USA LLC

AE99FB2F4FC842

Buyer Signature

Buyer Signature

Anne Samuel

Print or type name here

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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