

APN#: 004-340-13
Escrow No. 23-178980

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

ETHAN NOAH TOBUL
1930 BAY DRIVE
MIAMI BEACH, FL 33141

EUREKA COUNTY, NV

2023-251278

Rec:\$37.00

\$37.00 Pgs=3

11/17/2023 10:24 AM

WFG NEVADA - RW

KATHERINE J. BOWLING, CLERK RECORDER

**CAPTION HEADING:
OPEN RANGE DISCLOSURE**

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



COLDWELL BANKER
EXCEL

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 004-340-13

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 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.

DocuSigned By: Ethan Noah Tobul Date: 10/28/2023 | 6:50 AM PDT

Buyer(s): Ethan Noah Tobul Date: _____
7B7719E19C164DF... Ethan Noah Tobul

In Witness, Whereof, I/we have hereunto set my hand/our hands this 14 day of November, 2023.

Kevin S McGhee Seller's Signature
Signed on 2023/11/14 14:37:26 -8:00
Print or type name here Kevin S McGhee
Seller's Signature
Print or type name here

STATE OF Nevada COUNTY OF Clark
This instrument was acknowledged before me on 11/14/2023
(date)
by Kevin McGhee
Person(s) appearing before notary

by _____
Signed on 2023/11/14 14:57:26 -8:00

Notary Seal

MILENA DORSEY
NOTARY PUBLIC
STATE OF NEVADA
Commission # 20-9648-01
My Appt. Expires August 15, 2024

Notary Stamp 2023/11/14 15:57:26 PST 23140A181CGN

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

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

Nevada Real Estate Division - Form 551

Notarial act performed by audio-visual communication

Effective July 1, 2010



EXHIBIT "A"
LEGAL DESCRIPTION

BEING PORTIONS OF THE S 1/2 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 12, T. 32N., R. 50E., M. D. B. & M., LYING AND BEING LEFT AND NORTHERLY OF THE LEFT OR NORTHERN 200 FOOT HIGHWAY RIGHT OF WAY LINE OF INTERSTATE ROUTE 80, STATE ROUTE 1, (IR-80, SR 1) AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT THE INTERSECTION OF THE LEFT OR NORTHERN 200 FOOT HIGHWAY RIGHT OF WAY LINE OF INTERSTATE ROUTE 80, STATE ROUTE 1, (IR 80, SR-1) AND THE WEST BOUNDARY OF SECTION 12, T. 32N., R. 50E., M. D. B. & M. AT A POINT 200 FEET LEFT OF AND MEASURED RADIALLY FROM HIGHWAY ENGINEER'S STATION "DM" 907 + 41.38 P.O.C., SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING NORTH A DISTANCE OF 30.83 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE NORTH ALONG THE WEST BOUNDARY OF SAID SECTION 12 A DISTANCE OF 1289.17 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF THE S 1/2 OF THE SW 1/4 OF SAID SECTION 12; THENCE S. 89°46'52"E. ALONG SAID NORTHERN BOUNDARY A DISTANCE OF 2645.50 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 12; THENCE S. 89°44'45"E. ALONG THE NORTH BOUNDARY OF SAID SW 1/4 OF THE SE 1/4 A DISTANCE OF 1320 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE S. 0°04'42"E. ALONG THE EAST BOUNDARY OF SAID SW 1/4 OF THE SE 1/4 A DISTANCE OF 17.63 FEET TO AN INTERSECTION WITH THE 200 FOOT LEFT OR NORTHERN HIGHWAY RIGHT OF WAY LINE OF IR-80, SR-1; THENCE S. 71°33'55"W. ALONG SAID HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 3569.16 FEET TO A POINT; THENCE FROM A TANGENT WHICH BEARS THE LAST DESCRIBED COURSE, CURVING TO THE RIGHT ALONG SAID HIGHWAY RIGHT OF WAY LINE, WITH A RADIUS OF 2800 FEET, THROUGH AN ANGLE OF 12°09'42", AN ARC DISTANCE OF 594.33 FEET TO THE POINT OF BEGINNING;

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