

# OPEN RANGE DISCLOSURE

Assessor Parcel Number: 003-083-02

OR

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

EUREKA COUNTY, NV

Rec:\$37.00

\$37.00

Pgs=3

**2023-251366**

12/29/2023 10:44 AM

STEWART TITLE ELKO

KATHERINE J. BOWLING, CLERK RECORDER

### 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: \_\_\_\_\_

Gabriel N. Chroust

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

In Witness, Whereof, I/we have hereunto set my hand/our hands this 20 day of December, 2023

*Celia S. McCabe*

Seller's Signature

Celia S. McCabe

Print or type name here

STATE OF California NEVADA, COUNTY OF Los Angeles

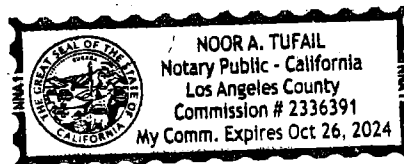
Notary Seal

This instrument was acknowledged before me on 12/20/2023

by Celia S. McCabe  
Person(s) appearing before notary

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

*Noor A. Tufail*  
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.**

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

Buyer(s): Designated by: Gabriel N. Chroust Date: 12/20/2023 | 6:02 PM CST  
APPROVED/INITIALED:  
Buyer(s): Gabriel N. Chroust Date: \_\_\_\_\_

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

\_\_\_\_\_  
*Seller's Signature*

\_\_\_\_\_  
*Seller's Signature*

Celia S. McCabe

*Print or type name here*

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

STATE OF NEVADA, COUNTY OF \_\_\_\_\_

Notary Seal

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

File No.: 2196774

Lot 8, Block 11, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 4, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 34552.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

