

EUREKA COUNTY, NV

2024-251662

Rec:\$37.00

\$37.00

Pgs=3

02/09/2024 10:07 AM

STEWART TITLE ELKO

KATHERINE J. BOWLING, CLERK RECORDER

OPEN RANGE DISCLOSUREAssessor Parcel Number: 003-471-09

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):

Discussed by:

Anthony Amato

Date:

2/2/2024 | 3:50 PM PST

Buyer(s):

Discussed by:

Jennifer Fox

Date:

2/2/2024 | 11:48 PM CST

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

Seller's Signature

Seller's Signature

Laura Boles-Hamilton

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

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

Effective July 1, 2010

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 003-471-09

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

Buyer(s): _____ Date: _____
 Anthony Amato /
Buyer(s): _____ Date: _____
 Jennifer Fox /

In Witness, Whereof, I/we have hereunto set my hand/our hands this 5 day of Feb, 2024

Laura Boles-Hamilton
Seller's Signature

Seller's Signature

Laura Boles-Hamilton

Print or type name here

Print or type name here

STATE OF Oregon ~~NEVADA~~, COUNTY OF Douglas

This instrument was acknowledged before me on 2-5-24

by Laura Boles-Hamilton (date)
Person(s) appearing before notary

by Lori Jo Kerry
Person(s) appearing before notary
Signature of notarial officer

Notary Seal



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

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

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2230051

Parcel 12 as shown on that certain Map of Division Into Large Parcels for Cattlemens Title Guarantee as Trustee for Tehama Holdings. Inc., filed in the office of the County Recorder of Eureka County, State of Nevada, on April 25, 1995, as File No. 157869, being a portion of Section 19, Township 31 North, Range 50 East, M.D.B.&M.

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom as reserved by Southern Pacific Company in deed recorded April 23, 1959, Book 25, Page 290, Deed Records of Eureka County, Nevada.