

EUREKA COUNTY, NV

2024-251686

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\$37.00

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02/16/2024 11:41 AM

STEWART TITLE ELKO

KATHERINE J. BOWLING, CLERK RECORDER

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 005-420-08

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.

Buyer(s): Nina Paloma Louden Date: 01/25/2024
Nina Paloma Louden

Buyer(s): _____ Date: _____

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

Seller's Signature

Seller's Signature

Print or type name here

Print or type name here

STATE OF NEVADA, COUNTY OF Eureka

This instrument was acknowledged before me on _____ (date)

by _____
Person(s) appearing before notary

by _____
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.

Nevada Real Estate Division - Form 551

Effective July 1, 2010

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 005-420-08

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Assessor's Manufactured Home ID Number: _____

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

Buyer(s): Nina Paloma Louden Date: 01/25/2024
Nina Paloma Loudon

Buyer(s): _____ Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 13th day of February, 2024.

Sharon E. Bulik _____
Seller's Signature Seller's Signature

Sharon E. Bulik _____
Print or type name here Print or type name here

STATE OF California, COUNTY OF Alameda

This instrument was acknowledged before me on 02/13/2024

by Sharon Bulik _____
Person(s) appearing before notary

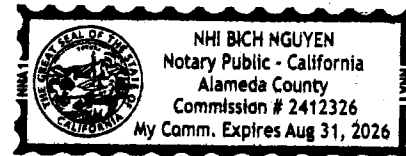
by _____
Person(s) appearing before notary

[Signature] _____
Signature of notarial officer

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

Nevada Real Estate Division - Form 551



Effective July 1, 2010

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Alameda }

On

02/13/2024
Date

before me,

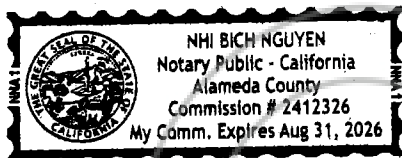
Nhi Bich Nguyen, Notary Public
Here Insert Name and Title of the Officer

personally appeared

Sharon Bulik

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Open Range Disclosure

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Trustee

☐ Guardian or Conservator

☐ Other:

☐ Other:

Signer is Representing:

Signer is Representing:

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 2236762

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 1: SE1/4 of Lot 2;

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, Page 168, Deed Records of Eureka County, Nevada.