



COLDWELL BANKER
EXCEL

OPEN RANGE DISCLOSURE

EUREKA COUNTY, NV

2024-251691

Rec:\$37.00

\$37.00 Pgs=2

02/21/2024 10:55 AM

STEWART TITLE ELKO

KATHERINE J. BOWLING, CLERK RECORDER

Assessor Parcel Number: 005-090-55

OR

Assessor's Manufactured Home ID Number: n/a

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): Tiffany Ronale White Tyler
Tiffany Ronale White Tyler

Date: 01/22/2024

Buyer(s): _____

Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 16 day of February, 2024.

Mia L. Murphy
Seller's Signature

Seller's Signature

Mia L. Murphy

Colorado Print or type name here

LaPlata

STATE OF NEVADA, COUNTY OF Eureka

Print or type name here

Notary Seal

This instrument was acknowledged before me on _____ (date)

by Mia L. Murphy
Person(s) appearing before notary

by N/A
Person(s) appearing before notary

Amy Marie Wilson
Signature of notarial officer

AMY MARIE WILSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164044923
MY COMMISSION EXPIRES NOV. 28, 2024

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

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2233890

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 31 : NE1/4SW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

