

# OPEN RANGE DISCLOSURE

Assessor Parcel Number: 006-050-02

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.**

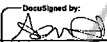
The parcel may be subject to claims made by a county or this State of rights-of-way granted by Congress over public lands of the United States not reserved for a public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general 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):  Date: 5/24/2024 | 1:00 PM CDT  
 Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

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

\_\_\_\_\_  
*Seller's Signature*  
 Andrew P Anderson  
 \_\_\_\_\_  
*Print or type name here*

\_\_\_\_\_  
*Seller's Signature*  
 Nancy Anderson  
 \_\_\_\_\_  
*Print or type name here*

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

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.**

Notary Seal

EUREKA COUNTY, NV  
 Rec:\$37.00  
 \$37.00 Pgs=5  
 STEWART TITLE ELKO  
 KATHERINE J. BOWLING, CLERK RECORDER

**2024-252060**  
**05/30/2024 11:57 AM**

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

Amber Michelle Stanley

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

In Witness, Whereof, I/we have hereunto set my hand/our hands this 28<sup>th</sup> day of May, 2024

Andrew P Anderson  
Seller's Signature

Andrew P Anderson

Print or type name here

Nancy Anderson  
Seller's Signature

Nancy Anderson

Print or type name here

STATE OF NEVADA, COUNTY OF Clark

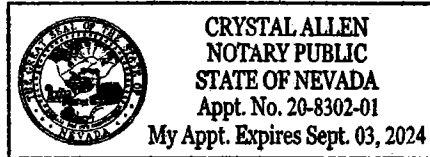
This instrument was acknowledged before me on 5/28/2024  
(date)

by Andrew P Anderson  
Person(s) appearing before notary

by Nancy Anderson  
Person(s) appearing before notary

Crystal Allen  
Signature of notarial officer

Notary Seal



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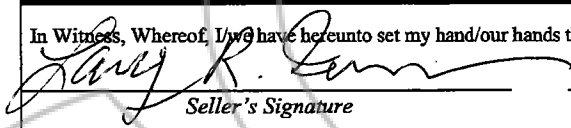
**I, the below signed purchaser, acknowledge that I have received this disclosure on this date.**

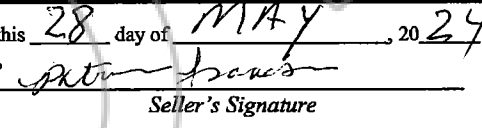
Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

Amber Michelle Stanley

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

In Witness, Whereof, I/we have hereunto set my hand/our hands this 28 day of MAY, 2024

  
Seller's Signature

  
Seller's Signature

Larry R Isaacson  
Print or type name here

Patricia Isaacson  
Print or type name here

STATE OF OREGON, 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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# ACKNOWLEDGMENT

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 RIVERSIDE )

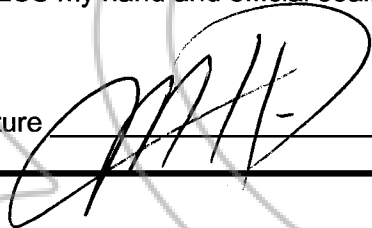
On MAY 28 2024 before me, PHILIPPE MARQUET, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared HARRY R. ISAACSON AND PATRICIA ISAACSON,  
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.

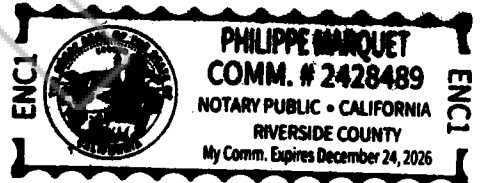
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(Seal)



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

File No.: 2328050

A parcel of land located in the NE1/4 of Section 13, Township 27 North, Range 51 East, M.D.B.&M. more particularly described as follows:

Commencing at the East 1/4 corner of said Section 13;

Thence North 60°01' West, 2630.54 feet to Corner No. 1, the point of beginning;

Thence West 361.50 feet to Corner No. 2, a point on the North South 1/4 of section line of said Section 13;

Thence North along said 1/4 section line 1325.50 feet to Corner No. 3, a point on the section line 361.50 feet to Corner No. 4;

Thence South 1325.50 feet to Corner No. 1, the point of beginning.

**EXCEPTING THEREFROM** all oil, gas and minerals, on and under said land owned by grantor as reserved by S B Grant & E B Franklin LLC, in deed recorded September 1, 2011, as Document No. 218453, Official Records of Eureka County, Nevada.