

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 003-302-39

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): Tina Marie Epley Date: 6/28/24
Buyer(s): Christopher Michael Epley Date: 6/28/24

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

Seller's Signature

Richard Becker

Print or type name here

Seller's Signature

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

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.

EUREKA COUNTY, NV

Rec:\$37.00

\$37.00 Pgs=3

STEWART TITLE ELKO

KATHERINE J. BOWLING, CLERK RECORDER

2024-252679

06/28/2024 02:30 PM

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

Buyer(s): _____ Date: _____
Tina Marie Epley
Buyer(s): _____ Date: _____
Christopher Michael Epley

In Witness, Whereof, I/we have hereunto set my hand/our hands this 26 day of June, 2024

Richard Becker

Seller's Signature

Richard Becker

Print or type name here

Texas

STATE OF ~~TEXAS~~ COUNTY OF Harris

This instrument was acknowledged before me on 6/26/2024
(date)

by Richard Becker
Person(s) appearing before notary

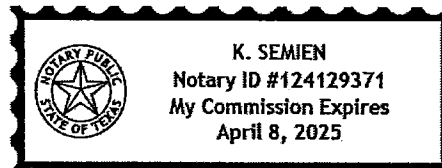
by *[Signature]*
Person(s) appearing before notary

Signature of notarial officer

Seller's Signature

Print or type name here

Notary Seal



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Nevada Real Estate Division – Form 551

Effective July 1, 2010

Completed via Remote Online Notarization using 2 way Audio/Video technology.

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2320680

Lot 35, El Cortez Ranch Unit No. 1, as shown on the official map recorded November 18, 1968 as File No. 48021.

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,

COOPER