

EUREKA COUNTY, NV

2025-254305

Rec:\$37.00

\$37.00 Pgs=3

03/14/2025 09:38 AM

WFG NEVADA - RW

KATHERINE J. BOWLING, CLERK RECORDER

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 005-230-27

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: 3/7/25

Buyer Signature

Buyer Signature

Print or type name here

Print or type name here

In Witness Whereof, I/we have hereunto set my hand/our hands this 7th day of March, 2025

Seller Signature

Jeff Dummire

Seller Signature

Print or type name here

Print or type name here

STATE OF NEVADA, COUNTY OF Ada

This instrument was acknowledged before me on 3/7/2025 (date)

by Jeff Dummire
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Signature of notary officer

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

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

Nevada Real Estate Division

Notary Seal

ISIAH LUTZ
Notary Public - State of Idaho
Commission Number 20220575
My Commission Expires Feb 11, 2028

Form 551 Effective July 1, 2010.

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 3/14/25

Tonya McKinney
Buyer Signature
Tonya McKinney
Print or type name here

Gabriel Lopez
Buyer Signature
Gabriel Lopez
Print or type name here

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

Seller Signature

Print or type name here

Seller 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
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FOR YOUR PURPOSE.

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Nevada Real Estate Division

Notary Seal

Form 551 Effective July 1, 2010

EXHIBIT "A"

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B. & M.
SECTION 27: NE1/4 SE1/4 NW1/4

Situate in the County of Eureka, State of Nevada.

Assessor's Parcel No.: 005-230-27

