

OPEN RANGE DISCLOSURE**Assessor Parcel or Home ID Number: 005-740-06, 003-112-01****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: 4/3/25

FI Properties, LLC, a Pennsylvania limited liability company

By: _____

Steven Sharp, Member

Print or type name here

Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 3rd day of April, 2025

Richard J. Schiehl

Seller Signature

Richard J. Schiehl

Print or type name here

Seller Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 04/03/2025
(date)

by Richard J. Schiehl

Person(s) appearing before notary

by _____

Person(s) appearing before notary

Sharon I Lockwood

Signature of notarial 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



Sharon I Lockwood
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 08-8341-1
Expires January 22, 2029

Notarized remotely using audio-video communication technology via Proof

Form 551 Effective July 1, 2010

OPEN RANGE DISCLOSURE

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 4/3/2025

By: Properties, LLC, a Pennsylvania limited liability company

Steven Sharp

Steven Sharp, Member

Print or type name here

Print or type name here

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

Seller Signature

Seller Signature

Print or type name here

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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Nevada Real Estate Division

Notary Seal

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: (APN: 005-740-06)

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B&M., SECTION 35; LOT 5 MAP #14574

PARCEL 2: (APN: 003-112-01)

LOTS 1, 2, 3 AND 4 IN BLOCK 16 OF CRESCENT VALLEY RANCH & FARMS, UNIT #4, FILED IN THE
OFFICE OF THE EUREKA COUNTY RECORDER, NEVADA ON NOVEMBER 5, 1959

