

## OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 001-230-15

**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: 4/11/25

Courtney Pearce  
Buyer Signature  
Print or type name here

\_\_\_\_\_  
Buyer Signature  
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

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

EUREKA COUNTY, NV

Rec:\$37.00

\$37.00 Pgs=3

WFG NEVADA - RW

KATHERINE J. BOWLING, CLERK RECORDER

2025-254423

04/11/2025 02:48 PM

Notary Seal

Form 551 Effective July 1, 2010

## OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 001-230-15

**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 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 09 day of April, 2025

Reata Schwab

\_\_\_\_\_  
Seller Signature

David Schwab

\_\_\_\_\_  
Seller Signature

Reata Schwab

\_\_\_\_\_  
Print or type name here

David Schwab

\_\_\_\_\_  
Print or type name here

STATE OF Arizona, COUNTY OF Maricopa

This instrument was acknowledged before me on 04/09/2025  
(date)

by Reata Schwab

\_\_\_\_\_  
Person(s) appearing before notary

by David Schwab

\_\_\_\_\_  
Person(s) appearing before notary

Nathalie Lozano

\_\_\_\_\_  
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

Notarized online using audio-video communication



Nathalie Lozano  
Electronic Notary Public  
State of Arizona

Commission #: 658991  
Commission Expires: 11/08/2027

Form 551 Effective July 1, 2010

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

LOT 15, EUREKA CANYON SUBDIVISION PHASE 1 STAGE 1, ACCORDING TO THE MAP THEREOF  
FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA, ON JULY 2,  
2012, FILE NUMBER 220732.

COPY