

## OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 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 undersigned purchaser, acknowledge that I have received this disclosure on this date: 8/12/2025

Robert Ragin

00003048542749B

Buyer Signature

Robert Andrew Ragin

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

2025-254950

08/18/2025 11:14 AM

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:** August 12, 2025

\_\_\_\_\_  
*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 12th day of August, 2025

Steven Sharp

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

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

Steven Sharp

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

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

STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 08/12/2025  
(date)

by Steven Sharp

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

by \_\_\_\_\_

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

Miranda Lynn McCullough

\_\_\_\_\_  
*Signature of notarial officer*

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

Notarized remotely using audio-video communication technology via Proof.

Nevada Real Estate Division

### Notary Seal



Miranda Lynn McCullough  
NOTARY PUBLIC  
STATE OF NEVADA  
Appt. No. 26-6026-01  
Expires February 10, 2028

Form 551 Effective July 1, 2010

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

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.

COPY