

LINCOLN COUNTY, NV

2021-160938

\$37.00

Rec:\$37.00

08/04/2021 09:13 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 003-021-07

File No: 13896-2627066

Recording Requested by:
First American Title Insurance Company

When Recorded Mail To:
RuJake Gross
1519 East Helm Avenue
Las Vegas, NV 89119

signed in counterpart

Open Range Disclosure

This page added to provide additional information required by NRS 111.312 Section 1-2

This cover page must be typed or printed clearly in black ink only.

OPEN RANGE DISCLOSURE

Assessor Parcel Number: 003-021-07
 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 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(s): *[Signature]* Date: 08.13.2021
 RuJake Gross
 Buyer(s): _____ Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this _____ day of _____, _____ signed in counterpart


Seller's Signature
 Sharon M. Fong, VP of Comerica Bank & Trust NA, Trustee
Print or type name here

STATE OF NEVADA, COUNTY OF Clark
 This instrument was acknowledged before me on 8/13/2021
(date)
 by RuJake Gross
Person(s) appearing before notary

by _____
Person(s) appearing before notary
[Signature]
Signature of notarial officer

Notary Seal

Valeria Martinez
 Notary Public
 State of Nevada



VALERIA MARTINEZ
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 04-06-24
 Certificate No: 16-2249-1

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

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

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

Buyer(s): _____ RuJake Gross _____ Date: _____

Buyer(s): _____ Date: _____

In Witness, Whereof, I/we have hereunto set my hand/our hands this 20 day of JULY, 2021.



Seller's Signature

Sharon M. Fong, VP of Comerica Bank & Trust NA, Trustee

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

see attached

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

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

Nevada Real Estate Division - Form 551

Effective July 1, 2010

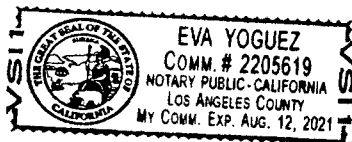
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of Los Angeles }

On 7/20/21 before me, Eva Yaguez
Date Here Insert Name and Title of the Officer

personally appeared Sharon M. Fong
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Place Notary Seal Above

Signature: [Signature]
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Open Range Disclosure Document Date: 7/20/21

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Sharon M. Fong

Corporate Officer — Title(s): Vice President

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer Is Representing: _____