

# OPEN RANGE DISCLOSURE

Assessor Parcel Number: 001-341-22

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): Tod Oppenborn Date: 3/4/24

Buyer(s): Tod Oppenborn Date: \_\_\_\_\_

In Witness, Whereof, I/we have hereunto set my hand/our hands this 29<sup>th</sup> day of February, 2024.

Rolf E. Bundy Seller's Signature \_\_\_\_\_ Seller's Signature

Rolf E. Bundy Print or type name here \_\_\_\_\_ Print or type name here

STATE OF NEVADA, COUNTY OF Clark

This instrument was acknowledged before me on 2-29-24 (date)

by Rolf E. Bundy Person(s) appearing before notary

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

Melanie G. Retter Signature of notarial officer

Notary Seal

MELANIE G. RETTER  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 04-22-27  
Certificate No: 99-59532-1

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

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

State of Nevada

County of Clark

Subscribed and sworn to before me this 4<sup>th</sup> day of March, 2024 by Tod Oppenborn.



Notary Public

My Commission Expires: 4/23/2026



C O R P