

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 001-270-19

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: 11/07/2024

Michael Minnlear
 Buyer Signature
 Michael Minnlear
 Print or type name here

Stephanie Minnlear
 Buyer Signature
 Stephanie Minnlear
 Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this 5 day of November, 2024

Karen Ducker
 Seller Signature
 Karen Ducker, Personal Representative
 Print or type name here

 Seller Signature
 Print or type name here

STATE OF NEVADA, COUNTY OF Clark

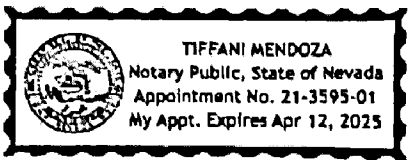
This instrument was acknowledged before me on 11.5.24
 (date)

by Karen Ducker, Personal Representative
 Person(s) appearing before notary

by _____
 Person(s) appearing before notary

Tiffani Mendoza
 Signature of notarial officer

Notary Seal



Tiffani Mendoza
 Appt No 21-3595-01
 Expires on Apr 12, 2025

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

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

EXHIBIT A

The real property situate in the County of Lincoln, State of Nevada, described as follows:

That Portion of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 11, Township 1 North, Range 67 east, M.D.M., more particularly described as follows:

Parcel 48, of Parcel Map for J. and S. Properties, L.L.C., recorded January 31, 2007 in Plat Book C, Page 301, Instrument No. 0128310, in the Office of Lincoln County, Recorder.

