

173249

GRANT RIGHT-OF-WAY EASEMENT

(By a Partnership, Joint Venture, LLC, Trustee etc...)

KNOWN ALL MEN BY THESE PRESENTS: That DIAMOND SPRINGS RANCH, INC., the "Grantor", whose address is 3698 RICK STRATTON DRIVE, LAS VEGAS NV 89120 for a good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto Mt. Wheeler Power, Inc., a Nevada corporation whose address is P.O. Box 1110, 1600 Great Basin Blvd., Ely, Nevada 89301, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of EUREKA, State of NEVADA, more particularly described as follows:

A portion of land within the S½, Sec. 5, T.25N.,R.53E, M.D.B.&M. A.P.N. 066-220-07. See Exhibit 'A'.

The said lines of said easement shall be lengthened or shortened so as to terminate @ end-lines.

and to locate, establish, grade, construct, reconstruct, rephase, repair, operate and maintain above, under, over, across, or on the above described lands and/or in, above, over across, under or upon all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system to use, or to license, permit, or otherwise agree to the use or occupancy of the line or system by other parties for electrification or machinery or otherwise of trees and shrubbery located within 7.5 feet on each side of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system; and the right of ingress to and egress from said easement over and across the Grantor's lands by means of roads or lanes thereon, if such exist, otherwise by such route or routes as cause the least practicable damage and inconvenience to Grantor.

The Grantor agrees that all poles, wires, cables, conduits, crossarms, conductors, ducts, manholes, transformers, fixtures, and other appurtenances, installed above, over, under, across or on the above described lands at Mt. Wheeler Power, Inc. expense shall remain the property of Mt. Wheeler Power, Inc., upon termination of this Grant Right-of-Way Easement.

IN WITNESS WHEREOF, the Grantor has executed this Easement.

GRANTOR:

DIAMOND SPRINGS RANCH
Name of Partnership, Joint Venture etc...

Signature

Signature

Signature

Signature

STATE OF Nevada

COUNTY OF Clark) SS.

This instrument was acknowledged before me on Oct. 13, 1998 by

A. Renee Hunt
Notary Public



