

177304

After Recordation Return:  
SIERRA PACIFIC POWER COMPANY  
Land Operations – S4B  
P.O. Box 10100  
Reno, NV 89520-0024

A.P.N.  
005-650-29  
Project Number:  
18212E

---

**GRANT OF EASEMENT  
FOR  
ELECTRIC TRANSMISSION AND COMMUNICATION**

THIS INDENTURE, made and entered into this 21<sup>st</sup> day of November, 2001, by and between E & G PARTNERS (hereinafter referred to as "Grantor"), and SIERRA PACIFIC POWER COMPANY, a Nevada corporation, (hereinafter referred to as "Grantee"),  
WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Grantee, successors and assigns, a permanent and exclusive easements and rights of way to construct, erect, alter, maintain, inspect, repair, reconstruct and operate one or more electric transmission and communication facilities, consisting of one or more circuits, together with the appropriate poles, towers, necessary guys and anchors, supporting structures, insulators and cross-arms, underground foundations, markers, fixtures and other necessary or convenient appurtenances connected therewith (hereinafter called "Utility Facilities"), across, over, upon, under, and through the following described property situated in the County of Eureka, State of Nevada, to-wit:

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF

Also with the right to install guy and anchor facilities at the angle and terminal pole locations, said guy and anchor facilities to extend not more than 160 feet from said pole locations.

**IT IS FURTHER AGREED:**

1. Grantee, its successors and assigns, shall have at all times ingress and egress to the above-described lands for the purpose of constructing, erecting, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities.

2. Grantee, its successors and assigns, shall be responsible for any damage to personal property or improvement suffered by Grantor, his heirs, successors and assigns, by reason of

constructing, erecting, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities by Grantee.

3. Grantee, its successors and assigns, will at all times save and hold harmless Grantor, his heirs, successors and assigns, with respect to any and all loss, damage or liability suffered or sustained by reason of injury or damage to any person or property, caused by the constructing, erecting, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities by Grantee.

4. Grantor shall not erect or construct, nor permit to be erected or constructed any building or structure, nor permit any activity which in the reasonable judgment of Grantee is inconsistent with Grantee's use of said easement.

5. Grantee, its successors and assigns, shall have the right to remove or clear any and all buildings, structures, combustible materials, trees, brush, debris, or any other obstruction from said easement, which in the reasonable judgment of Grantee may interfere with or endanger the constructing, erecting, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities.

6. Grantee, its successors, assigns and agents, shall have the right to cut down or trim all trees within, adjacent to and outside said easement which may in the reasonable judgment of Grantee endanger the constructing, erecting, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities.

THIS GRANT EASEMENT shall be binding upon the heirs, executors, administrators, successors in title, successors and assigns of Grantor and Grantee, and all rights herein granted may be assigned.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

GRANTOR:

C & H Partners

Glen Rankel  
Gen. Part.

STATE OF California  
COUNTY OF Los Angeles

This instrument was acknowledged before me on November 21, 2001  
by John R. Riser



Christine Blodt  
Notary Public

COPY



Stantec

EXHIBIT A

July 27, 2001  
Project No. 804000

Legal Description  
SIERRA PACIFIC POWER COMPANY  
POWERLINE EASEMENT

OWNER: E & CARTNERS  
APN: 005-650-2

The following describes the centerline of a one hundred and sixty (160) foot wide powerline easement, situate within a portion of Section 1, T28N, R51E, MDM, lying eighty (80) feet each side of the following described centerline:

Commencing at point on the northerly line of said Section 1, from which a marked stone, marking northeast corner of said Section 1, bears North 89°25'39" East, 224.30 feet distant;

Thence departing said section line, South 00°28'45" East, 3720.3 feet, more or less, to the east-west centerline of the SE ¼ of said Section 1 and the **TRUE POINT OF BEGINNING**;

Thence continuing South 00°28'45" East, 1240.1 feet, more or less, to the southerly line of said Section 1 and the Point of Terminus for this description.

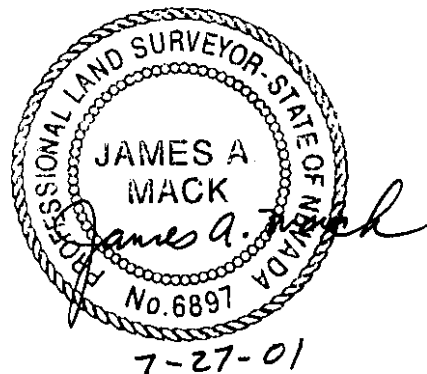
The sidelines of the above described easement shall be lengthened or shortened so as to terminate upon the endlines.

Containing an area of 4.56 acres of land, more or less.

Basis Of Bearing AD 1983 (94 Harn Adjustment), UTM Zone 11.

T:\GIS\6300400\6300400-1\WP\LEGAL\SE&G2.doc

BOOK 45 PAGE 072



BASIS OF BEARINGS

NAD 1983 (94 HARN ADJUSTMENT)  
UTM, ZONE 11

AREA = 4.56 ACRES±

SCALE: 1" = 1000'

SEC. 36

T29N R51E, MDM  
T28N R51E, MDM

FND. MKD. STONE

N89°25'39"E  
224.30'

R51E  
R52E

3720.3'±

SEC. 1

CEERLINE OF A 160' WIDE  
POWERLINE EASEMENT

005-650-29  
E&G PARTNERS

S00°28'45"E  
1240.1'±

POR

BOOK 345 DE 69

OFFICIAL RECORD

RECORDED AT THE REQUEST OF

*Sierra Pacific Power*

01 DEC -7 PM '44

SEC. 12

ELDERA COUNTY TADA

M.N. REBALEATI, REORDER

FILE NO.

ES 18<sup>00</sup>

7/26/01

DWG

T:\GIS\6300400\6300400-1\DWG\LEGALS\E&G2.DWG

BOOK 345 PAGE 073

177304



Stantec Consulting Inc.  
950 Industrial Way  
Sparks, Nevada 89431 USA  
Tel: (775) 358-6931  
Fax: (775) 358-6954  
www.stantec.com

MAP TO SUPPORT LEGAL DESCRIPTION  
**SIERRA PACIFIC POWER COMPANY**  
POR. SEC. 1, T28N, R51E, MDM

ELDERA COUNTY

NEVADA

PROJECT NO.  
80400400  
JULY 2001