

181735

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

A.P.N.
04-300-05

Project Number:
18212E

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

THIS INDENTURE, made and entered into this 17th day of April, 2003, by and between NEVADA LAND AND RESOURCE COMPANY, Limited Liability Company, whose address is 3264 Goni Road, Suite 153, Carson City, Nevada 89706 (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" AND DEPICTED ON EXHIBIT "B" BOTH 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:

NEVADA LAND AND RESOURCE
COMPANY, Limited Liability Company

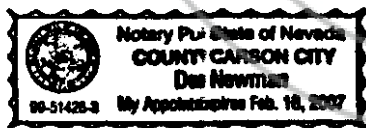
By: Dorothy A. Timin Palmer

Print Name: Dorothy A. Timin Palmer

Title: Chief Operating Officer

STATE OF NEVADA)
COUNTY OF CARSON CITY)

This instrument was acknowledged before me on April 17, 2003
by DOROTHY A. TIMIN-PALMER as CHIEF OPERATING OFFICER of
NEVADA LAND AND RESOURCE COMPANY, Limited Liability Company.



Dor Newman
Notary Public

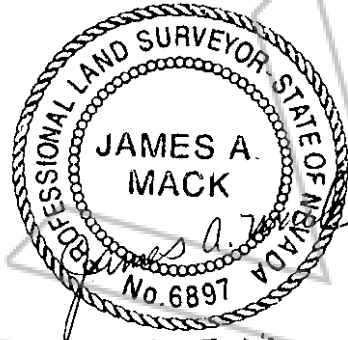


Stantec

March 6, 2001
Project No. 804000

Legal Description
SIERRA PACIFIC POWER COMPANY
POWERLINE EASEMENT

OWNER: NEVADA LAND & RESOURCE COMPANY
APN: 04-300-01



The following describes the centerline of a one hundred and sixty (160) foot wide powerline easement, situate within a portion of Section 1, T32N, R48E, MDM, lying eighty (80) feet each side of the following described centerline:

BEGINNING at a point on the northerly line of said Section 1, from which a GLO brass cap, marking the northwest corner of said Section 1, bears South 89°56'05" West, 552.13 feet distant;

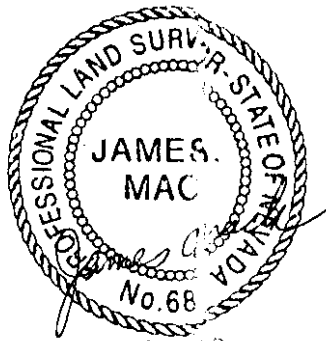
Thence depart said section line, South 00°15'32" West, 5,512.5 feet, more or less, to the southerly line of said Section 1, and the Point of Terminus for this description, from which a GLO brass cap marking the southwest corner of said Section 1, bears South 89°58'23" West 24.64 feet distant.

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

Containing an area of 15.19 acres of land, more or less.

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

Buildings
Environment
Industrial
Transportation
Urban Land

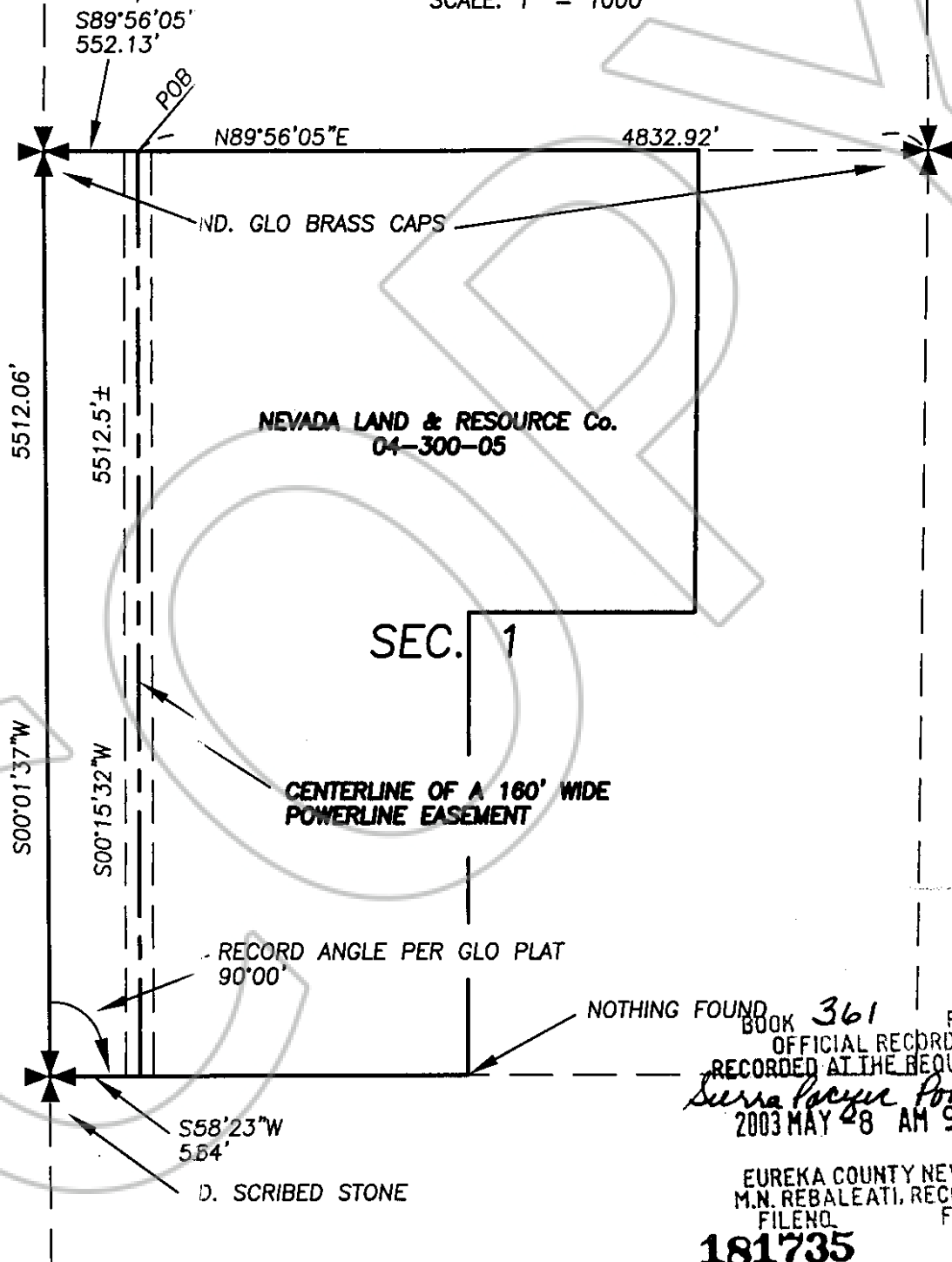


BASIS OF BEARINGS

NAD 1983 (94 HARN ADJUSTMENT)
UTM, ZONE 11

AREA = 15.19 ACRES±

SCALE: 1" = 1000'



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EUREKA COUNTY

MAP TO SUPPORT LEGAL DESCRIPTION
SIERRA PACIFIC POWER COMPANY
POR. SEC 1, T32N, R48E, MDM

NEVADA

PROJECT NO.
80400400
MARCH 2001

BOOK 361 PAGE 101
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Sierra Pacific Power
2003 MAY 28 AM 9:38
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. 181735
FEES 18⁰⁰

BOOK 361 PAGE 105