

181737

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

A.P.N.  
05-090-50  
Project Number:  
18212E

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

THIS INDENTURE, made and entered into this 17<sup>th</sup> 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 improvements, 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

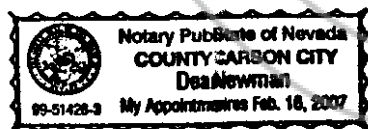
By: Dorothy A. Timm-Palmer

Print Name: Dorothy A. Timm-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. TIMM-PALMER as CHIEF OPERATING OFFICER of  
NEVADA LAND AND RESOURCE COMPANY, Limited Liability Company.



Dea Newman  
Notary Public

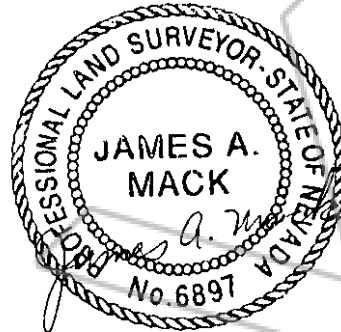


**Stantec**

March 6, 2001  
Project No. 804400

Legal Description  
SIERRA PACIFIC POWER COMPANY  
POWERLINE EASEMENT

**OWNER: NEVADA LAND & RESOURCE COMPANY**  
**APN: 05-090-5**



4-15-03  
expires 12-31-03

The following describes the centerline of a one hundred and sixty (160) foot wide powerline easement, situate within a portion of Section 31, T31N, R49E, MDM, lying eighty (80) feet each side of the following described centerline:

**BEGINNING** a point on the east-west Section line common to Sections 30 and 31, T31N, R49E, MDM, from which a 3" diameter pipe, with a 4" x 4" wood post alongside, marking the NE corner said Section 31, bears South 89°37'17" West, 5052.88 feet distant;

Thence depart said section line, South 45°04'30" East, 242.73 feet to the east line of said Section 31 and the Point of Terminus for this description, from which basalt stone, 13" x 11" x 4", only marked with 5 notches on the east edge and 1 notch on the west edge and "SC" on the north face, with a "T" post alongside, marking the SE corner of said Section 31, bears South 00°15'05" West, 5037.04 feet distant.

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

Containing an area of 0.89 acres of land, more or less.

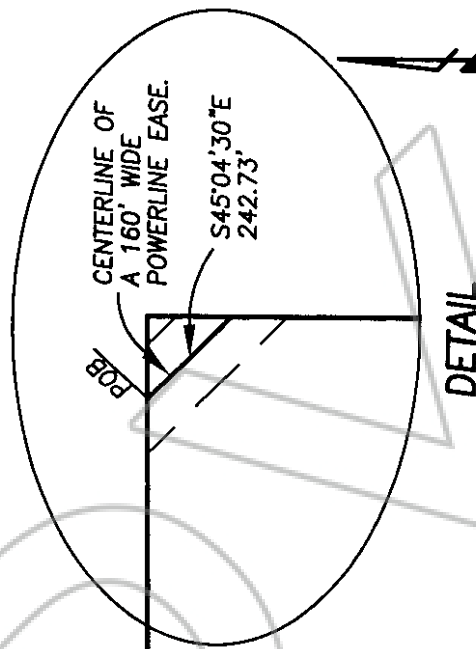
Basis Of Bearing: NAD 1983 (94 Harn Adjustment), UTM Zone 11.

# **BASIS OF BEARINGS**

NAD 1983 (94 HARN ADJUSTMENT)  
UTM, ZONE 11

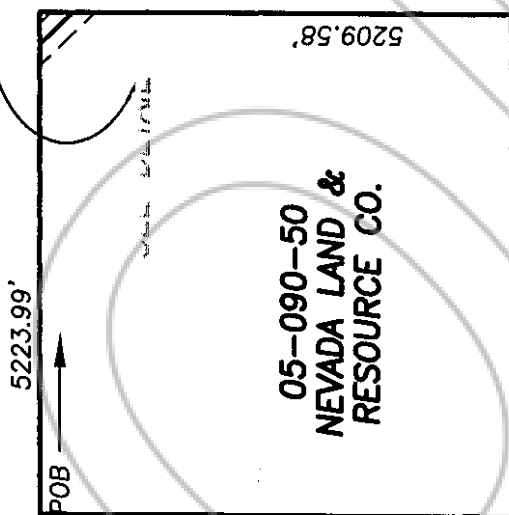
**AREA = 0.89 ACRES±**

NOTE: THE POSITION FOR THE NE CORNER OF SECTION 31 WAS ESTABLISHED BY USE OF THE GEOGRAPHIC COORDINATE DATA BASE SOLUTION AS DERIVED BY THE BLM. CORNERS WERE SEARCHED FOR BOTH NORTH AND EAST WITHOUT SUCCESS. THE POSITION AS DEPICTED HEREON IS THE BEST AVAILABLE SOLUTION FOR THE ORIGINAL POSITION OF THE CORNER.



SCALE: 1" = 400'

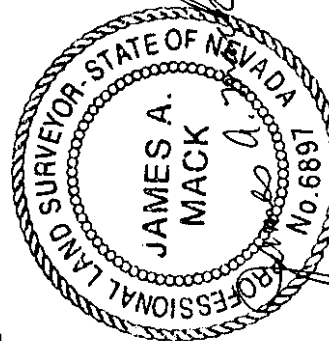
**SEC. 30**



**SEC. 31**

BOOK 361 PAGE 115  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Sierra Pacific Power*  
2003 MAY -8 AM 9:40

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 18.00



4-15-03  
expires 12-31-03

FND. MKD. STONE  
WITH "T" POST

Stantec Consulting Inc.  
950 Industrial Way  
Sparks, Nevada 89431 USA  
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MAP TO SUPPORT LEGAL DESCRIPTION  
**SIERRA PACIFIC POWER COMPANY**  
POR. SEC. 31, T31N, R49E, MDM

EUREKA COUNTY

NEVADA

80400400

MARCH 2001

**181737**

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**Stantec**