

APN: 005-560-12

Project: 18212E

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

BOOK *363* PAGE *18-22*  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Sierra Pacific Power Co*  
2003 JUN 25 PM 1:56

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

**182141**

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

THIS INDENTURE, made and entered into this 15<sup>th</sup> day of May, 2003, by and between WOLF CREE INC., a Colorado corporation, whose address is P.O. Box 489, Cheyenne Wells, Colorado 80810 (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, er, 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, wires, 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 DESCRIPTION EXHIBIT "A" AND DEPICTED ON "MAP TO SUPPORT LEGAL DESCRIPTION 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 an 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 or 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 OF 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:

WOLF CREEK, INC.  
a Colorado corporation

By: Harold Rother

Print Name: Harold Rother

Title: President

STATE OF COLORADO )  
COUNTY OF CHEYENNE )

This instrument was acknowledged before me on May 15, 2003  
by Harold Rother as President of  
WOLF CREEK, INC., Colorado corporation.

Donna Petram  
Notary Public

Stantec Consulting Inc.  
6980 Sierra Center Park Suite 100  
Reno NV 89511  
Tel: (775) 850-0777 Fax: (775) 850-0787  
stantec.com



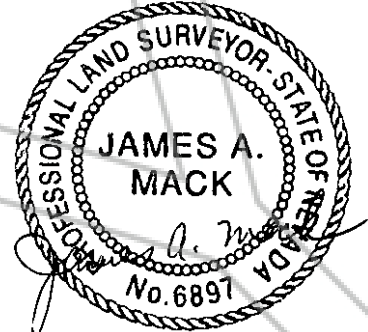
**Stantec**

**EXHIBIT A**

July 27, 2001  
Project No. 80J400

Legal Descript:  
SIERRA PACC POWER COMPANY  
POWERLINE EASEMENT

**OWNER: WG' CREEK, INC.**  
**APN: 005-560.**



*7-30-01*  
*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 25, T29N, R51E, MDM, lying eighty (80) feet each side of the following described centerline:

**BEGINNING** a point on the northerly line of said Section 25, from which a GLO brass cap, mark the northeast corner of said Section 25, bears North 89°14'00" East, 194.69 feet dist;

Thence depart said northerly line, South 00°28'45" East, 5259.2 feet, more or less, to the southerly line of said Section 25 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 endlines.

Containing an area of 19.32 acres of land, more or less.

Basis Of Bearings: 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 = 19.32 ACRES±**

SCALE: 1" = 1000'

**SEC. 24**

N89°14'00"E  
194.69'

R51E  
R52E

POB

FND. GLO BRASS CAP

CENTERLINE OF A 160' WIDE  
POWERLINE EASEMENT

5259.2'±

**SEC. 25**

005-560-12  
WOLF CREEK, INC.

S00°28'45"E

**SEC. 36**

**182141**

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BOOK 363 PAGE 022



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EUREKA COUNTY

MAP TO SUPPORT LEGAL DESCRIPTION  
**SIERRA PACIFIC POWER COMPANY**  
POR. SEC. 25, T29N, R51E, MDM

NEVADA

PROJECT NO.  
80400400  
JULY 2001