

APN: 005-580-05

Project: 18212E

After Recording Return:  
SIERRA PACIFIC POWER COMPANY  
Attn: Land Operations 4B20  
P.O. Box 10100  
Reno, Nevada 89520

BOOK 363 PAGE 23-28  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Sierra Pacific Power Co.*  
2003 JUN 25 PM 1:57

EUREKA COUNTY NEVADA  
M.H. REBALEATI, RECORDER  
FILE NO. 1900

**182142**

**GRANT OF EASEMENT  
FOR  
ACCESS**

THIS INDENTURE, made and entered into this 15th day of May, 2003, by and between WOLF CREEK, 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, Nevada corporation, (hereinafter referred to as "Grantee"),

**WITNESSETH:**

GRANTOR, found in consideration 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 Grantor's successors, assigns and agents, a permanent easement and right of way for access purpose together with the right to construct, alter, maintain, inspect, repair, reconstruct and operate said access easement, along with the appropriate drainage facilities, fences, gates, locks, and other necessary or convenient appurtenances connected therewith, upon, across, over and through the following described property situate in the County of EUREKA, State of NEVADA, to-wit:

SAID ACCESS/EASEMENT DESCRIBED ON EXHIBIT "A" AND DEPICTED ON EXHIBIT "B", BOTH ATTACHED HERETO AND MADE A PART HEREOF

IT IS FURTHER AGRD:

1. Grantee sh have at all times ingress and egress to the above-described access easement for the prose of constructing, altering, maintaining, inspecting, repairing, reconstructing and openg said access easement.

2. Grantee shabe responsible for any damage to personal property or improvements, suffered by Grantor reason of constructing, altering, maintaining, inspecting, repairing, reconstructing and openg said access easement.

3. Grantee will all times save and hold harmless Grantor with respect to any and all loss, damage or liability suffered or sustained by reason of any injury or damage to any person or property, exclusive of negligent, malicious or deliberate destructive conduct of any party not a representative or ageaf Grantee, caused by the constructing, altering, maintaining, inspecting, repairing, reconstructinnd operating of said access easement.

4. Grantor sh not erect or construct, nor permit to be erected or constructed any buildings, fences or ctures, nor permit any activity which in the reasonable judgment of Grantee is inconsistentth Grantee's use of said access easement.

5. Grantee sh have the right to remove or clear any and all buildings, fences, structures, combustibmaterials, trees, brush, debris, or any other obstruction from said easement, which in threasonable judgment of Grantee may interfere with or endanger the constructing, altering, untaining, inspecting, repairing, reconstructing and operating of said access easement.

THIS GRANT EASEMENT and the terms contained herein shall be binding upon the successors, agents and signs of Grantor and Grantee, and all rights herein granted may be assigned.

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

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

GRANTOR:

WOLF CREEK, INC.  
a Colorado corporation

By: Harold Rother

Print Name: Harold Rother

Title: President

STATE OF COLO)  
COUNTY OF CHEY)

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

Dana Pittman  
Notary Public



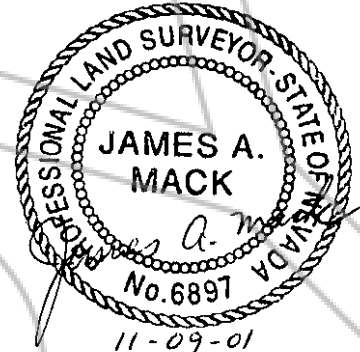
**Stantec**

**EXHIBIT "A"**

November 9, 2003  
**Project No. 804400**

**Legal Description**  
**SIERRA PACIFIC POWER COMPANY**  
**ACCESS EASEMENT**

**OWNER: WO CREEK, INC.**  
**APN: 005-580**



The following describes two (2) access easements, thirty (30) feet in width, located within a portion of Section 21, Township 29 North, Range 52 East, MDM, County of Eureka, State of Nevada, lying fifteen (15) feet on each side of the following described centerlines:

**EASEMENT "A"**

**BEGINNING** a point on the east-west centerline of said Section 21, at the centerline of a dirt road, in which the west one-quarter corner of Section 19, T29N, R52E, MDM, marked by a seed stone, bears S 89°20' W, 12,588 feet distant, more or less;

Buildings

Thence along centerline of said dirt road S 68°39' E, 99.1 feet;

Environment

Thence N 82°33' E, 176.4 feet;

Industrial

Thence N 79°13' E, 102.8 feet to a point, hereinafter referred to as Point "A", on the east-west centerline said Section 21 and the Point of Terminus for this description.

Transportation

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

Urban Land

Containing an area of 0.26 acres of land, more or less.

## **EASEMENT "B"**

**BEGINNING** at a point on the north-south centerline of said Section 21, at the centerline of a dirt road, from which aforementioned Point "A", bears S 79°14' W, 130.4 feet distant, more or less;

Thence along the centerline of said dirt road, N 79°20' E, 130.6 feet;

Thence N 74° E, 94.7 feet to the westerly right-of-way of State Route 278 and the Point of Terms for this description, from which the east one-quarter corner of said Section 21, marked by a GLO brass cap, bears S 89°45' E, 2,433 feet distant, more or less.

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

Containing an area of 0.16 acres of land, more or less.

The total of Easements "A" and "B" combined contains an area of 0.42 acres of land, more or less.

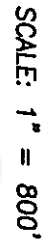
**BASIS OF BEARINGS:** NAD 1983 (94 Harn Adjustment), UTM Zone 11.

**Stantec**

EUREKA COUNTY

NEVADA

NOVEMBER 2001



NAD 1983 (94 HARN ADJUSTMENT)  
UTM, ZONE 11

AREA EASEMENT "A" = 0.26 ACRES±
AREA EASEMENT "B" = 0.16 ACRES±
<b>TOTAL AREA = 0.42 ACRES±</b>

**182142**