

APN: 005-690-02

Project: 18212E

After Recordation Return:  
SIERRA PACIFIC POWER COMPANY  
Land Operations – S4B2  
P.O. Box 10100  
Reno, NV 89520-0024

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Sierra Pacific Power*  
2003 AUG -1 PM 1:32

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. 182255  
FEES 18.00

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

THIS INDENTURE, made and entered into this 24<sup>th</sup> day of June, 2003, by and between IRMA AVERY widow, whose address is 6424 Washington Street, Space 63, Yountville CA 94599 (hereinafter referred to as "Grantor"), and SIERRA PACIFIC POWER COMPANY, a Nevada corporation, (hereafter 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 easement and right of way to construct, erect, and maintain, inspect, repair, reconstruct, add to and operate one or more electric transmission and communication facilities, consisting of one or more circuits, together with the appropriate wires, lines, fibers, 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 DESCRIBE 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:

Irma Avery

IRMA AVERY, a widow

STATE OF California)  
COUNTY OF Napa)

This instrument was acknowledged before me, a Notary Public, on the 24 day of  
June, 2006, by IRMA AVERY, a widow.

Brandon Michael Stevens  
Notary Public



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

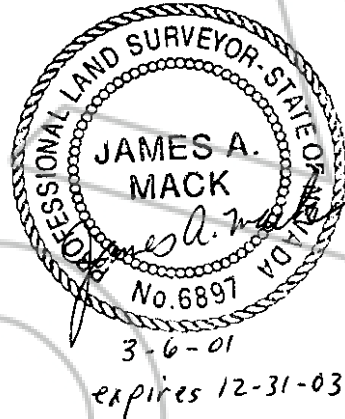


**Stantec**

March 6, 2001  
Project No. 804(10)

Legal Description  
SIERRA PACIFIC POWER COMPANY  
POWERLINE EASEMENT

**OWNER: AVEL LLOYD & IRMA**  
**APN: 05-690-02**



The following describes the centerline of a one hundred and sixty (160) foot wide powerline easement, situate within a portion of Section 5, T30N, R50E, MDM, lying eighty (80) feet each side of the following described centerline:

Commencing at point on the westerly line of said Section 5, from which a mound of stone marking the closing corner of Sections 5 and 6, T30N, R50E, MDM, bears North 00°21'29" East, 2.67 feet distant;

Thence departing said section line, North 89°19'15" East, 1,320.9 feet, more or less, to the easterly line 14 of said Section 5 and the **TRUE POINT OF BEGINNING**;

Thence continuing North 89°19'15" East, 1,320.9 feet, more or less, to the easterly line of Lot 3 and the point of Terminus for this description, from which a GLO Brass Cap - 1914, marking the closing corner of Sections 4 and 5, T30N, R50E, bears North 84°24'57" East, 55.66 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 4.85 acres of land, more or less.

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

182255

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**BASIS OF BEARINGS**

NAD 1983 (94 HARN ADJUSTMENT)  
UTM, ZONE 11

**AREA = 4.85 ACRES±**

FND. MOUND OF STONE  
WITH "T" POST ALONGSIDE

FND. OLD BRASS CAP - 1914  
WITH "T" POST ALONGSIDE

T31N, R50E, MDM

T30N, R50E, MDM

N00°21'29"E

POB

269.67'

N89°19'15"E 1320.9'±

N84°24'57"E

2,655.66'

N89°19'15"E 1320.9'±

CENTERLINE OF A 160' WIDE  
POWERLINE EASEMENT

05-690-02  
AVERY, LLOYD & IRMA

LOT 3

LOT 2

LOT 4

SEC. 5

Stanlec Consulting Inc.  
950 Indiana Way  
Sparks, Nevada 89311 USA  
Tel: (775) 358-6931  
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www.stanlec.com

MAP TO SUPPORT LEGAL DESCRIPTION  
**SIERRA PACIFIC POWER COMPANY**  
POR. SEC. 5, T30N, R50E, MDM  
EUREKA COUNTY

80400400

MARCH 2001

NEVADA

