

DOC # 0210534

08/31/2007

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**Official Record**

Recording requested By  
SIERRA PACIFIC POWER CO

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$20.00

Page 1 of 7  
Recorded By: FES

RPTT:

Book- 0462 Page- 0309

APN# 004-300-05

**Recording Requested by:**

Name: Sierra Pacific Power

Address: PO Box 10190

City/State/Zip: Reno, NV 89505

**Mail Tax Statements to:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_



0210534

**Please complete Affirmation Statement below:**

☒ I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law: \_\_\_\_\_

(State specific law)

Debra Cunningham Land Operations Clerk  
Signature (Print name under signature) Title

Debra Cunningham

Grant of Easement for Overhead Electric Distribution  
(Insert Title of Document Above)

\*\*\*\*\*

Only use the following section if one item applies to your document

This document is being re-recorded to \_\_\_\_\_

-OR-

This document is being recorded to correct document # \_\_\_\_\_, and is correcting

\*\*\*\*\*

If legal description is a metes & bounds description furnish the following information:

Legal description obtained from \_\_\_\_\_ (Document Title), Book \_\_\_\_\_  
Page \_\_\_\_\_ Document # \_\_\_\_\_ recorded \_\_\_\_\_ (date) in the  
Lyon County Records Office.

-OR-

If Surveyor, please provide name and address:

\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

This page added to provide additional information required by NRS 111.312 Sections 1-4.  
(Additional recording fee applies)

APN: EU 004-300-05

After Recording Return To:  
SIERRA PACIFIC POWER COMPANY  
Attn: Land Operations – S4B20  
PO Box 10100  
Reno, Nevada 89520  
WO# 07-36538

**GRANT OF EASEMENT  
FOR  
OVERHEAD ELECTRIC DISTRIBUTION**

THIS GRANT OF EASEMENT, made and entered into on this 24<sup>th</sup> day of August, 2007, by and between **NEVADA LAND AND RESOURCE COMPANY LLC**, a Nevada limited liability company, (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, its successors, assigns and agents, permanent and exclusive easements and rights of way (Grantor is not subject to exclusivity provision) to construct, alter, maintain, inspect, repair, reconstruct, add to and operate one or more overhead electric lines consisting of one or more circuits, together with poles, guys and anchors, supporting structures, insulators and cross-arms, wires, fibers and cables, fixtures, and appurtenances connected therewith, (hereinafter called "Utility Facilities"), across, upon, over, and through the following described property situate in the County of EUREKA, State of NEVADA, to-wit:

**SEE EXHIBITS "A" & "B" ATTACHED HERETO AND MADE PART HEREOF**

**IT IS FURTHER AGREED:**

1. Grantee shall have at all times ingress and egress to the above-described land for the purpose of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities.

2. Grantee shall be responsible for any damage to personal property or improvements, suffered by Grantor by reason of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities by Grantee.

3. Grantee will at 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, caused by the constructing, 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 buildings, fences or structures, nor permit any activity which in the reasonable judgment of Grantee is inconsistent with Grantee's use of said easement. Underground facilities as might be introduced by Grantor within the easement area shall be acceptable as long as prior approval is received from Grantee, which approval will not be unreasonably withheld.

5. Grantee shall have the right to remove or clear any and all buildings, fences, 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, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities.

6. Grantee 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, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon the successors, agents 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, agents 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, LLC**

*[Signature]*  
(SIGNATURE)

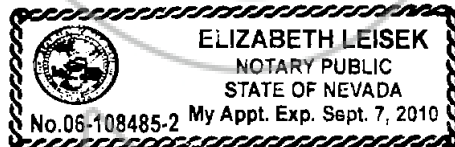
8/24/07  
Date

Dorothy A. TIMIAN - PALMER, President  
(PRINT NAME AND TITLE)

STATE OF NEVADA )  
COUNTY OF Carson City )

This instrument was acknowledged before me, a Notary Public, on the 24<sup>th</sup> day of August, 2007, by \_\_\_\_\_

*Elizabeth Leisek*  
Notary Signature





6100 Neil Road, P. O. Box 10100, Reno, Nevada 89520-0024 • (775) 834-4011

**W.O. 07-36538: EASEMENT**

**EXHIBIT "A"**

**A portion of the North half of Section 1, Township 32 North, Range 48 East, M.D.M., Eureka County, Nevada.**

**Easements, 10 feet in width, lying 5 feet on each side of the following described centerlines:**

**Parcel 1:**

**Commencing at the Northeast corner of Section 25, Township 33 North, Range 48 East, M.D.M., Eureka County, Nevada.**

**Thence along the easterly line of said Section South, 00°53'28" West, 2648.14 feet to the east quarter corner of said section 25;**

**Thence continuing along the easterly line of said Section, South 00°52'31" West, 2648.27 feet to the Southeast corner of said section 25;**

**Thence leaving said boundary South 26°52'07" West, 6225.06 feet to the POINT OF BEGINNING and a point "A";**

**Thence North 83°21'07" East, 293.45 feet the terminus of this description;**

**Parcel 2:**

**Commencing at said Point "A";**

**Thence South 10°55'56" East, 2119.92 feet to the POINT OF BEGINNING;**

**Thence South 85°49'11" East, 285.60 feet to the terminus of this description.**

**Together with the right to install guy and anchor facilities at poles required, to support said poles. Said facilities to extend not more than 25 feet from poles so supported.**

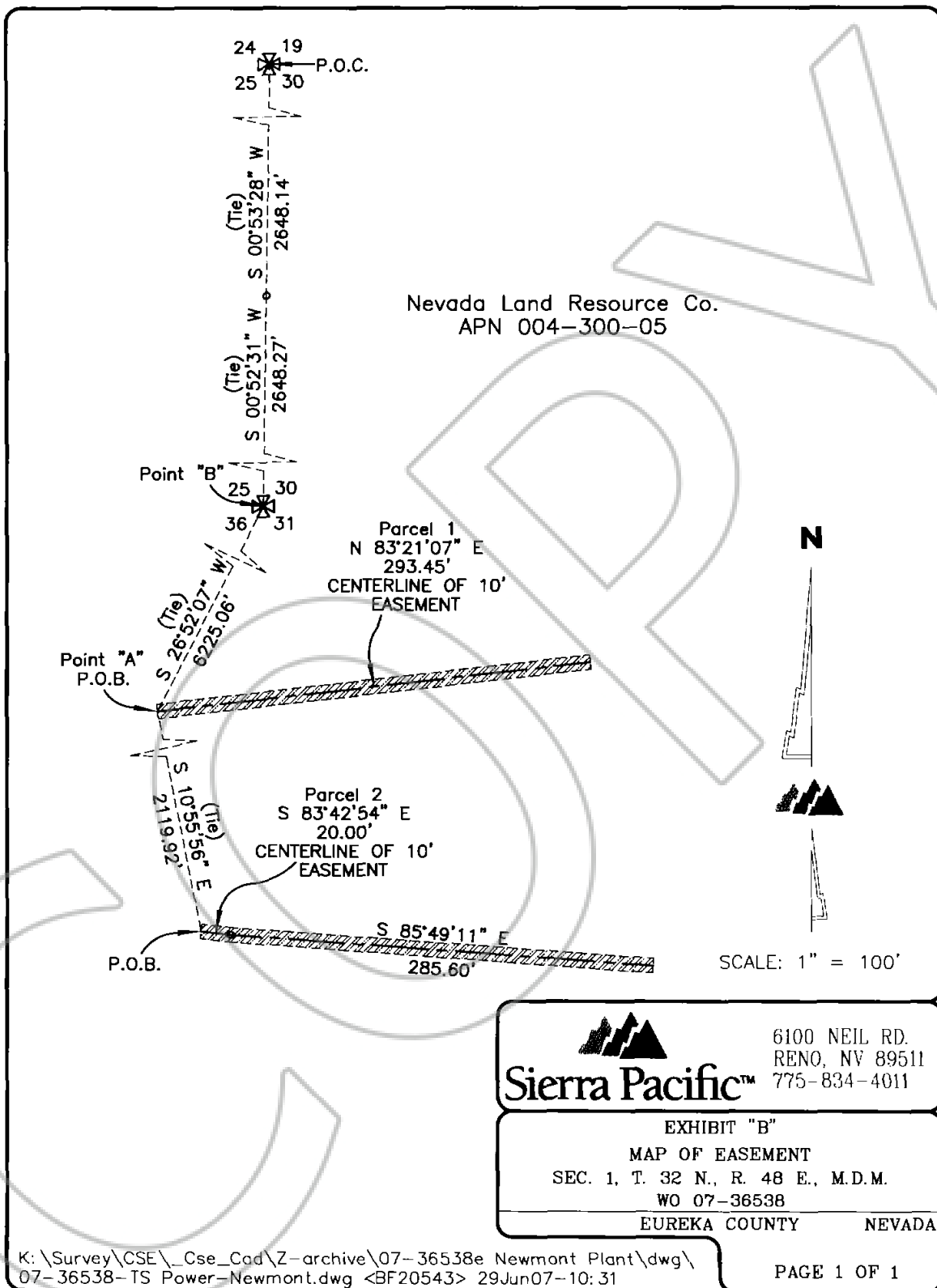
**Excepting that portion inside Railroad Right of Way.**

**See Exhibit "B" attached hereto and made a part thereof.**

**Reference is made to: Assessors Parcel No. 004-300-05.**

**Prepared by Bob Fong.  
Sierra Pacific Power Company  
P. O. Box 10100,  
Reno, Nevada 89520-0024**

COPY



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