

A.P.N. 008-320-02

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11/13/2014

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**Official Record**

Recording requested By  
MT WHEELER POWER

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

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RPTT:

Recorded By: AP

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0228048

**GRANT RIGHT-OF-WAY EASEMENT**

(By a Partnership, Joint Venture, LLC, Trustee etc...)

KNOWN ALL MEN BY THESE PRESENTS: That FISH CREEK RANCH, LLC, the "Grantor", whose address is PO BOX 327, EUREKA NEVADA, 89316-0864 for a good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto **Mt. Wheeler Power, Inc.**, a Nevada corporation whose address is P.O. Box 151000, 1600 Great Basin Blvd., Ely, Nevada 89315, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of EUREKA, State of NEVADA, more particularly described as follows:

See attached Exhibit A and Exhibit B.

The said lines of said easement shall be lengthened or shortened so as to terminate @ end-lines, in addition, such area as is necessary to properly install guys and anchors for line angle and dead end structures located upon said right-of-way.

and to locate, establish grade, construct, reconstruct, rephase, repair, operate and maintain above, under, over, across, or on the above described lands and/or in, above, over across, under or upon all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system to use; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 30 feet each side of the center line, or that may interfere with or threaten to endanger the operation and maintenance of said line or system; and the right of ingress to and egress from said easement over and across the Grantor's lands by means of roads or lanes thereon, if such exist, otherwise by such route or routes as cause the least practicable damage and inconvenience to Grantor.

The Grantor agrees that all poles, wires, cables, conduits, crossarms, conductors, ducts, manholes, transformers, fixtures, and other appurtenances, installed above, over, under, across or on the above described lands at Mt. Wheeler Power, Inc. expense shall remain the property of Mt. Wheeler Power, Inc., upon termination of this Grant Right-of-Way Easement.

IN WITNESS WHEREOF, the Grantor has executed this Easement.

**GRANTOR:**

Fish Creek Ranch LLC  
Name of Partnership, Joint Venture etc...

James K. Wise  
Print Name

[Signature]  
Signature

P.O. Box 327 Eureka NV  
Address  
89316

**UTILITY:**

Jesse Murdoch  
MWP Representative

Engineer  
Title

313310  
Work Order No.

STATE OF Nevada  
COUNTY OF Eureka

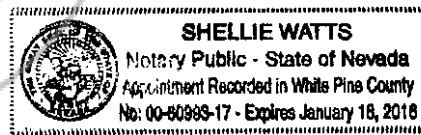
STATE OF Nevada  
COUNTY OF White Pine

This instrument was acknowledged before me  
on Oct 17, 2014, by James K. Wise.

This instrument was acknowledged before me  
on Oct 20, 2014, by Jesse Murdoch.

Kathy Bacon-Bowling  
Notary Public

[Signature]  
Notary Public



Mt. Wheeler Power, INC  
Power Easement  
Job No. 1104024  
October 14, 2014

**Exhibit A**  
**Easement Description**

A tract of land situate in a portion of Section 12, Township 16 North, Range 53 East, MDBM, Eureka County and being more particularly described as follows:

A 60.00 foot wide strip of land being 30.00 feet on each side of the following described centerline:

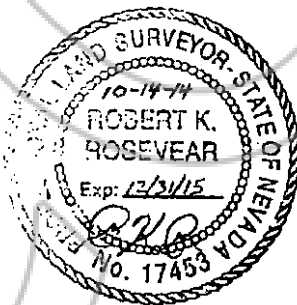
Commencing from a point on the Northerly line of the Northeast  $\frac{1}{4}$  of said Section 12, said point being North  $16^{\circ}11'53''$  East, 4,013.07 feet from found NGS "FISH" monument, and the **Point of Beginning**;  
Thence along the centerline of a proposed power line, South  $14^{\circ}58'10''$  West, 203.69 feet;  
Thence South  $17^{\circ}23'17''$  West, 377.16 feet;  
Thence South  $17^{\circ}42'11''$  West, 1,243.42 feet;  
Thence South  $17^{\circ}03'44''$  West, 313.06 feet;  
Thence South  $18^{\circ}01'33''$  West, 621.10 feet to Point "A";  
Thence South  $59^{\circ}08'52''$  East, 14.75 feet more or less to a point on the Northerly line of the Southeast  $\frac{1}{4}$  of said Section 12; and **Point of Terminus**, said point being North  $15^{\circ}15'49''$  East, 1,245.18 feet from said NGS "FISH" monument.

And also:

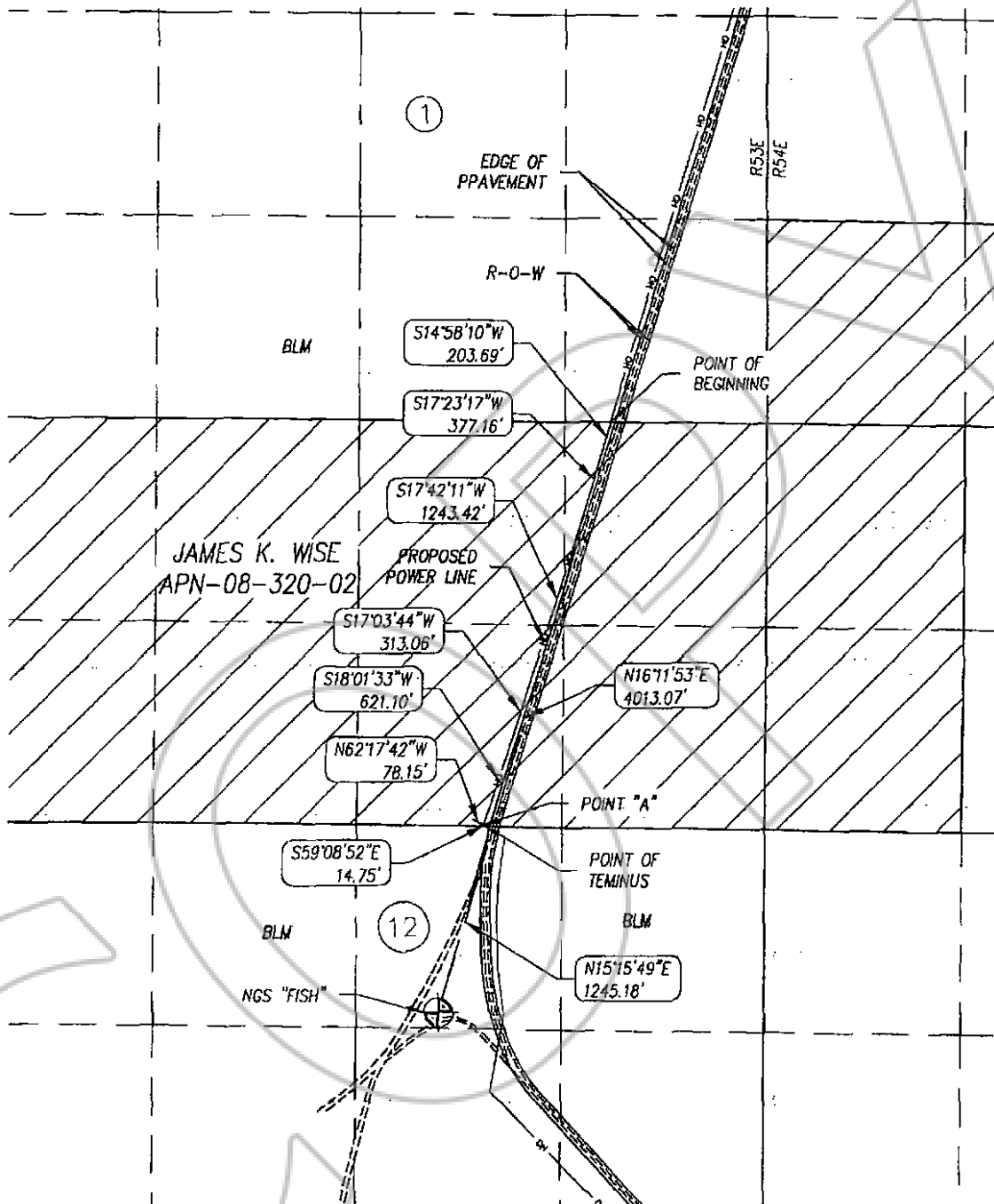
**Beginning** at Point "A" as described above:  
Thence North  $62^{\circ}17'42''$  West, 78.15 feet to the **Point of Terminus**.

Containing 3.97 acres of land.

Prepared by:  
Robert K. Rosevear, PLS  
Basin Engineering  
1070 E. Aultman Street  
Ely, NV 89301



# EXHIBIT B



MT WHEELER POWER, INC  
PROPOSED EASEMENT

DATE 10/14/2014

JOB NO. 1104024

SCALE 1" = 1000'

**B** Basin  
Engineering

Consulting Engineers & Land Surveyors  
1070 E. Aultman Street, Elko, NV 89801  
Phone: (775) 289-9800 Fax: (775) 289-9802



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