

APN(s): 004-240-06

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

EUREKA COUNTY, NV

2023-249764

Rec:\$37.00

\$37.00

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02/02/2023 11:09 AM

NEVADA POWER COMPANY DBA NV ENERGY

KATHERINE J. BOWLING, CLERK RECORDER

GRANT OF EASEMENT

Nevada Gold Mines, LLC, a Delaware limited liability company ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of themselves and their successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and its successors and assigns a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution and transmission of electricity above ground and underground, consisting of poles, other structures, wires, cables, bollards, pole-mounted transformers, anchors, guys and other equipment, fixtures, apparatus, and improvements ("**Utility Facilities**"), and service boxes/meter panels, cabinets, bollards, and other equipment, fixtures, apparatus, and improvements ("**Additional Utility Facilities**") upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement ("**Easement Area**");
2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities or the Additional Utility Facilities within the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities and/or the Additional Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, in the absence of gross negligence or willful misconduct on the part of Grantee, Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above.

RW# 1374-2022

Proj. # 3009737636

Project Name: E-MACK CREEK FARMS PIVOTS FOR WELLS-IRR-E-NEVADA GOLD MINES, LLC
GOE_DESIGN_OH_UG (Rev. 8/2017)

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code. Grantee may use this easement to provide service to any of its customers.

To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[signature page follows]

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Project Name: E-MACK CREEK FARMS PIVOTS FOR WELLS-IRR-E-NEVADA GOLD MINES, LLC
GOE_DESIGN_OH_UG (Rev. 8/2017)

GRANTOR:

Nevada Gold Mines LLC

Hilary N. Wilson
SIGNATURE

By: Hilary Wilson
PRINT NAME

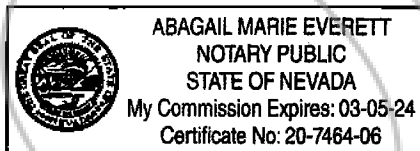
Title: Secretary

STATE OF Nevada)
COUNTY OF Elko) ss.

This instrument was acknowledged before me on January 20, 2023 by Hilary N. Wilson as
Secretary of Nevada Gold Mines LLC.

Abigail Marie Everett
Signature of Notarial Officer

Notary Seal Area →



RW# 1374-2022

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Project Name: E-MACK CREEK FARMS PIVOTS FOR WELLS-IRR-E-NEVADA GOLD MINES LLC
GOE_DESIGN_OH_UG (Rev. 8/2017)

EXHIBIT "A"
LEGAL DESCRIPTION
EASEMENT AREA
APN: 04-24-006

All that certain real property located within a portion of Section 3, Township 33 North, Range 49 East, Mount Diablo Meridian, Eureka County, Nevada and more particularly described as follows;

COMMENCING at the southwest section corner of Section 7, Township 33 North, Range 50 East, Mount Diablo Meridian, Eureka County, Nevada as shown on General Land Office BLM Plat Map Dated October 18, 1921 and accepted May 02, 1922. Being a found 3.5" Brass Cap, General Land Office dated 1916;

THENCE departing said southwest section corner of said Section 7 and along the west section line of said Section 7, North $01^{\circ}45'00''$ East a distance of 2872.90 feet, to a found 2.5" Brass Cap, General Land Office dated 1916, being the west one quarter corner for said Section 7 and also being the east one quarter corner for Section 12, Township 33 North, Range 49 East, Mount Diablo Meridian, Eureka County Nevada;

THENCE departing said east one quarter corner of said Section 12, Township 33 North, Range 49 East, Mount Diablo Meridian, North $67^{\circ}51'40''$ West a distance of 14,245.88 feet, to **THE POINT OF BEGINNING**;

THENCE South $79^{\circ}23'54''$ West a distance of 21.39 feet;

THENCE South $00^{\circ}32'56''$ West a distance of 98.83 feet;

THENCE South $00^{\circ}08'40''$ West a distance of 83.16 feet;

THENCE North $89^{\circ}51'20''$ West a distance of 15.00 feet;

THENCE North $00^{\circ}08'40''$ East a distance of 83.22 feet;

THENCE North $00^{\circ}32'56''$ East a distance of 103.59 feet;

THENCE North $21^{\circ}33'44''$ West a distance of 31.88 feet;

THENCE North $89^{\circ}23'46''$ West a distance of 10.62 feet;

THENCE North $00^{\circ}36'14''$ East a distance of 26.07 feet;

THENCE North $21^{\circ}33'44''$ West a distance of 16.94 feet;

EXHIBIT "A"
LEGAL DESCRIPTION
EASEMENT AREA
APN: 04-24-006
(continued)

THENCE North 68°26'16" East a distance of 15.00 feet;

THENCE South 21°33'44" East a distance of 72.25 feet;

THENCE North 79°23'54" East a distance of 21.36 feet;

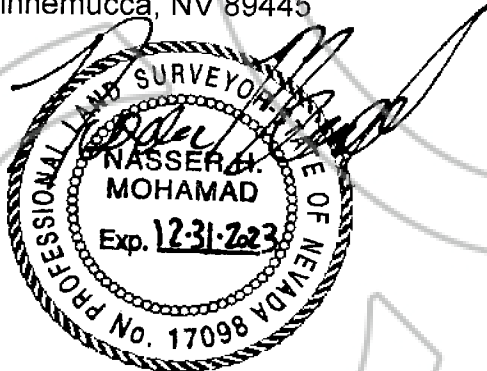
THENCE South 10°36'06" East a distance of 15.00 feet, **THE POINT OF BEGINNING.**

Containing an Area of 4,448 square feet of land, more or less.

See Exhibit "A-1", map to accompany description, attached hereto and made a part hereof.

The Basis of Bearings is the west section line of the southwest one quarter of Section 7, Township 33 North, Range 50 East, Mount Diablo Meridian, Eureka County, Nevada, as shown on General Land Office BLM Plat Map, Dated October 18, 1921 and accepted May 02, 1922. Taken as **North 01°45'00" East.**

Prepared by:
Humboldt Land Surveying
(775) 750-4525
4630 Beatrice Ln,
Winnemucca, NV 89445

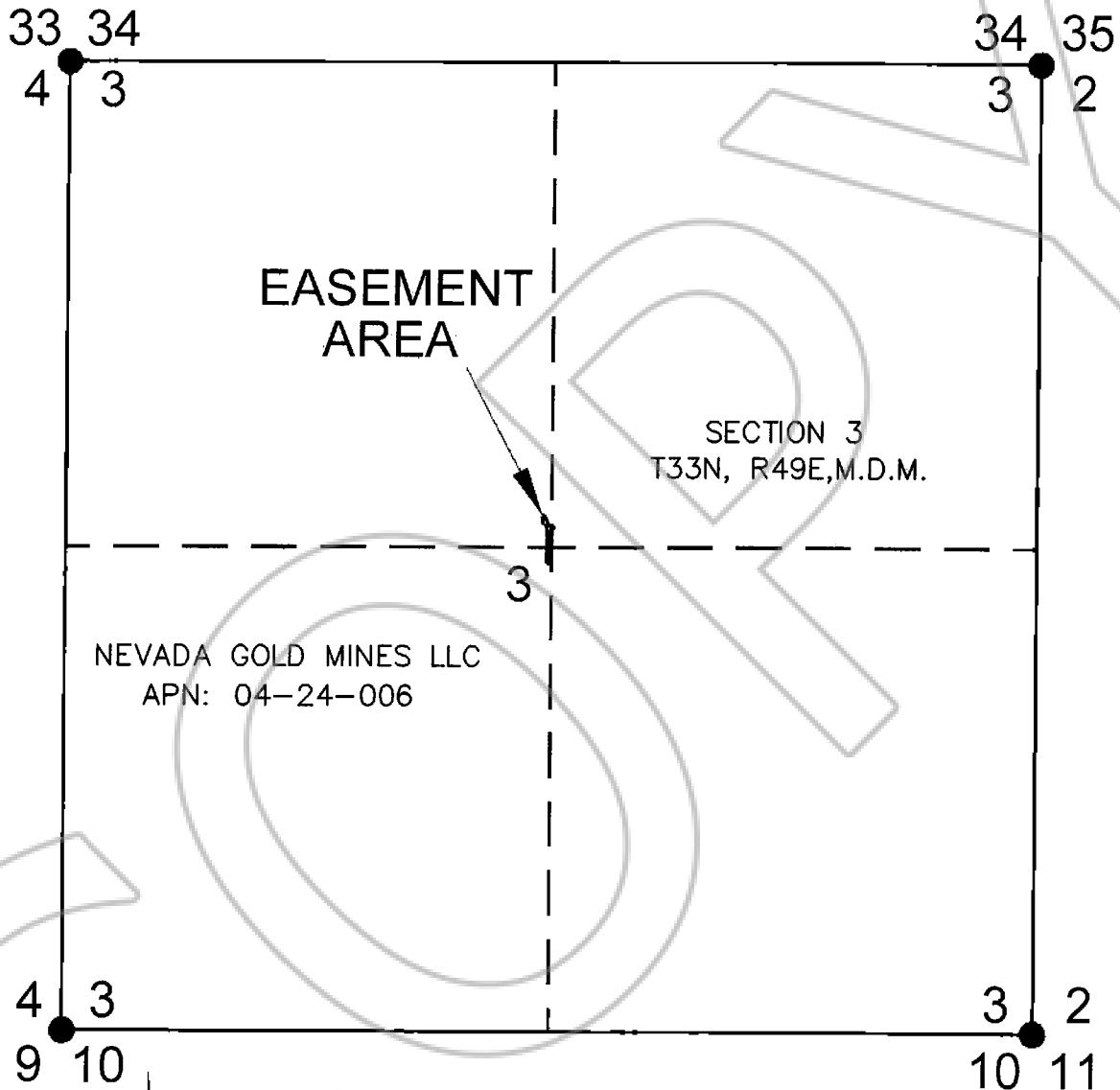


December 08, 2022

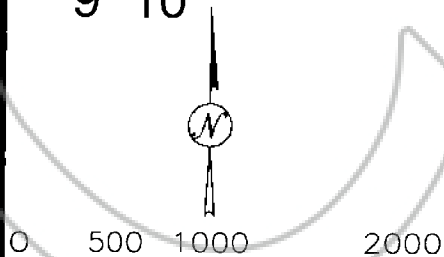
Nasser H. Mohamad
P.L.S. 17098

EXHIBIT "A-1" MAP TO ACCOMPANY DESCRIPTION

SITUATE WITHIN A PORTION OF SECTION 3, T.33 N., R. 49 E., M.D.M.
EUREKA COUNTY, NEVADA APN: 04-24-006



NEVADA GOLD MINES LLC
APN: 04-24-006



SCALE: 1" = 1000'

SHEET 1 OF 2



HUMBOLDT DEC 08, 2022
LAND SURVEYING

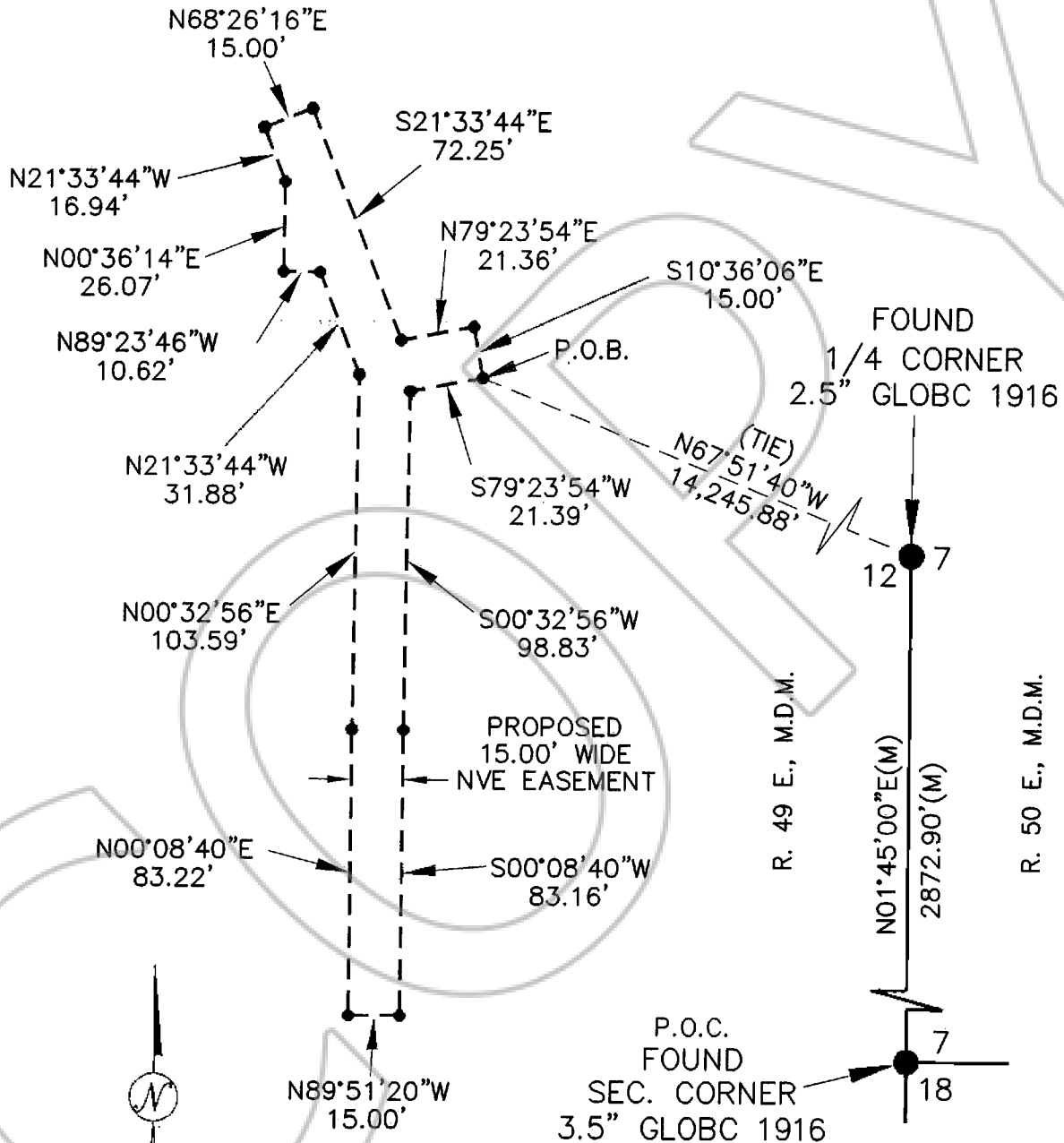
land services • NEVADA •

4630 BEATRICE LN. WINNEMUCCA, NEVADA 89445

TEL: (775) 750-4525

EXHIBIT "A-1" MAP TO ACCOMPANY DESCRIPTION

SITUATE WITHIN A PORTION OF SECTION 3, T.33 N., R. 49 E., M.D.M.
EUREKA COUNTY, NEVADA APN: 04-24-006



0 25 50 100

SCALE: 1" = 50'

SHEET 2 OF 2



HLS

HUMBOLDT
LAND SURVEYING

DEC 08, 2022

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