

APN(s): 004-200-28

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

**2023-249997**

Rec:\$37.00

\$37.00 Pgs=5

**03/23/2023 09:19 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 itself and its 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 aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, and other equipment, fixtures, apparatus, and improvements ("**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 in 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, 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.

APN(s): 004-200-28

RW#: 0136-2023

Proj. #TLCE5AKUTL

Project Name: Maggie Creek Shoofly-NGM

GOE (Rev. 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.

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]*

APN(s): 004-200-28  
RW#: 0136-2023  
Proj. #TLCE5AKUTL  
Project Name: Maggie Creek Shoofly-NGM  
GOE (Rev. 2017)

**GRANTOR:**

**NEVADA GOLD MINES LLC**

Hilary N. Wilson  
SIGNATURE

By: Hilary N. Wilson  
PRINT NAME

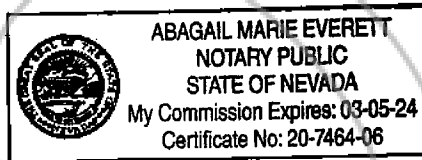
Title: Secretary

STATE OF NEVADA )  
COUNTY OF ELKO ) ss.  
)

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

Abigail Marie Everett  
Signature of Notarial Officer

Notary Seal Area →



APN(s): 004-200-28  
RW#: 0136-2023  
Proj. #TLCE5AKUTL  
Project Name: Maggie Creek Shoofly-NGM  
GOE (Rev. 2017)



**W.O. TLCE5AKUTL**  
**NEVADA GOLD MINES LLC.**  
**APN: 004-200-28**

**EXHIBIT "A"**  
**EASEMENT**

A portion of the southeast quarter of Section 31, Township 34 North, Range 52 East, M.D.M., Eureka County, Nevada; situated within a Parcel of land described in that certain Correction Mining Deed-Fee Property, recorded as File Number 2021-247659 on December 15, 2021, Official Records of Eureka County, Nevada.

An easement more particularly described as follows:

**BEGINNING** at the south corner of the substation parcel described in the easement grant recorded as Document 119976 on July 19, 1988, Official Records of Eureka County, Nevada;

THENCE along the southeast line of the parcel described in said document 119976, North 37°35'38" East, 300.00 feet;

THENCE South 52°24'22" East, 100.00 feet;

THENCE South 37°35'38" West, 300.00 feet;

THENCE North 52°24'22" West, 100.00 feet to the **POINT OF BEGINNING**.

Above-described easement contains 30,000 square feet of land more or less.

See Exhibit "A-1" attached hereto and made a part thereof.

The Basis of Bearings for this Exhibit is said document 119976.

Prepared by Doug Larson, P.L.S.

  
1/13/23

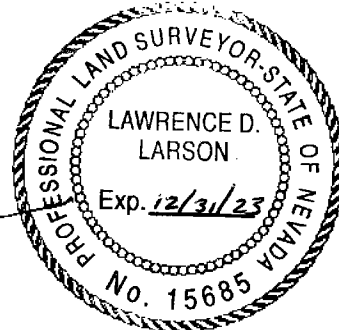
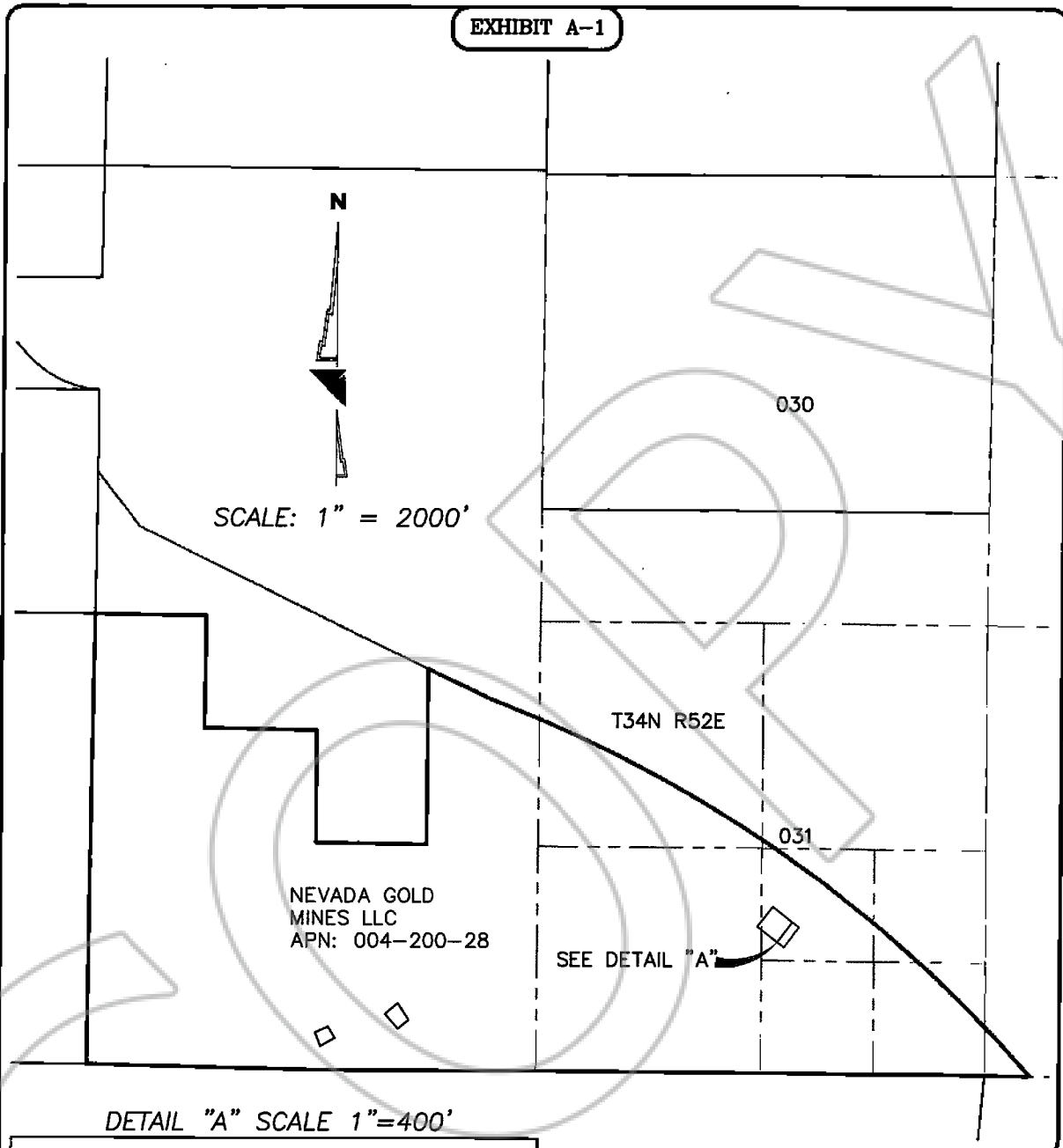
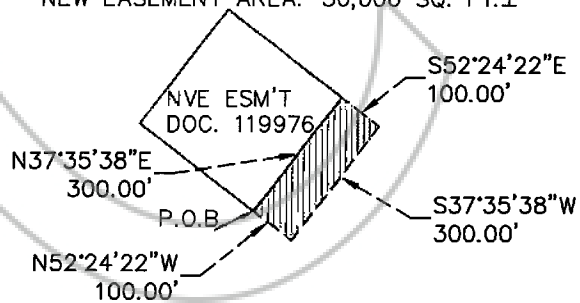


EXHIBIT A-1



DETAIL "A" SCALE 1"=400'

NEW EASEMENT AREA: 30,000 SQ. FT.±



K:\Survey\LAND PROJECTS\Mogge Creek Substation\dwg\  
Mogge Creek Sub.DWG <dl20502>  
13.dgn 23-08-23



6100 NEIL RD.  
RENO, NV 89511  
775-834-4011

EXHIBIT MAP

EASEMENT

NEVADA GOLD MINES LLC  
APN# 004-200-28

T.34N R.52E S.31 M.D.M.

EUREKA COUNTY

NEVADA

1/13/2022

1 OF 1