

EUREKA COUNTY, NV
LAND-EAD
Rec:\$37.00
Total:\$37.00
NEVADA VANADIUM LLC

2025-254126
01/06/2025 08:53 AM
Pgs=4



00022277202502541260040048

KATHERINE J. BOWLING, CLERK RECORDER

APN 009-290-01
S6, T17N, R55E

GRANT OF EASEMENT

Nevada Vanadium LLC, hereinafter referred to as Grantor(s) hereby grant(s) to Duckwater Shoshone Tribe hereinafter referred to as Grantee(s), its successors and assigns, the right from time to time to construct, place, inspect, maintain, replace and remove communication facilities consisting of aerial and underground wires, cables and other electrical conductors with associated poles, crossarms, braces, anchors, guys, fixtures, conduits, pipes, manholes service boxes, markers, risers, pedestals, terminal equipment cabinets and necessary fixtures and appurtenances together with an easement therefore and right of ingress thereto and egress therefrom, across, upon, in and under the following described real property in the County of Eureka, State of Nevada:

SEE LEGAL DESCRIPTION AND MAP MARKED EXHIBIT "A" AND "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

Grantor(s) also grant(s) to Grantee the right to trim such tree foliage and to cut such limb roots on said property as may be for the protection of said facilities.

Grantor(s) also grant(s) to Grantee(s) the right to cut, fill or otherwise change the grade of said property and to place such drainage and retaining structures thereon, as Grantee may elect for the protection of such facilities.

Grantor(s) also grant(s) to the Grantee(s) the right to receive commercial power service from the appropriate utility company serving the area, together with the right for such utility company to place its respective service facilities upon and within said easement.

Grantee(s) shall be responsible for damage caused intentionally or by any negligent act or omission of Grantee(s), its agents or employees while exercising the rights granted herein.

Grantee(s) shall indemnify and hold Grantor(s) harmless from and against damage to any property(ies) arising out of the installation, maintenance and repair of Grantee(s) facilities in said easement, except where such damage is caused by the active negligence or willful misconduct of Grantor(s), or Grantor's agents or employees.

Puyenpa
511 Duckwater Falls
Duckwater, NV 89314
Communication Easement
Job No. 16N-53E-12
June 27, 2024

Exhibit A
Easement Description

A tract of land situate in the northeast one-quarter of Section 12, Township 16 North, Range 53 East, MDBM, Eureka County and being more particularly described as follows:

A 20.00 foot wide strip of land being 10.00 feet on each side of the following described centerline:

Commencing from a point on the southerly line of the Northeast one-quarter of said Section 12, said point being North 15°40'57" East, 1,261.58 feet from found NGS "FISH" monument, and the **Point of Beginning**;

Thence along the centerline of a proposed communication line, North 17°11'07" East, 1,083.68 feet;

Thence North 3°08'56" West, 103.08 feet;

Thence North 17°11'07" East, 350.00 feet;

Thence North 31°13'07" East, 103.08 feet;

Thence North 17°11'07" East, 1,128.51 feet more or less to a point on the Northerly line of the Northeast one-quarter of said Section 12, and **Point of Terminus**, said point being North 16°42'51" East, 4,023.47 feet from said NGS "FISH" monument.

Subject to lengthening and/or shortening of sidelines so that they terminate on the proper boundary lines.

Containing 1.27 acres of land.

Prepared by:

Robert K. Rosevear, PLS
Rosevear Surveying & Consulting
800 Hall Street
Ely, NV 89301

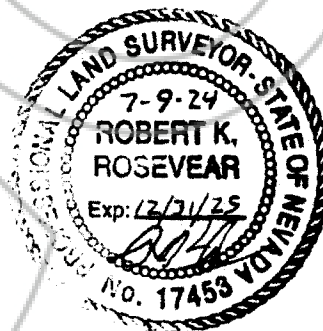
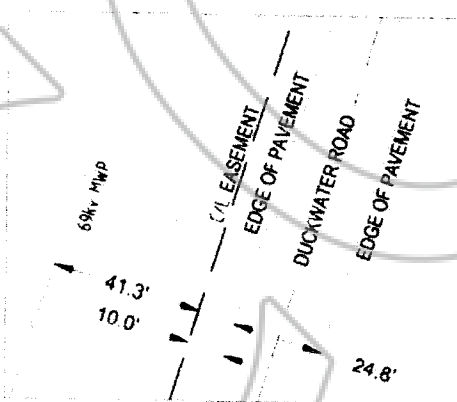
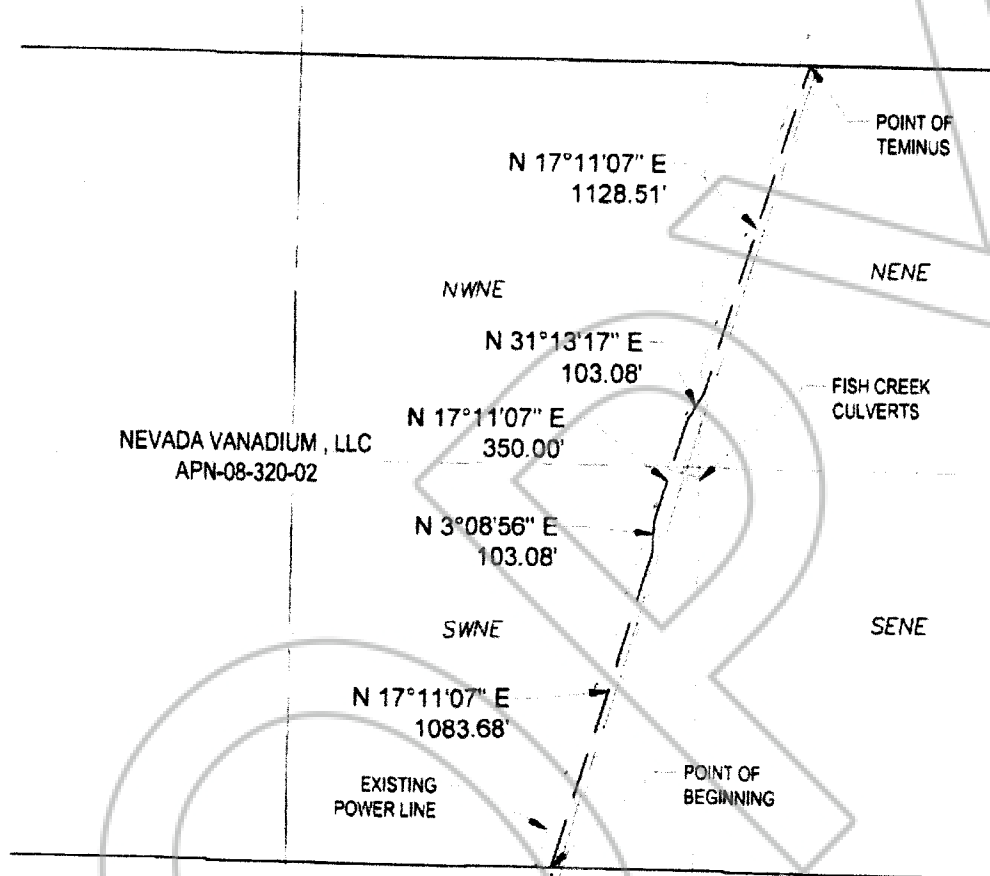
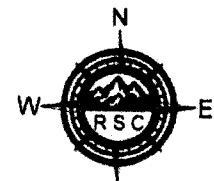


EXHIBIT B



**DETAIL
SCALE = 1" = 50'**



SCALE: 1" = 600'

DATE	06-24-2024	CLIENT	PUYENPA
DRAWN BY	RKR	CHECKED BY	RKR
SCALE	AS-SHOWN	CAD FILE NAME	16V-53E-12_PUYENPA

ROSEVEAR SURVEYING & CONSULTING
800 HALL STREET, ELY, NEVADA 89301
PHONE: (775) 359-9799

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

Executed this 14th day of November, 2024.

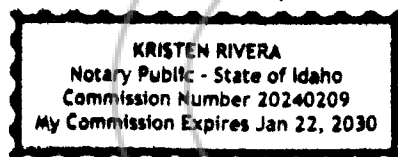
BY: 

Ronald Espell, Manager

STATE OF Idaho
COUNTY OF Adams

Signed and sworn to before me on November 14th 2024

By Ronald Espell




Notary Signature

Record at the Request of
Duckwater Shoshone Tribe

When Recorded Return to:
Phil Stevens
Puyenpa
511 Duckwater Falls Road
Duckwater, NV 89314