

APN(s): 004-020-38

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 S5A01
Reno, NV 89520

EUREKA COUNTY, NV

2025-255086

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\$37.00

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09/10/2025 11:03 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 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, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above.

RW# 0793-2025

Proj. # CPCCCR1000000570

Project Name: NEVADA GOLD MINES 166 LINE RELOCATION

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]

GRANTOR:

NEVADA GOLD MINES LLC

Hilary N. Wilson _____
SIGNATURE

By: Hilary N. Wilson _____
PRINT NAME

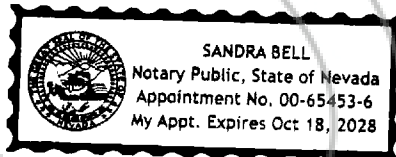
Title: Corporate Secretary _____

STATE OF Nevada)
COUNTY OF Elko) ss.

This instrument was acknowledged before me on 09/09, 2025 by Hilary Wilson as
Corporate Secretary of Nevada Gold Mines LLC.

Sandra Bell
Signature of Notarial Officer

Notary Seal Area →



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W.O. CPCCCR1000000570

Nevada Gold Mines LLC.

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EXHIBIT "A"

EASEMENT

A portion of the Southeast quarter of Section 23 together with a portion of the Northeast quarter of Section 26, Township 36 North, Range 49 East, M.D.M., Eureka County, Nevada; situated within that Parcel of land described in Deed, recorded as File Number 19239186 on July 2, 2019, Official Records of Eureka County, Nevada.

An easement, 50 feet in width, lying 25.00 feet on each side of the following described centerline:

Commencing at a 3" Brass Cap marking the Northwest Corner of Section 22;

THENCE South 70°09'44" East, 10,030.37 feet to Point "E" as shown in the Grant of Easement for Overhead Electric Utility Facilities recorded as File Number 0213609 on July 17, 2009, Official Records of Eureka County, Nevada and the **POINT OF BEGINNING** ;

THENCE South 00°59'48" East, 1433.03 feet;

THENCE South 52°48'01" East 713.09 feet to Point "F" on said Grant of Easement and the **terminus of this description** .

The sidelines of said easement are to be extended or truncated as to meet at angle points and terminate on the westerly lines of said Grant of Easement.

EXCEPTING therefrom any portion within said Grant of Easement.

Together with the right to install guy and anchor facilities at poles required, to support said poles. Said facilities to extend not more than 80 feet from poles so supported. As shown on Exhibit A-1.



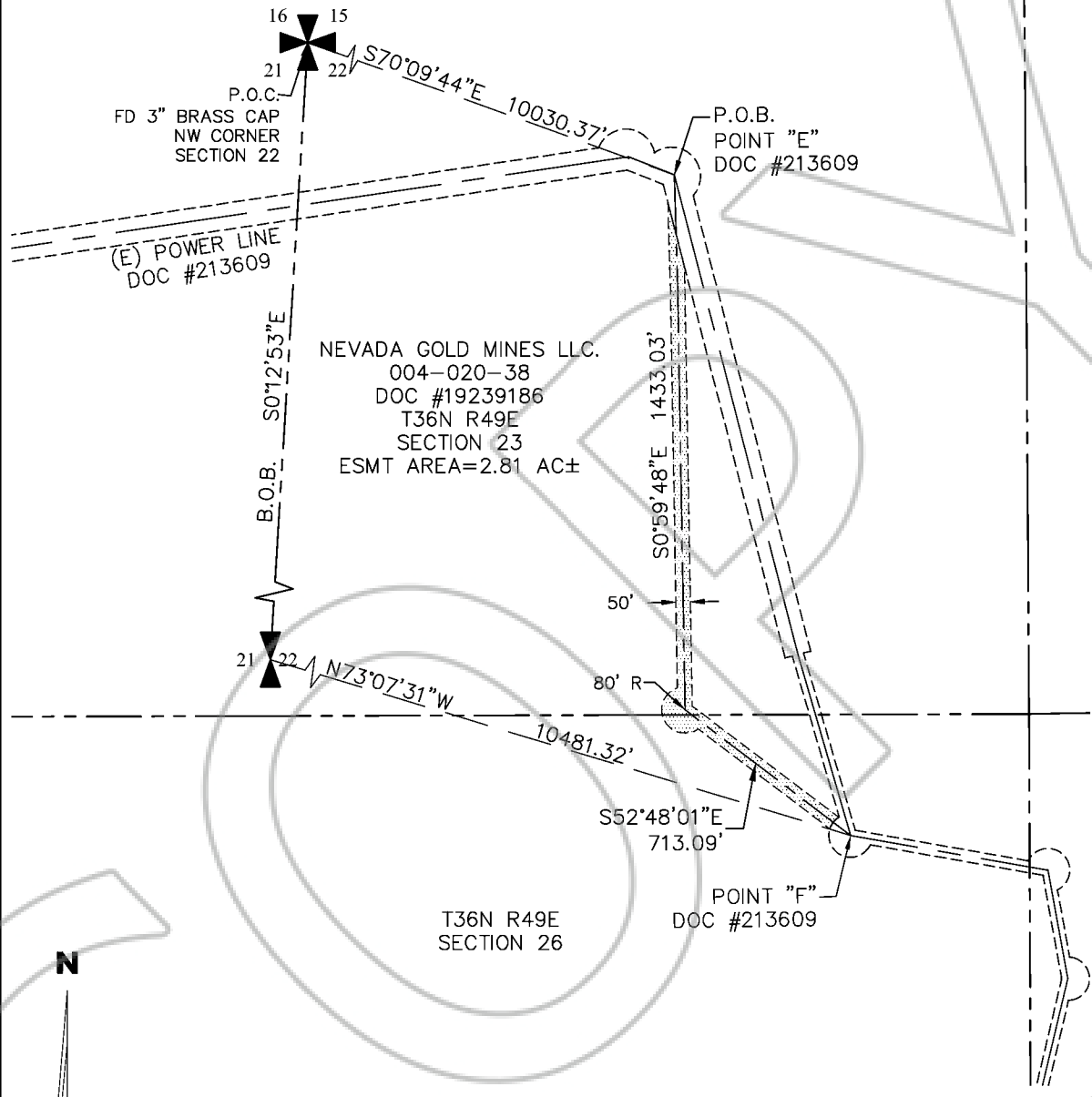
Said Easement contains 2.81 acres of land more or less.

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

The Basis of Bearings for this Exhibit is the West line of the Northwest Quarter of said Section 22, taken as South 00°12'53" East.

Prepared by Seth Horm, L.S.I.

EXHIBIT A-1



N

SCALE: 1" = 600'

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NV Energy

6100 NEIL RD.
RENO, NV 89511
www.nvenergy.com

EXHIBIT MAP

EASEMENT

NEVADA GOLD MINES LLC.

APN #004-020-38

T. 36 N., R. 49 E., S.23/26-M.D.M.

EUREKA COUNTY

NEVADA

08/2025

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