

After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Right-of-Way Department
PO Box 10100
Reno, Nevada 89520

A.P.N.
31-080-010 & 31-080-060
Work Order Number
98-17112-17

Easement Only
No Change in Fee Ownership

**GRANT OF EASEMENT
FOR
OVERHEAD ELECTRIC DISTRIBUTION AND COMMUNICATION**

THIS INDENTURE, made and entered into this 24 day of March, 1998, by and between **LONG VALLEY RANCH COMPANY, INC.**, (hereinafter referred to as "Grantor"), and **SIERRA PACIFIC POWER COMPANY**, a Nevada corporation, (hereinafter referred to as "Grantee"),

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors, assigns and agents, permanent and exclusive easements and rights of way to construct, alter, maintain, inspect, repair, reconstruct and operate one or more overhead electric distribution and communication facilities, consisting of one or more circuits, together with the appropriate poles, necessary guys and anchors, supporting structures, insulators and cross-arms, wires and cables, fixtures, and other necessary or convenient appurtenances connected therewith, (hereinafter called "Utility Facilities"), across, upon, over, and through the following described property situate in the County of DOUGLAS, State of NEVADA, to-wit:

A portion of the West one-half of the Northeast one-quarter of Section 3, Township 11 North, Range 20 East, M.D.M.

An overhead electric powerline easement ten (10.0) feet in width and lying five (5.0) feet each side of the following described centerline:

COMMENCING at the North one-quarter corner of Section 3, Township 11 North, Range 20 East, M.D.M. as shown in "Record of Survey for West Fork Water Company LLC", Document No. 434171, filed March 5, 1998, Official Records of Douglas County, Nevada;

Thence South 19°35'18" East, a distance of 1,178 feet to the TRUE POINT OF BEGINNING;

Thence South 46°56'03" West, a distance of 317.44 feet;

Thence South 34°57'45" West, a distance of 289.54 feet, more or less.

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IT IS FURTHER AGREED:

1. Grantee shall have at all times ingress and egress to the above-described land for the purpose of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities.

2. Grantee shall be responsible for any damage to personal property or improvements, suffered by Grantor by reason of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities by Grantee.

3. Grantee will at all times save and hold harmless Grantor with respect to any and all loss, damage or liability suffered or sustained by reason of any injury or damage to any person or property, caused by the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities by Grantee.

4. Grantor shall not erect or construct, nor permit to be erected or constructed any buildings, fences or structures, nor permit any activity which in the reasonable judgment of Grantee is inconsistent with Grantee's use of said easement.

5. Grantee shall have the right to remove or clear any and all buildings, fences, structures, combustible materials, trees, brush, debris, or any other obstruction from said easement, which in the reasonable judgment of Grantee may interfere with or endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities.

6. Grantee shall have the right to cut down or trim all trees within, adjacent to and outside said easement which may in the reasonable judgment of Grantee endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said Utility Facilities.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon the successors, agents and assigns of Grantor and Grantee, and all rights herein granted may be assigned.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee, its successors, agents and assigns forever.

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

LONG VALLEY RANCH COMPANY LLC

BY: Donald E. Bently

Name: DONALD E. BENTLY

Title: _____

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STATE OF NEVADA)
COUNTY OF Douglas)

This instrument was acknowledged before me, a Notary Public on the 24th day of March, 1998, by Donald E. Bentley as of LONG VALLEY RANCH COMPANY LLC.

Suzette R. Ramirez
Notary Public



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REQUESTED BY
Sierra Pacific Power
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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RECORDER
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