

APN: 0000-07-180-950

After Recordation Return To:  
✓ SIERRA PACIFIC POWER COMPANY  
Land Operations Department  
P.O. Box 10100  
Reno, Nevada 89520

A.P.N. 0000-07-180-950

Work Order Number 000023568E

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**GRANT OF EASEMENT  
FOR  
UTILITY FACILITIES**

THIS INDENTURE, made and entered into this 13 day of AUGUST, 2001, by and between Lake Vista I Limited Partnership, a Nevada Limited Partnership, 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 underground electric, gas and water distribution and communication facilities, consisting of one or more circuits, lines or pipes, together with the appropriate underground foundations, markers, conduits, pull boxes, vaults, surface-mounted transformers, switchgear, pipes, valve boxes, meters, fixtures, and other necessary or convenient appurtenances connected therewith, (hereinafter called "Utility Facilities"), across, over, under, and through the following described property situate in the County of Douglas, State of Nevada, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

With respect to all underground utility facilities as described herein, after installation of said underground utility facilities, the easement(s) and right(s)-of-way as herein granted will be deemed to be a strip of land ten (10) feet in width, being five (5) feet on either side of the centerline of said underground utility facilities as installed on the above-described premises.

With respect to all surface mounted transformers and/or switchboxes as described herein, after installation of the transformers and/or switchboxes, said easement(s) and right(s)-of-way as herein granted will be deemed to encompass an area around said transformers and/or switchboxes of three (3) feet extending in all directions from the perimeter of the transformers and/or switchboxes as installed on the above-described premises.

**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.

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2. 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 the Utility Facilities by Grantee.

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

4. 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 or adjacent to said easement, which in the reasonable judgment of Grantee may interfere with or endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of the 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.

GRANTOR

Lake Vista I Limited Partnership, a Nevada Limited Partnership

By: *G. Randy Lane*

Print Name: G. RANDY LANE

Its: General Partner

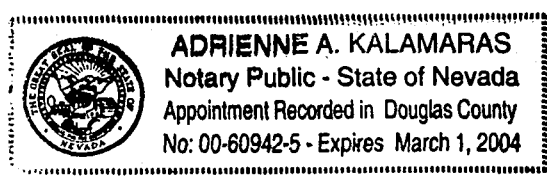
Dated: August 13, 2001

STATE OF NEVADA)  
COUNTY OF DOUGLAS)

This instrument was acknowledged before me a Notary Public on August 13, 2001

By, G. Randy Lane as, General Partner of  
Lake Vista I Limited Partnership, a Nevada Limited Partnership.

*Adrienne A. Kalamaras*  
Notary Public (seal)



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BK 1001 PG 8 | 30



**DOUGLAS COUNTY**

A.P. No. 07-180-940  
Escrow No. 2000-34855-KJP  
R.P.T.T. \$585.00

**WHEN RECORDED MAIL TO:**  
Lake Vista I Limited Partner  
P.O. Box 456  
Zephyr Cove, NV 89448

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Falcon Capital, LLC., a Nevada Limited Liability Company

do(es) hereby GRANT, BARGAIN and SELL to

Lake Vista I Limited Partnership, a Nevada Limited Partnership

the real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B. & M, more particularly described as follows:

Commencing at the Southwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 26;  
thence South 89° 39' 48" East 157.60 feet to the True Point of Beginning  
thence North 00° 14' 09" West 1,125.25 feet  
thence South 89° 41' 40" East 162.81 feet  
thence South 00° 08' 32" West 255.79 feet  
thence South 00° 13' 03" West 214.83 feet  
thence South 89° 41' 40" East 163.80 feet  
thence South 00° 13' 03" West 130.00 feet  
thence North 89° 41' 40" West 163.80 feet  
thence South 00° 02' 19" West 524.67 feet  
thence North 89° 39' 48" West 155.88 feet to the True Point of Beginning

The Basis of Bearing for this description is the bearing North 00° 14' 09" West as shown on that Record of Survey, Document No. 311703

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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BK1001PG8131



2593096  
09/04/2001  
3 of 5

DOUGLAS COUNTY

Date 11-3-2000

Falcon Capital, LLC

By: Randy Lane, Managing Member

State of Nevada  
County of Douglas

This instrument was acknowledged before me on 11-3-00, by

Randy Lane

Karen Pawloski  
Notarial Officer



REQUESTED BY  
FIRST AMERICAN TITLE CO.  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 NOV -7 AM 11: 22

LINDA SLATER  
RECORDER

\$ 8.00 PAID KJ DEPUTY

0502950

BK 1100PG1354

2

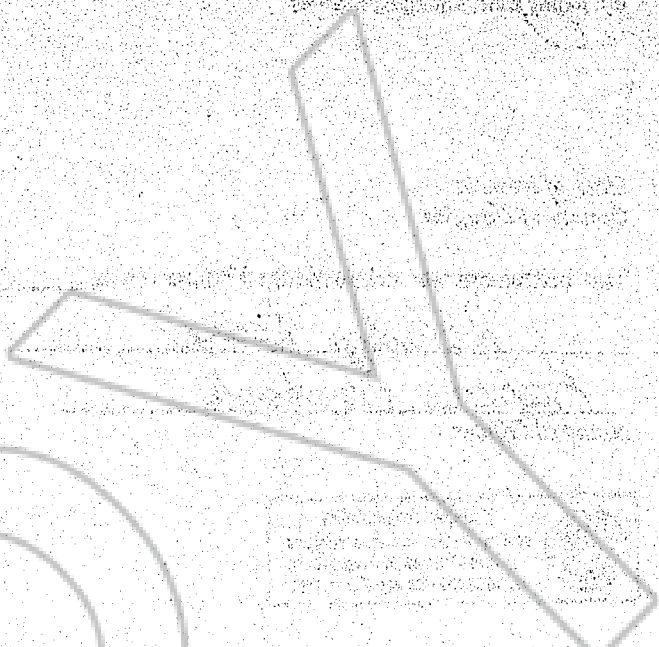
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BK 1001PG8132



2593096  
09/04/2001  
4 of 5





COOPER

09/04/2001 04:57P

REQUESTED BY  
*Sierra Pacific Power*

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2001 OCT 24 AM 10: 31

LINDA SLATEN  
RECORDER

*\$18* PAID *K2* DEPUTY

0526143

BR 1001 PG 8/33

**DOC # 2593096**  
09/04/2001 04:57P Fee:11.00  
BK1  
Requested By  
SIERRA PACIFIC  
Washoe County Recorder  
Kathryn L. Burke - Recorder  
Pg 5 of 5 RPTT 0.00

