

✓ After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Land Operations Department
P.O. Box 10100
Reno, Nevada 89520
A.P.N. 1420-07-618-001
Work Order Number 02-25614-16

**GRANT OF EASEMENT
FOR
UTILITY FACILITIES**

THIS INDENTURE, made and entered into this 15 day of August, 2002, by and between WEST RIDGE HOMES, INC., A NEVADA CORPORATION, as to an undivided ½ interest, and DALE ARMSTRONG AND SUZANNE ARMSTRONG husband and wife as joint tenants, as to an undivided ½ interest (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 distribution and communication facilities, consisting of one or more circuits, lines, together with the appropriate underground foundations, markers, conduits, pull boxes, vaults, surface-mounted transformers, switchgear, 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.

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.

By: P. M. Beekhof, Jr.
West Ridge Homes, Inc.

Print Name: Peter M. Beekhof, Jr.

Its: President

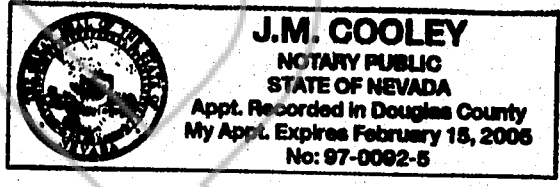
Dated: August 15, 2002

STATE OF NEVADA
COUNTY OF DOUGLAS

On this 15 day of August 2002 before me, a Notary Public, personally appeared Peter M. Beekhof, Jr. personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

J.M. Cooley
Notary Public



Dale Armstrong

Dale Armstrong

Suzanne Armstrong

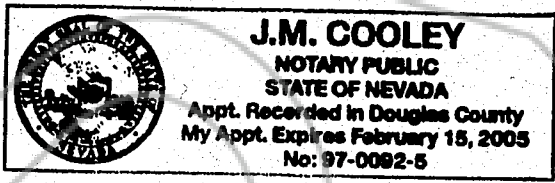
Suzanne Armstrong

STATE OF NEVADA
COUNTY OF DOUGLAS

On this 16 day of August 2002 before me, a Notary Public, personally appeared Dale Armstrong and Suzanne Armstrong personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

J.M. Cooley
Notary Public



0553668

BK1002PG00978

EXHIBIT A

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

ESCROW NO. 010300501
R.P.T.T. \$ 253.50
A.P.N. # 13-120-100
Full Value

WEST RIDGE HOMES, INC.
1528 HIGHWAY 395, STE. 215
GARDNERVILLE, NV 89410

Vista Grande Apartments

**CORPORATION
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That
NEVADA JOHNSON VENTURES INC., A NEVADA CORPORATION

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to WEST RIDGE HOMES, INC., A NEVADA CORPORATION, as to an undivided 1/2 interest, and DALE ARMSTRONG and SUZANNE ARMSTRONG, husband and wife as joint tenants, as to an undivided 1/2 interest

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of DOUGLAS State of Nevada, bounded and described as follows:
Lot No. 1, Block A, as said Lot is shown on the plat of HIGHLAND ESTATES UNIT 4, recorded on May 2, 1978, File No. 20214, Official Records of Douglas County, State of Nevada.

ASSESSOR'S PARCEL NO. 13-120-100

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: February 23, 2001 NEVADA JOHNSON VENTURES INC.
A NEVADA CORPORATION

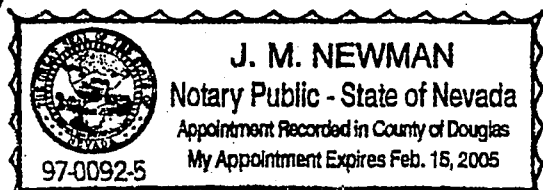
BY: *[Signature]*
KIRK JOHNSON

BY: _____

STATE OF Nevada }
COUNTY OF DOUGLAS } ss.

This instrument was acknowledged before me on 3-8-01
by, KIRK JOHNSON

Signature *[Signature]*
Notary Public



REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 MAR -8 PM 4:18

LINDA SLATER
RECORDER

700 PAID *KJ* DEPUTY

0510091

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0553668
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COPY

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

2002 OCT -3 AM 9: 28

LINDA SLATER
RECORDER

\$19⁰⁰ PAID KJ DEPUTY

0553668

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