

After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Land Operations
PO Box 10100
Reno, Nevada 89520

A.P.N. 1022-12-002-005

Work Order Number 02-25784

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

THIS INDENTURE, made and entered into this 30th day of July, 200~~X~~²,
by and between LAZY S LODGE, a California 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
the 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 and underground electric distribution and communication
facilities, consisting of one or more circuits, together with the appropriate poles, necessary guys
and anchors, supporting structures, insulators, cross arms, underground foundations, markers,
conduits, pull boxes, vaults, fixtures, surface-mounted transformers, switchgear, wires, cable, and
other necessary or convenient appurtenances connected therewith, (hereinafter called "Utility
Facilities"), across, upon, under, and through the following described property situate in the
County of Douglas, State of NEVADA, to-wit:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART
HEREOF.

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 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.

By: Elizabeth White

Print Name; Elizabeth White

Its: General Partner

Dated; July 30, 2002

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me a Notary Public on JULY 30, 2002

By, ELIZABETH WHITE as, GENERAL PARTNER of

Lazy S Lodge

Jane Critser
Notary Public



EXHIBIT "A"

All that certain parcel of land lying wholly within the Southwest Quarter of Section 12, Township 10 North, Raange 22 East, M.D.M., more particularly described as follows:

An electric powerline easement five (5.0) feet in width lying north of and adjacent to the following described property line:

Commencing at the Southwest property corner of a parcel of land as described in a "Grant, Bargain and Sale Deed to Lazy S Lodge, a California Limited Partnership", File No. 534120, recorded February 5, 2002, Official Records of Douglas County, Nevada. Said corner being the TRUE POINT OF BEGINNING.

Thence North $88^{\circ}48'20''$ East a distance of 355.01 feet to the terminus of this description.

Containing an area of 1,775 sq. ft. (0.041 acres) more or less.

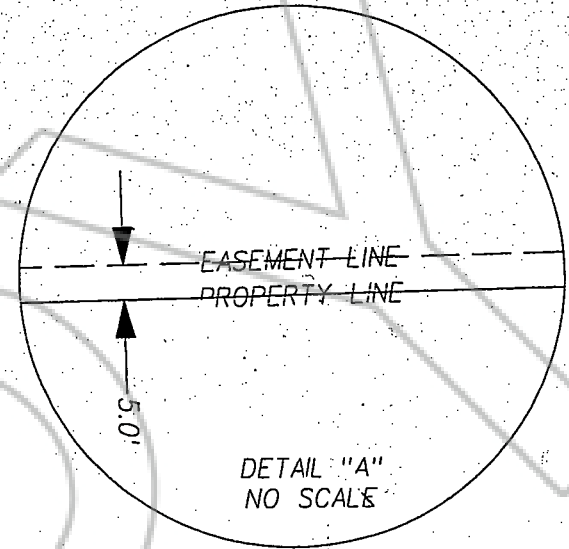
Per NRS 111.312, this legal description was prepared by Chuck Miller, whose mailing address is P.O. Box 10100, Reno, Nevada 89520.

EXHIBIT B

STATE ROUTE 208

4255

APN
1022-12-002-005



TRUE POINT OF BEGINNING

TERMINUS OF EASEMENT

N 88° 48' 20" E 355.01'

SEE
DETAIL "A"



SCALE:
1" = 100'

Sierra Pacific
POWER COMPANY



ELECTRIC EASEMENT
LAZY S LODGE

APN 1022-12-002-005

SPPCO W. O. # 02-25784

SHEET 1 OF 1

SEC.12, T10N.,
R22E., M.D.M.

DRAWN	DESIGN	SUPR	DATE	REV
CM			07/03/02	

CM

07/03/02

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COPY

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

2002 OCT -3 AM 9: 30

LINDA SLATER
RECORDER

\$19⁰⁰ PAID *KJ* DEPUTY

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