

After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Land Operations Department
P.O. Box 10100
Reno, Nevada 89520
A.P.N. 1220-31-001-012
Work Order Number 02-25720-17

**GRANT OF EASEMENT
FOR
UTILITY FACILITIES**

THIS INDENTURE, made and entered into this 20th day of AUGUST, 2002, by and between GREAT BASIN EQUINE MEDICINE & SURGERY, INC., a Nevada Corporation (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.

GRANTOR
Great Basin Equine Medicine & Surgery, Inc.

By: Brian S. Peck

Print Name; BRIAN S. PECK

Its: SECRETARY

Dated: AUGUST 20, 2002

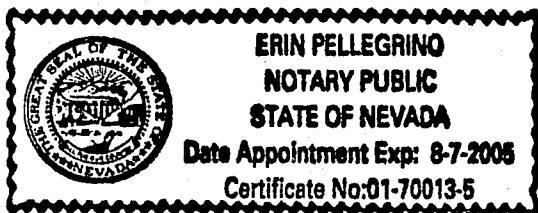
STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me a Notary Public on August 20 2002

By, Brian S. Peck as, Grantor of

GREAT BASIN EQUINE MEDICINE & SURGERY, INC.

Erin Pellegrino
Notary Public



0553671

BK1002PG00993

A.P. No. a portion of 1220-31-001-005
Escrow No. 2001-50257-KM
R.P.T.T. \$275.60

EXHIBIT A

WHEN RECORDED MAIL TO:

Great Basin Equine
P.O. Box 755
Gardnerville, NV 89410

MAIL TAX STATEMENT TO:

Same as above

GRANT, BARGAIN and SALE DEED

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

Christopher Joseph Garrett, ~~an unmarried man~~ a married man as his sole and separate property do(es) hereby GRANT, BARGAIN and SELL to

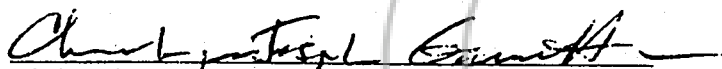
Great Basin Equine. Medicine & Surgery, Inc., a Nevada Corporation

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

See legal description attached hereto and made a part hereof


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.

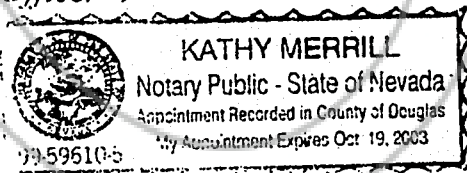
Date 11/21/01


Christopher Joseph Garrett

State of Nevada
County of Douglas

This instrument was acknowledged before me on 11-21-01, by
Christopher Joseph Garrett


Notarial Officer



0530476

BK1201PG0557

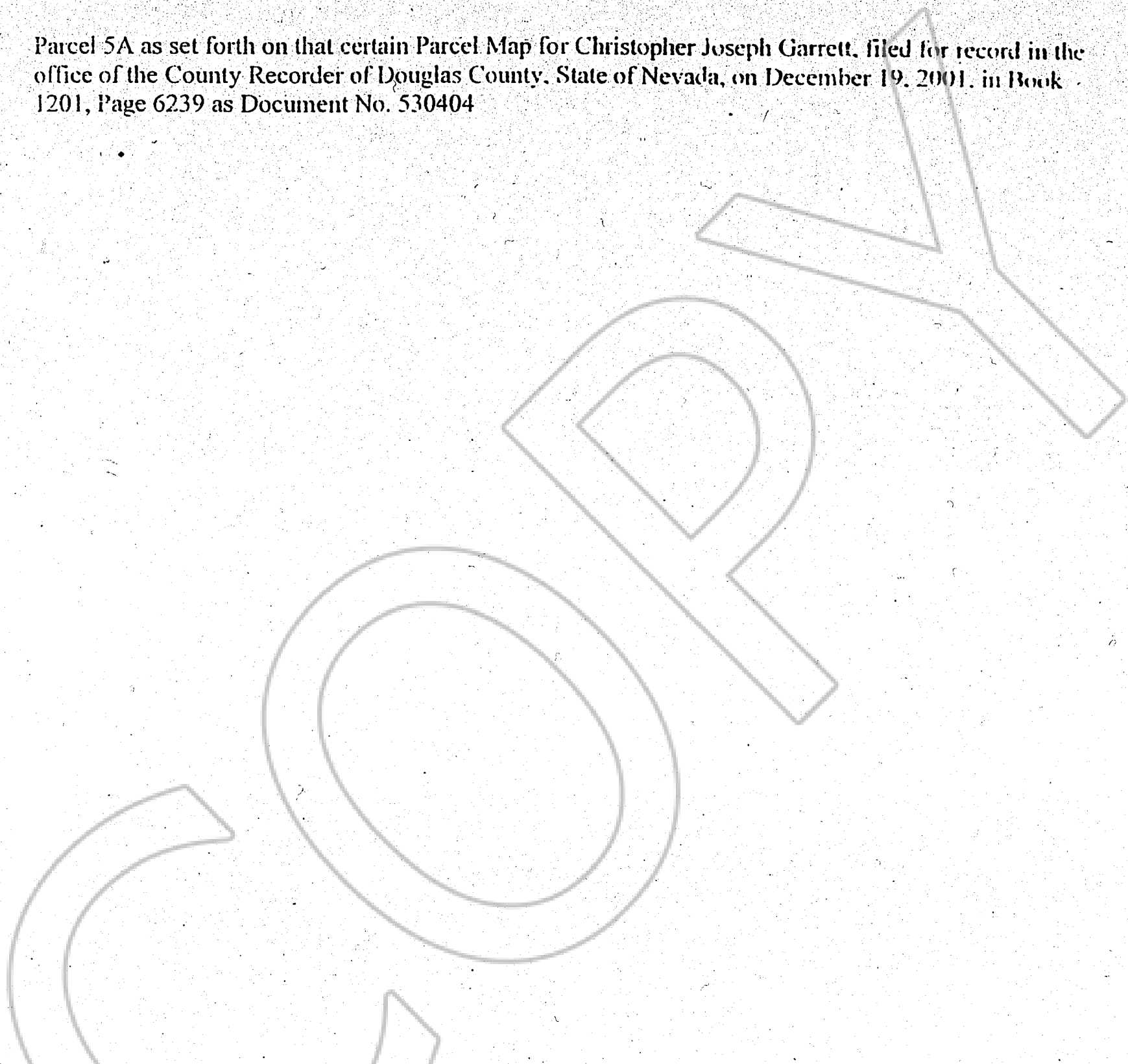
0553671

BK1002PG00994

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel 5A as set forth on that certain Parcel Map for Christopher Joseph Garrett, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 19, 2001, in Book 1201, Page 6239 as Document No. 530404



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

2002 OCT -3 AM 9:31

LINDA SLATER
RECORDER

0553671

\$17⁰⁰

PAID *K*

DEPUTY

0530476

BK 1201 PG 6558

BK 1002 PG 00995

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

2001 DEC 19 PM 3:51

NO. 15
RECORDED
\$15⁰⁰ FEE
SECURITY