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After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Land Operations Department
P.O. Box 10100
Reno, Nevada 89520
A.P.N. 1220-04-101-027 and 1220-04-501-005
Work Order Number 01-23473-17

**GRANT OF EASEMENT
FOR
UTILITY FACILITIES**

THIS INDENTURE, made and entered into this 26th day of NOVEMBER, 2002, by and between BRADFORD PLACE, LLC, a Nevada limited liability company (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.

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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

By: Michael E Jarrett

Print Name; MICHAEL E JARRETT

Its: MEMBER & MANAGER

NOV 26 2002

Dated; _____

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me a Notary Public on NOVEMBER 26, 2002

By, Sharon R. Morgan as, Member and Manager of
BRADFORD PLACE, LLC



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APN: 1220-04-101-027

APN: 1220-04-501-005

RETURN RECORDED DEED TO:

2 Mike Pavlakis, Esq.
3 ALLISON, MacKENZIE, HARTMAN,
4 SOUMBENIOTIS & RUSSELL, LTD.
402 North Division Street
Carson City, NV 89703

GRANTEE:
Michael E. Jarrett, Manager
Bradford Place, LLC
P.O. Box 125
Minden, NV 89423-0125

5 21100272

6 GRANT, BARGAIN AND SALE DEED

R.P.T.T. \$ #10

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8 THIS INDENTURE, made on 4-4, 2001, by and

9 between Michael E. Jarrett, and David A. Mahler and Alette J. Mahler, Trustees under the Mahler
10 1995 Revocable Trust Agreement dated November 17, 1995, as amended, grantors, and Bradford
11 Place, LLC, a Nevada limited liability company, grantee,

12 WITNESSETH:

13 That the grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00),
14 lawful money of the United States, and other good and valuable consideration to them in hand paid
15 by the grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and
16 sell to the grantee, Bradford Place, LLC, a Nevada limited liability company, all their right, title,
17 interest and equity, in and to that certain parcel of real property, situate in the county of Douglas,
18 state of Nevada, and more particularly described as follows:

19 (See, Exhibit "A" attached hereto and incorporated herein by this
20 reference.)

21 TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances
22 thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or
23 remainders, rents, issues, and profits thereof.

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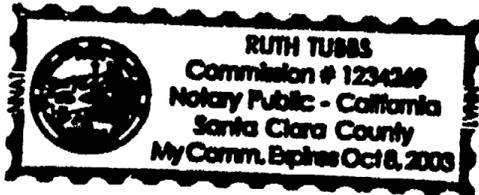
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ALLISON, MacKENZIE, HARTMAN, SOUMBENIOTIS & RUSSELL, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-8202 Fax: (775) 892-7918

ALLISON, MacKENZIE, HARTMAN, SOUMBENIOTIS & RUSSELL, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-9282 Fax: (775) 882-7918

1 STATE OF CALIFORNIA)
2 Santa Clara County) ss.

3 On April 4, 2001, personally appeared before me, a notary
4 public, David A. Mahler, personally known (or proved) to me to be the person whose name is
5 subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that he executed
6 the foregoing document.



Ruth Tubbs
NOTARY PUBLIC

10 STATE OF CALIFORNIA)
11 County of Santa Clara) ss.

12 On March 29, 2001, personally appeared before me, a notary
13 public, Alette J. Mahler, personally known (or proved) to me to be the person whose name is
14 subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she
15 executed the foregoing document.



Ruth Tubbs
NOTARY PUBLIC

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EXHIBIT 'A'

COMMENCING at the most Northeasterly corner of Adjusted Assessor's Parcel No. 25-142-18 (1220-04-501-006), as shown on Record of Survey for DOUBLE D INVESTMENTS, recorded December 16, 1994, in Book 1294, Page 2592, as Document No. 352770, Official Records of Douglas County, Nevada, at the Southwesterly right-of-way line of U.S. Highway 395; thence along said right-of-way line North 51°06'00" West, 467.97 feet to the TRUE POINT OF BEGINNING;
thence South 57°50'10" West, 42.65 feet;
thence South 00°17'20" East, 213.04 feet;
thence South 89°52'42" West, 88.05 feet;
thence North 01°18'08" West, 142.10 feet;
thence North 34°12'11" West, 30.00 feet;
thence North 17°27'38" East, 92.23 feet;
thence South 88°26'29" East, 46.80 feet;
thence North 00°04'46" West, 35.27 feet to the Southwesterly right-of-way line of U.S. Highway 395;
thence along said right-of-way line South 51°06'00" East, 88.36 feet to THE TRUE POINT OF BEGINNING.

Said parcel being further shown as "Adjusted Parcel No. 25-374-11 (1220-04-101-027)" recorded December 16, 1994, in Book 1294, Page 2592, as Document No. 352770, Official Records of Douglas County, Nevada.

Assessor's Parcel No's.: 1220-04-101-027 and 1220-04-501-005

REQUESTED BY
MARQUIS TITLE & ESCROW, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 APR 12 PM 3: 25

LINDA SLATER
RECORDER

\$10⁰⁰ PAID *KJ* DEPUTY

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

2003 MAR 12 PM 1: 25

WERNER CHRISTEN
RECORDER

\$19.00 PAID *OK* DEPUTY

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