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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. 1320-33-402-004
Work Order Number 02-25559-17

**GRANT OF EASEMENT
FOR
UTILITY FACILITIES**

THIS INDENTURE, made and entered into this 29th day of JANUARY, 2003, by and between THE BEJ FAMILY LIMITED PARTNERSHIP, a Nevada general 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 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.

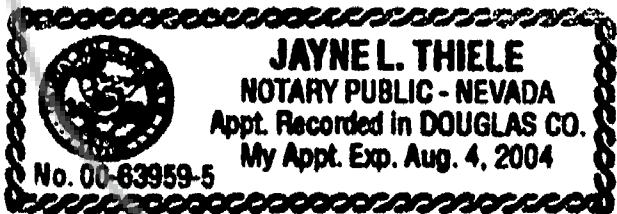
GRANTOR

By: Beverly Johnson
Print Name: Beverly Johnson
Its: General Partner
Dated: 1-29-03

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me a Notary Public on January 29, 2003

By, Beverly Johnson as, General Partner of
THE BEJ FAMILY LIMITED PARTNERSHIP.



Jayne L. Thiele
Notary Public

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BK 0303 PG 04858

DOUGLAS COUNTY

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1 APN: 1320-33-402-004
2 RETURN RECORDED DEED TO:
3 ANDREW MACKENZIE, ESQ.
4 ALLISON, MACKENZIE, HARTMAN,
5 SOUMBENIOTIS & RUSSELL, LTD.
6 402 North Division Street
7 Carson City, NV 89703

GRANTEE:
THE BEJ FAMILY
LIMITED PARTNERSHIP
1463 Highway 395 North, Suite 101
Gardnerville, NV 89410

6 GRANT, BARGAIN AND SALE DEED R.P.T.T. \$ #8

8 THIS INDENTURE, made on October 10, 2000, by and
9 between BEVERLY ELLEN JOHNSON ROBERTS, Settlor/Trustee of "THE BEVERLY ELLEN
10 JOHNSON ROBERTS TRUST, dated May 14, 1985," grantor, and THE BEJ FAMILY LIMITED
11 PARTNERSHIP, a Nevada general partnership, of 1463 Highway 395 North, Suite 101,
12 Gardnerville, Nevada 89410, grantee,

13 WITNESSETH:

14 That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00),
15 lawful money of the United States, and other good and valuable consideration to her in hand paid
16 by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain,
17 and sell to the grantee, and to its successors and assigns, all that certain lot, piece, or parcel of land
18 situated in the county of Douglas, 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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EXHIBIT A

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0502110

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ALLISON, MACKENZIE, HARTMAN, SOUMBENIOTIS & RUSSELL, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918

DOUGLAS COUNTY

1 TO HAVE AND TO HOLD all and singular the premises, together with the
2 appurtenances, unto the said grantee and to its successors and assigns forever.

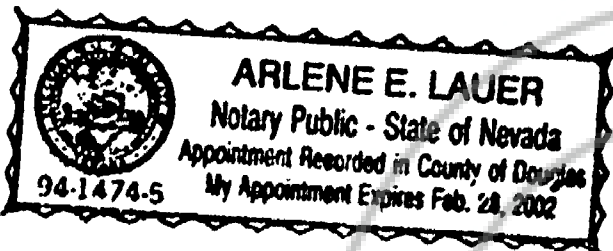
3 IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year
4 first above written.

5 THE BEVERLY ELLEN JOHNSON ROBERTS TRUST

6
7 *Beverly Ellen Johnson Roberts*
8 BEVERLY ELLEN JOHNSON ROBERTS, Trustee

9 STATE OF NEVADA)
10 CARSON CITY *Douglas*) ss.

11 On October 10, 2000, personally appeared before me, a notary
12 public, BEVERLY ELLEN JOHNSON ROBERTS, personally known (or proved) to me to be the
13 person whose name is subscribed to the foregoing instrument, who acknowledged to me that she is
14 the Trustee of THE BEVERLY ELLEN JOHNSON ROBERTS TRUST, and who further
15 acknowledged to me that she executed the foregoing document on behalf of said Trust.



17 *Arlene E. Lauer*
18 NOTARY PUBLIC

ALLISON, MACKENZIE, HARTMAN, SOUMBENIOTIS & RUSSELL, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918

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EXHIBIT "A"

All that certain parcel of real property being 1468 Courthouse Street, Gardnerville, situate in the county of Douglas, state of Nevada, more particularly described as follows:

A parcel of land located within a portion of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a 1/2" iron pipe at the Southeasterly corner of High School Street and Courthouse Street as shown on the Record of Survey for Town of Gardnerville as recorded as Document No. 49905, Douglas County, Nevada Recorders Office; thence along the Southerly line of Courthouse Street South 45°31'22" East, 236.32 feet to a 3" iron pipe, 4' above ground surface, the POINT OF BEGINNING; thence continuing per said Document No. 49905 the following courses:

South 45°03'15" East, 82.44 feet;
South 45°57'00" East, 20.00 feet;
South 47°05'19" East, 44.90 feet;

thence South 45°12'30" East, 16.94 feet to the existing chain link fence corner; thence along said fence South 69°59'07" West, 119.51 feet to a found 3/4" iron pipe with a plug stamped PLS 3519 per Record of Survey for Merrit D. Olds and recorded as Document No. 36323; thence North 02°22'08" West, 96.32 feet to a 3/4" iron pipe and plug stamped PLS 3519 per said Document No. 36323; thence North 09°30'06" West, 53.01 feet to a 1/2" bolt; thence North 45°44'45" East, 10.20 feet to the POINT OF BEGINNING,

The basis of bearing of this description is identical to that of the Record of Survey for Town of Gardnerville, Document No. 49905.

Said parcel further shown on Record of Survey for Beverly Realty, recorded April 11, 1997, Book 497, Page 1555, Document No. 410329, Official Records.

Being Assessor's Parcel Number 1320-33-402-004.

ALLISON, MacKENZIE, HARTMAN, SOUMBENIOTIS & RUSSELL, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918

REQUESTED BY
Allison et al
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 OCT 26 PM 12:09

LINDA SLATER
RECORDER

9.50 PAID *K2* DEPUTY

JAWPDATAB000HNS6.DEE.WPD

0502110

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COPY

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

2003 MAR 12 PM 1:29

WERNER CHRISTEN
RECORDER

\$19.00 PAID *W* DEPUTY

0569719

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RECEIVED