

19
After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Land Operations Department
P.O. Box 10100
Reno, Nevada 89520
A.P.N. 1320-33-401-040
Work Order Number 02-25559-17

**GRANT OF EASEMENT
FOR
STREETLIGHT FACILITIES**

THIS INDENTURE, made and entered into this 27th day of January, 2003, by and between NEVADA JOHNSON VENTURES, 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 streetlight facilities, consisting of one or more circuits, lines, together with the appropriate streetlight poles, underground foundations, markers, conduits, pull boxes, 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 and streetlight poles as described herein, after installation of said utility facilities, the easement(s) and right(s)-of-way as herein granted will be deemed to be a strip of land five (5) feet in width, being two and one-half (2.5) feet on either side of the centerline of said utility facilities 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.

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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: *Jeannie Johnson*

Print Name: Jeannie Johnson

Its: Owner

Dated: 1-27-03

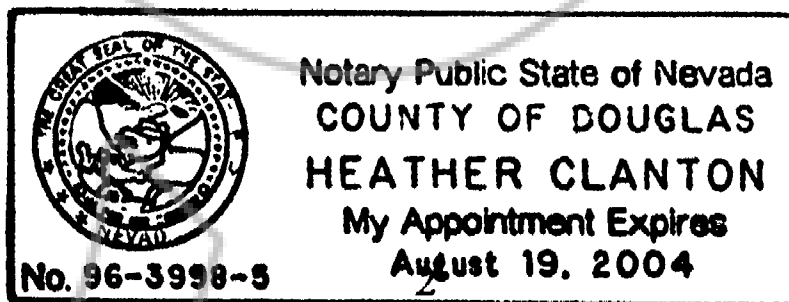
STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me a Notary Public on ~~1/27~~ 1/27 2003

By, Jeannie Johnson as, Owner of

NEVADA JOHNSON VENTURES, INC.

Heather Clanton
Notary Public



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DOUGLAS COUNTY

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:
KANELOS, TRUSTEE
NEVADA JOHNSON VENTURES, INC.
P.O. BOX# 1848
GARDNERVILLE, NEVADA 89410

ESCROW NO. 000102254
R.P.T.T. \$ 114.40
A.P.N. # 1320-33-401-038,039,040,041
Less Liens & Encumbrances

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
BETTIE KENNARD KANELOS, TRUSTEE OF THE BETTIE KENNARD KANELOS
TRUST DATED OCTOBER 29, 1980.

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to
NEVADA JOHNSON VENTURES, INC., A NEVADA CORPORATION

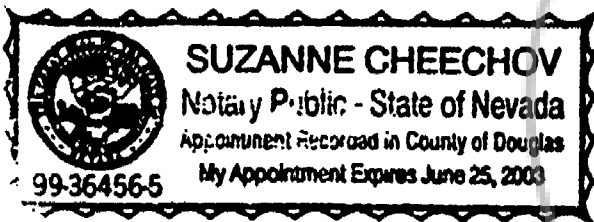
and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area
County of DOUGLAS State of Nevada, bounded and described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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: December 08, 2000 THE BETTIE KENNARD KANELOS TRUST

BY: *Bettie Kennard Kanelos, Trustee*
BETTIE KENNARD KANELOS, TRUSTEE

BY: _____



STATE OF Nevada }
COUNTY OF DOUGLAS } ss.

This instrument was acknowledged before me on 12/15/2000
by, BETTIE KENNARD KANELOS

Signature: *Suzanne Cheechov*
Notary Public

EXHIBIT A

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Order No.: 000102254

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada. County of DOUGLAS, described as follows:

PARCEL 1:

A portion of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M., situate and being in the Townsite of Gardnerville, Douglas County, Nevada, described as follows:

COMMENCING at the intersection of the Southerly line of Main Street with the Easterly line of Eddy Street in the Town of Gardnerville, Nevada, and running thence Southeasterly along the Southerly line of Main Street, 50 feet, more or less, to the Westerly line of the property formerly known as the Valhalla Hall property; thence Southwesterly along the Westerly line of said property formerly known as Valhalla Hall Property, 90 feet; thence at a right angle Northwesterly, 50 feet, more or less, to the Easterly line of Eddy Street; thence Northeasterly along the Easterly line of Eddy Street 90 feet to the Point of Beginning.

Assessors Parcel No. 1320-33-401-040

PARCEL 2:

All that portion of the Southeast 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M. lying within the Townsite of Gardnerville, described as follows:

BEGINNING AT THE intersection of the most Easterly line of Eddy Street with the most Southerly line of Main Street in the Townsite of Gardnerville, Douglas County, Nevada, and running Southeasterly along the most Southerly line of Main Street a distance of 50 feet to the True Point of Beginning; running thence Southwesterly, parallel with the most Easterly line of Eddy Street, a distance of 101 feet; thence Southeasterly parallel with the most Southerly line of Main Street a distance of 12 feet; thence Southwesterly parallel with the most Easterly line of Eddy Street a distance of 79 feet to the South line of the 12 foot easement heretofore conveyed to the United Farmers Telephone and Telegraph Company; thence Southeasterly parallel with the most Southerly line of Main Street a distance of 52 feet to the most Westerly line of the property of Anna C.

Continued on next page

-1-

SCHEDULE A
CLTA PRELIMINARY REPORT
(12/92)

0505130

STEWART TITLE
Guaranty Company

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DOUGLAS COUNTY

Order No. 000102254

Frey; thence Northeasterly and parallel with the most Easterly line of Eddy Street and along the most Westerly line of the property of said Anna C. Frey, a distance of 180 feet, more or less, to the most Southerly line of Main Street; thence Northwesterly along the most Southerly line of Main Street, a distance of 64 feet to the True Point of Beginning.

Assessors Parcel No. 1320-33-401-041

PARCEL 3:

A portion of the Southwest 1/4 of the Southeast 1/4 Section 33, T. 13 N., R. 20 E. M.D.B.&M., more particularly described as follows:

Beginning at the point of intersection of the Southeast line of Eddy Street with the Southwest line of Main Street; thence South 45° 41' 00" West along the Southeast line of Eddy Street a distance of 90.00 feet to the True Point of Beginning; thence South 44° 51' 00" East 49.50 feet; thence South 45° 41' 00" West 11.00 feet; thence South 44° 51' 00" East 12.50 feet; thence South 45° 41' 00" West 60.50 feet; thence South 44° 51' East along said Southwest line a distance of 52 feet, more or less, to the Northwest line of that certain parcel of land conveyed by Anna C. Frey and Walter Frey, her husband to Ray G. Whitaker, Et Ux recorded in Book Z of Deeds, Page 69; thence South 45° 41' West along said Northwest line, a distance of 19.5 feet, more or less to the Southwest line of said aforementioned parcel; thence South 44° 51' East along said Southwest line, a distance of 38.75 feet, more or less to the Northwest line of that certain parcel of land conveyed by J. C. Larson and Amelia Larson, his wife, to Mrs. Mary Jeperson, recorded in Book O of Deeds, Page 206, thence South 45° 41' West, along said Northwest line a distance of 61.5 feet, more or less, to the Southwest line of that certain parcel of land conveyed by J.C. Larson and Amelia Larson, his wife, to P.J. Hickey, recorded in Book R of Deeds, Page 223, thence North 44° 51' West, along said aforementioned Southwest line, a distance of 152.75 feet more or less to the Southeast line of Eddy Street, thence North 45° 41' East along the Southeast line of Eddy Street a distance of 152.50 feet more or less, to the True Point of Beginning.

Assessors Parcel Nos. 1320-33-401-039 & 1320-33-401-038
-2-

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY

IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, CANADA

2000 DEC 15 PM 12:43

LINDA SLATER
RECORDER

9.00 PAID 2 DEPUTY

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COPY

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

2003 MAR 12 PM 1:31

WERNER CHRISTEN
RECORDER

\$ 19.00 PAID *OK* DEPUTY

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RECEIVED