

201.
After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Land Operations Department
P.O. Box 10100
Reno, Nevada 89520
A.P.N. 1320-33-402-061
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: [Signature]
Print Name: Leahne Johnson
Its: Owner
Dated: 1-27-03

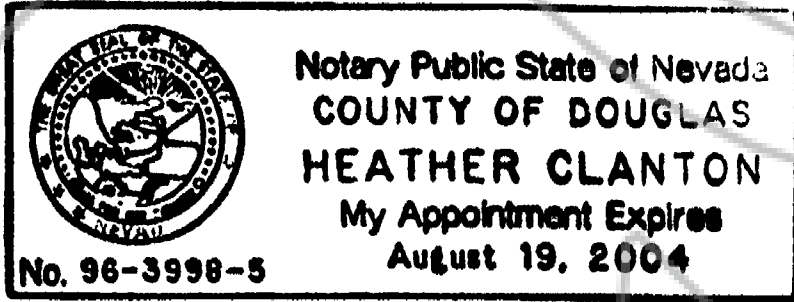
STATE OF NEVADA
COUNTY OF DOUGLAS

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

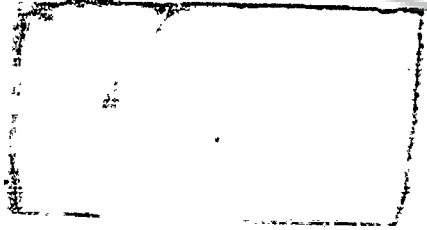
By, [Signature] as, 1/27/2003 of

NEVADA JOHNSON VENTURES, INC.

[Signature]
Notary Public



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Assessor's Parcel Nos: 1320-33-402-021, 1320-33-402-020, 1320-33-402.016 1320-33-402-017
1320-33-402-018 1320-33-402-019

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, NEVADA VENTURES, LTD., a dissolved Limited Liability Company

doe(s) hereby **GRANT, BARGAIN, SELL, and CONVEY** to
NEVADA JOHNSON VENTURES, INC., a Nevada Corporation


all that real property situated in the County of Douglas, State of Nevada, specifically described as follows:

SEE ATTACHED EXHIBIT A

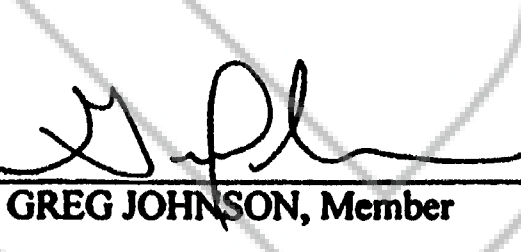
This document is being recorded to correct the vesting in the deed recorded in Book 199, at page 136, Official Records of Douglas County, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances, including easement and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, rents, issues, or profits thereof.

WITNESS my hand this 2nd day of September, 1999.



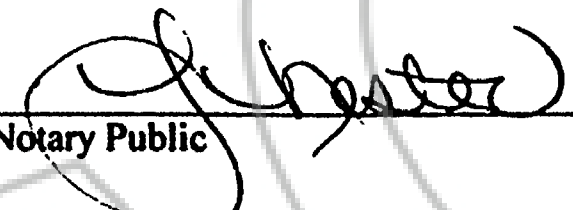
KIRK JOHNSON, Member



GREG JOHNSON, Member

STATE OF NEVADA
COUNTY OF Douglas

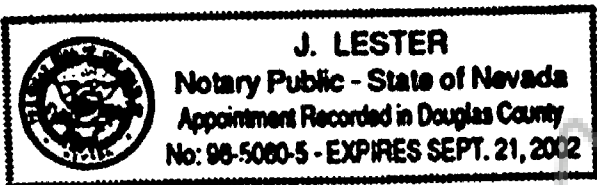
On 9-2-99, personally appeared before me, a notary public, _____
Kirk Johnson and Greg Johnson, Who acknowledged the they executed the above instrument.



Notary Public

When recorded mail to:
Grantee
P.O. Box 1848
Gardnerville NV 89410

The Grantors declare:
Documentary Transfer Tax is \$-0-#3
___ computed on full value
___ computed on full value less liens



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EXHIBIT A

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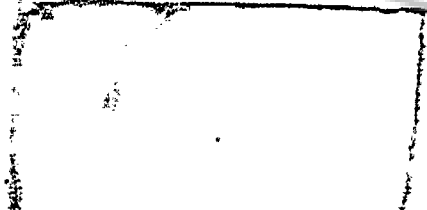


Exhibit "A"

DESCRIPTION

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

PARCEL 1:

All that certain lot, piece or parcel of land being a portion of Section 33, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada.

Commencing at the Record location of the Dattling Town Monument, as shown on the Map for Mrs. Augustine Borda, Dated May, 1948; thence North 42°41'46" West, 752.00 feet to a found cross in sidewalk; thence North 46°19'20" East, 5.78 feet to the Southwest corner of Assessor's Parcel No. 1320-33-402-016 (Old A.P.N. 25-322-23); said point being the TRUE POINT OF BEGINNING; thence North 46°19'20" East, 87.00 feet; thence North 43°40'40" West, 1.46 feet; thence North 45°39'10" East, 63.26 feet; thence South 45°57'40" East, 52.97 feet; thence South 44°02'20" West, 151.28 feet to a point on the Northerly right of way line of U.S. Highway 395; thence along said right of way North 44°54'00" West, 56.77 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1320-33-402-016 (Old A.P.N. 25-322-23)

PARCELS 2 and 3:

All that certain lot, piece or parcel of land being a portion of Section 33, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada.

Commencing at the record location of the Dattling Town Monument, as shown on the Map for Mrs. Augustine Borda, Dated May, 1948; thence North 42°41'46" West, 752.00 feet to a found cross in sidewalk; thence North 46°19'20" East, 5.78 feet to a point on the Northerly right of way line of U.S. Highway 395; thence along said right of way line South 44°54'00" East, 56.77 feet to the Southwest corner of Assessor's Parcel No. 1320-33-402-017 (Old A.P.N. 25-322-25); said point being the TRUE POINT OF BEGINNING; thence North 44°02'20" East, 83.28 feet; thence South 45°57'40" East, 75.80 feet to a point on the Westerly right of way line of Eddy Street; thence along said right of way line South 46°07'01" West, 84.68 feet to a point on the Westerly right of way line of Eddy Street and the Northerly right of way line of U.S. Highway 395; thence along said U.S. Highway 395 right of way line North 44°54'00" West, 72.74 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1320-33-402-017 (Old A.P.N. 25-322-25)

PARCEL 4:

All that certain lot, piece or parcel of land being a portion of Section 33, Township 13 North, Range 20 East., M.D.B.&M., Douglas County, Nevada.

Commencing at the record location of the Dattling Town Monument, as shown on the Map for Mrs. Augustine Borda, Dated May, 1948; thence North 42°41'46" West, 752.00 feet to a found cross in sidewalk; thence North 46°19'20" East 92.78 feet; thence North 43°40'40" West, 1.46 feet; thence North 45°39'10" East, 63.26 feet to the Southwest
(Continued)

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corner of Assessor's Parcel No. 1320-33-402-019 (Old A.P.N. 25-322-22); said point being the TRUE POINT OF BEGINNING; thence North 45°39'10" East, 60.01 feet; thence South 45°57'40" East, 131.72 feet to a point on the Westerly Right of way line of Eddy Street; thence along said right of way line South 46°07'01" West, 60.02 feet; thence North 45°57'40" West, 131.24 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1320-33-402-019 (Old A.P.N. 25-322-22)

PARCEL 5:

All that certain lot, piece or parcel of land being a portion of Section 33, Township 13 North, Range 20 East, M.D.B.6M., Douglas County, Nevada.

Commencing at the Record location of the Dattling Town Monument, as shown on the Map for Mrs. Augustina Borda, Dated May, 1948; thence North 42°41'46" West 752.00 feet to a found cross in sidewalk; thence North 46°19'20" East, 92.78 feet; thence North 43°40'40" West, 1.46 feet; thence North 45°39'10" East, 123.27 feet to the Southwest corner of Assessor's Parcel No. 1320-33-402-020 (Old A.P.N. 25-322-21); said point being the TRUE POINT OF BEGINNING; thence North 45°39'10" East, 40.00 feet, thence South 45°47'51" East, 132.05 feet to a point on the Westerly right of way line of Eddy Street; thence along said right of way line South 46°07'01" West, 40.02 feet; thence North 45°57'40" West, 131.72 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1320-33-402-020 (Old A.P.N. 25-322-21)

PARCEL 6:

All that certain lot, piece or parcel of land being a portion of Section 33, Township 13 North, Range 20 East, M.D.B.6M., Douglas County, Nevada.

Commencing at the record location of the Dattling Town Monument, as shown on the Map for Mrs. Augustina Borda, Dated May, 1948; thence North 42°41'46" West, 752.00 feet to a found cross in the sidewalk; thence North 46°19'20" East, 92.78 feet; thence North 43°40'40" West, 1.46 feet; thence North 45°39'10" East, 163.27 feet to the Southwest corner of Assessor's Parcel No. 1320-33-402-021 (Old A.P.N. 25-322-20); SAID POINT BEING THE TRUE POINT OF BEGINNING; thence North 45°39'10" East, 24.23 feet to a point on the Southerly right of way line of Courthouse Alley; thence continuing along said right of way South 45°17'30" East, 132.20 feet to a point on the Southerly right of way line of Courthouse Alley and the Westerly right of way line of Eddy Street; thence along said Eddy Street right of way South 46°07'01" West, 22.68 feet, thence North 45°57'51" West, 132.05 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1320-33-402-021 (Old A.P.N. 25-322-20)

PARCEL 7:

All that certain lot, piece or parcel of land being a portion of Section 33, Township 13 North, Range 20 East, M.D.B.6M., Douglas County, Nevada.

Commencing at the record location of the Dattling Town Monument, as shown on the Map for Mrs. Augustina Borda, Dated May 1948; thence North 42°41'46" West, 752.00 feet to a found cross in sidewalk; thence North 46°19'20" East, 5.78 feet to a point on the Northerly right of way line of U.S. Highway 395; thence along said right of way line South 44°54'00" East, 56.77 feet; thence North 44°02'20" East, 83.28 feet to the Southwest corner of Assessor's Parcel No. 1320-33-402-018 (Old A.P.N. 25-322-24); said point being the TRUE POINT OF BEGINNING; thence North 44°02'20" East 68.00 feet; thence South 45°57'40" East, 78.27 feet to a point on the Westerly right of way line of Eddy Street; thence along said right of way line South 46°07'01" West, 68.04 feet; thence North 45°57'40" West, 75.80 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1320-33-402-018 (Old A.P.N. 25-322-24)

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REQUESTED BY
MARQUIS TITLE & ESCROW, INC.

IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

1999 SEP -8 AM 10:34

LINDA SLATER
RECORDER

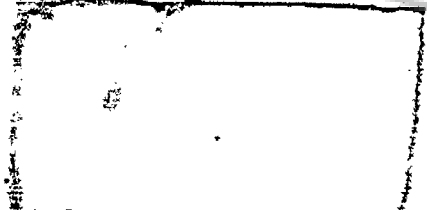
s/ Linda Slater DEPUTY

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COPY

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

2003 MAR 12 PM 1:32

WERNER CHRISTEN
RECORDER

\$20.00 PAID *W* DEPUTY

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