

19  
After Recordation Return To:  
SIERRA PACIFIC POWER COMPANY  
Land Operations Department  
P.O. Box 10100  
Reno, Nevada 89520  
A.P.N. 1320-33-402-012  
Work Order Number 02-25559-17

**GRANT OF EASEMENT  
FOR  
UTILITY FACILITIES**

THIS INDENTURE, made and entered into this 29<sup>th</sup> day of January, 2003, by and between JJ SUMMERS, LLC (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: Juanita Summers  
Print Name: Juanita Summers  
Its: Trustee  
Dated: Jan 29, 2003


STATE OF NEVADA  
COUNTY OF DOUGLAS

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

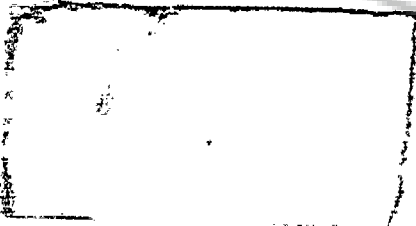
By, Juanita Summers as, Trustee of

JJ SUMMERS, LLC.

Deby O'Gorman  
Notary Public

 DEBY O'GORMAN  
Notary Public - State of Nevada  
Recorded in Douglas County - Nonresident  
No: 00-63652-5 - Expires July 10, 2004

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1 **RECORDING REQUESTED BY AND**  
2 **WHEN RECORDED MAIL TO:**

3 ALLING & JILLSON, LTD.  
4 276 Kingsbury Grade, Suite 2000  
5 Post Office Box 3390  
6 Lake Tahoe, Nevada 89449-3390

7 **MAIL TAX STATEMENTS TO:**

8 ✓ JJ SUMMERS, LLC  
9 Post Office Box 2007  
10 Stateline, Nevada 89449-2007

APN: 1318-23-411-009  
1320-32-811-018  
1320-33-402-012

11 R.P.T.T. \$ #/0

**GRANT DEED**

12 FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMES  
13 A. SUMMERS and JUANITA BORDA SUMMERS, Co-Trustees of the SUMMERS - 1993 TRUST  
14 u/i/d February 9, 1993, ("Grantor") do hereby GRANT, BARGAIN, SELL and CONVEY to JJ  
15 SUMMERS, LLC, ("Grantee"), all right, title and interest in and to that certain real property situate  
16 in the County of Douglas, State of Nevada, more particularly described as follows:

17 See legal descriptions on Exhibit "A" attached hereto and by this reference  
18 incorporated herein.

19 Assessor's Parcel Numbers: 1318-23-411-009  
20 1320-32-811-018  
21 1320-33-402-012

22 TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or  
23 in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

24 DATED this 9<sup>th</sup> day of September, 2002.

25   
26 JAMES A. SUMMERS, Trustee

27   
28 JUANITA BORDA SUMMERS, Trustee

**EXHIBIT A**

29 Alling & Jillson, Ltd  
30 276 Kingsbury Grade  
31 Suite 2000  
32 Lake Tahoe, NV 89449  
33 (775) 588-6676

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**EXHIBIT "A"**

**Legal Descriptions**

**APN: 1318-23-411-009**

Lot 10, as shown on the map of PINE RIDGE SUBDIVISION filed for record in the Office of the County Recorder of Douglas County, Nevada, on August 8, 1956, in Book 1 of Maps, as Document No. 11664.

*Per NRS 111.312, the legal description was previously recorded in the Official Records of Douglas County, Nevada on October 5, 1995, as Document No. 319358, Book 1093, Page 0388.*

**APN: 1320-32-811-018**

Lot 2, as shown on the map of SIERRA MEADOWS SUBDIVISION PHASE 1, filed in the office of the County Recorder of Douglas County, Nevada, on May 18, 1977, as Document No. 09292.

*Per NRS 111.312, the legal description was previously recorded in the Official Records of Douglas County, Nevada on February 19, 1993, as Document No. 299983, Book 293, Page 3198.*

**APN: 1320-33-402-012**

Beginning at the southwest corner of the East Fork property lot, thence south 45°10' East 110.2 feet (parallel to Main Street) to the southeast corner of the lot; thence North 46°17' East 277.3 feet to the northeast corner; thence north 45°13' West 119.3 feet to the northwest corner; thence south 44°24' West 276.9 to the point of beginning. The southwest corner of the lot bears S. 73°24' E. 60.8 feet from the town monument in the intersection of School and Main Streets. The monument at the intersection of School and Main Streets bears N. 45°10' West 1058.7 feet from the town monument at the Intersection of Main Street and Wellington Road. The monument at the intersection of Main Street and Wellington Road bears E. 1335.8 feet from the section corner common to Sections 32 and 33, Township 13 North, Range 20 East, and Sections 4 and 5, Township 12 North, Range 20 East, M.D.B.&M. (This section corner is near the Gardnerville Grammar School.)

*Per NRS 111.312, the legal description was previously recorded in the Official Records of Douglas County, Nevada on February 19, 1993, as Document No. 299980, Book 293, Page 3139.*

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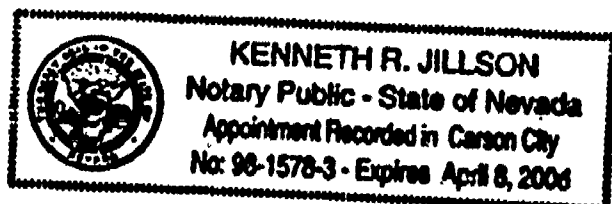
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1 STATE OF NEVADA )  
2 : SS.  
3 COUNTY OF DOUGLAS )

4 This instrument was acknowledged before me on September 9  
5 2002 by JAMES A. SUMMERS and JUANITA BORDA SUMMERS, Trustees of the Summers -  
6 1993 Trust.

7 WITNESS my hand and official seal.



*[Signature]*  
Notary Public

Q R

REQUESTED BY  
JJ Summers LLC  
IN OFFICIAL RECORDS OF  
DOUGLAS CO NEVADA

2002 SEP 11 PM 4:08

LINDA SLATE  
RECORDER

PAID *[Signature]*

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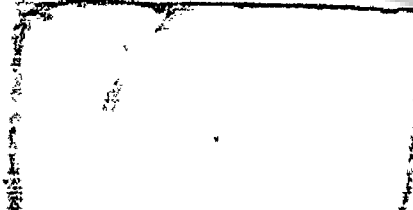
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Atling & Jillson, Ltd.  
276 Kingsbury Grade  
Suite 2000  
Lake Tahoe, NV 89449  
(775) 588-6676

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**COPIES**

REQUESTED BY

*Sierra Pacific*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2003 MAR 12 PM 1:33

WERNER CHRISTEN  
RECORDER

19.00 PAID *W* DEPUTY

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