

192
After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Land Operations Department
P.O. Box 10100
Reno, Nevada 89520
A.P.N. 1320-33-402-032
Work Order Number 02-25559-17

**GRANT OF EASEMENT
FOR
STREETLIGHT FACILITIES**

THIS INDENTURE, made and entered into this 6th day of February, 2003 by and between THE TOWN OF GARDNERVILLE, a political subdivision (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: Jerry Smith
Print Name: Jerry Smith
Its: Town Board Chairman
Dated: 2/6/03

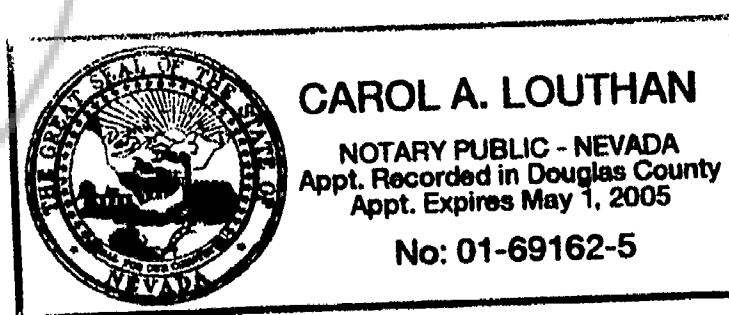
STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me a Notary Public on February 6, 2003

By, Jerry Smith as, Town Board Chairman of

THE TOWN OF GARDNERVILLE.

Carol A. Louthan
Notary Public



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DOUGLAS COUNTY

A.P.N. #1320-33-402-03
1320-33-402-033
R.P.T.T. \$ 0.00 #2
ESCKOW NO. 020306176
Full Value

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

TOWN OF GARDNERVILLE
1369 HIGHWAY 395
GARDNERVILLE, NV 89410

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CARLOS IRIBARREN and ISABEL R. IRIBARREN, Trustees of THE CARLOS IRIBARREN AND ISABEL R. IRIBARREN FAMILY TRUST, dated April 13, 1994

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to THE TOWN OF GARDNERVILLE, a political subdivision

and to the heirs and assigns of such Grantee forever, all that real property situated in the 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.

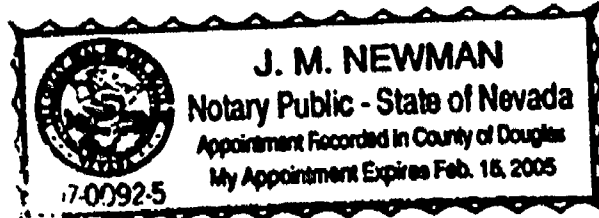
DATE: April 25, 2002

Carlos Iribarren TRUSTEE
CARLOS IRIBARREN, TRUSTEE
Isabel R. Iribarren Trustee
ISABEL R. IRIBARREN, TRUSTEE

STATE OF NEVADA }
COUNTY OF DOUGLAS } ss.

This instrument was acknowledged before me on 4-29-02
by CARLOS IRIBARREN, TRUSTEE and ISABEL R. IRIBARREN, TRUSTEE

J. M. Newman
Signature Notary Public



0569724 EXHIBIT A

BK0303PG04890

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DOUGLAS COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 020306176

A parcel of land situated in the TOWN OF GARDNERVILLE, County of Douglas, State of Nevada, being a portion of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M. more particularly described as follows:

Commencing at the Dettling Monument in the Town of Gardnerville at the intersection of Main Street and Douglas Street which is described as bearing South 89°51'10" West 3,972.70 feet from the Southeast corner of Section 33, Township 13 North, Range 20 East M.D.B.&M., thence North 39°11'11" West 287.8 feet to a point on the Northern right of way line of Nevada State Highway, U.S. 395 and the True Point of Beginning; thence North 46° East 195.70 feet to the Westerly line of Mission Street; thence along the last mentioned line South 40°29' East 49.08 feet; thence South 45°06' West 191.90 feet to the Northern right of way line of said Nevada State Highway, U.S. 395, thence along the last mentioned line, North 44°54' West 52.00 feet to the True Point of Beginning.

TOGETHER WITH a Non-exclusive easement, for ingress and egress, described as follows:

A strip of land 12 feet in width running the entire length of the Northwesterly boundary of the following described real property between U.S. Hwy 395 aka Main Street to Mission Street, described as follows:

A Parcel of Land situate in the Town of Gardnerville, County of Douglas, State of Nevada, being a portion of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Beginning at the most Westerly corner of the lands described in the Deed to MILTON EDWARD BACON, Recorded June 27, 1961, in Book 7 of Official Records at Page 286, Douglas County, Nevada; thence along the Northeast boundary line of U.S. Highway 395 North 44°43' West, 48 feet to the most Southerly corner of the lands described in the Deed to CARL W. KIDMAN, a single man, Recorded December 10, 1971, in Book 94 of Official Records at Page 316, Douglas County, Nevada; thence along the Southeast boundary line of said last mentioned lands North 45°06' East 191.90 feet to a point on the Southwesterly boundary line of Mission Street; thence along said last mentioned boundary line South 40°29' East, 48 feet to the most Northerly corner of said lands of Bacon; thence along the Northwesterly boundary of said lands of Bacon southwesterly 191 feet to the point of beginning.

Assessors Parcel Nos. 1320-33-402-032
1320-33-402-033

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED

Continued on next page

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DOUGLAS COUNTY

ESCROW NO.: 020306176

NOVEMBER 1, 2000, BOOK 1100, PAGE 0221, AS FILE NO. 0502624,
RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF
NEVADA."

-2-

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 MAY -3 PM 3:06

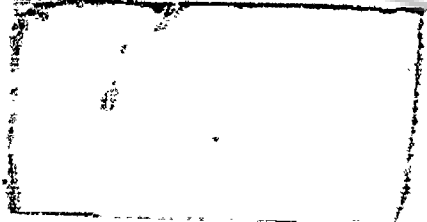
LINDA SLATER
RECORDER

\$16 PAID *[Signature]* DEPUTY

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COPY

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

2003 MAR 12 PM 1:35

WERNER CHRISTEN
RECORDER

\$ *19.00* PAID *Qu* DEPUTY

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