

After Recordation Return To:  
SIERRA PACIFIC POWER COMPANY  
Land Operations Department  
P.O. Box 10100  
Reno, Nevada 89520  
A.P.N. 1318-23-401-035  
Work Order Number 03-26141

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

2003 SEP -8 PM 2: 04

WERNER CHRISTEN  
RECORDER

\$ 17<sup>00</sup> PAID KJ DEPUTY

**GRANT OF EASEMENT  
FOR  
UTILITY FACILITIES**

THIS INDENTURE, made and entered into this 22<sup>nd</sup> day of JULY, 2003, by and between **EDGEWOOD COMMERCIAL VILLAGE, LLC**, a limited liability company, (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 ten (10) feet extending in front and five (5) feet on all sides 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: [Signature]  
Print Name: K. MARSHALL MATZINGER  
Its: MANAGER  
Dated: JULY 22, 2003

STATE OF Nevada  
COUNTY OF DOUGLAS

This instrument was acknowledged before me a Notary Public on 7/22/03 2003

By, K. MARSHALL MATZINGER as MANAGER of  
EDGEWOOD COMMERCIAL VILLAGE, LLC.

[Signature]  
Notary Public

Jc2874



DOUGLAS COUNTY

APN 0000-07-120-080

# EXHIBIT A

When Recorded Please Mail to:

✓ EDGEWOOD COMMERCIAL VILLAGE, LLC  
C/O K. MARSHALL MATZINGER  
P.O. BOX 12219  
Zephyr Cove, NV 89448

RPTT Ex #10

### GRANT DEED

THIS INSTRUMENT WITNESSETH:

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

(GRANTOR), CAROL NAN MEHRTENS, Trustee of THE CAROL NAN MEHRTENS TRUST DATED OCTOBER 11, 1994, a trust organized and existing under the laws of the State of Nevada does hereby grant and convey to

(GRANTEE), EDGEWOOD COMMERCIAL VILLAGE, LLC, a limited liability company organized and under the laws of the State of Nevada,

All that certain real property in the County of Douglas, State of Nevada, being Assessor's Parcel No. 0000-07-120-080, specifically described on: Exhibit 'A', Description Page 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.

Dated December 05, 2001

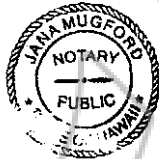
HAWAII	)	<i>Carol Nan Mehtens</i>
STATE OF NEVADA	)	Carol Nan Mehtens
Hawaii	) SS.	Carol Nan Mehtens Trust Dated October 11, 1994
County of Douglas	)	

This document was acknowledged  
Before me on December 05  
2001 by Carol Nan Mehtens, as  
Trustee of The Carol Nan Mehtens  
Trust Dated October 11, 1994

MAIL TAX STATEMENT TO:  
SAME AS ABOVE

FOR RECORDER'S USE

*Jana Mugford*  
Notary Public  
Jana Mugford



My Commission Expires 8/5/2005

0532138

BK0102PG3125

0589125  
BK0903PG03323

DOUGLAS COUNTY

DESCRIPTION

EXHIBIT A

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

Beginning at the Southwesterly corner of the parcel herein described, from which corner the section corner common to Sections 22, 23, 26 and 27, Township 13 North, Range 18 East, M.D.B. & M., bears North 22°06'32" East 109.70 feet (Deed of Record shows North 21°35' East 109.70 feet); thence from said point of beginning North 28°49'04" East (Deed of Record shows North 28°02' East); along the Easterly right-of-way line of Highway 50, a distance of 4.20 feet (Deed of Record shows 4.40 feet); thence on a curve to the left, having a chord which bears North 25°07'47" East (Deed of Record shows North 24°20'54" East); and having a radius of 2540.0 feet, through a central angle of 07°22'34" (Deed of Record shows a central angle of 07°22'12") for an arc distance of 326.77 feet (Deed of Record shows 326.72 feet); thence leaving said curve South 88°53'34" East 372.64 feet (Deed of Record shows South 89°42' East 373.26 feet); thence South 00°48'26" West 180.07 feet to a point on the Northerly right-of-way line of Kingsbury Grade, from which point the center of a curve bears South 10°13'52" East (Deed of Record shows South 11°02'18" East) 1040.00 feet; thence along a curve to the left having a chord which bears South 77°28'01" West (Deed of Record shows South 76°35'35" West) and having a radius of 1040 feet, through a central angle of 04°36'14" for an arc distance of 83.57 feet; thence leaving said curve North 88°53'34" West (Deed of Record shows North 89°42' West) and continuing along said right-of-way line 61.00 feet; thence South 18°20'26" West (Deed of Record shows South 17°32' West) 23.48 feet along said line; thence South 63°57'26" West 300.66 feet (Deed of Record shows South 65°09' West 301.00 feet) along said line; thence leaving said right-of-way line North 60°10'56" West 99.49 feet (Deed of Record shows North 60°58' West 100.00 feet) to the point of beginning.

A.P.N. 07-120-08

THIS LEGAL DESCRIPTION WAS PREVIOUSLY  
RECORDED AT DOCUMENT NO. 048831  
BOOK 1297, PG 1781 ON DEC. 9, 1997

REQUESTED BY  
Edgewood Camp Vill  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2002 JAN 11 PM 4:19

LINDA SLATER  
RECORDER

\$15.00 PAID TO DEPUTY

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