

After Recordation Return To:  
SIERRA PACIFIC POWER COMPANY  
Land Operations Department  
P.O. Box 10100  
Reno, Nevada 89520  
A.P.N. 1318-22-002-011  
Work Order Number 02-26141

18  
REQUESTED BY  
Sierra Pacific  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2003 SEP -8 PM 2:05

WERNER CHRISTEN  
RECORDER

\$18<sup>00</sup> PAID Ka DEPUTY

**GRANT OF EASEMENT  
FOR  
UTILITY FACILITIES**

THIS INDENTURE, made and entered into this 15<sup>th</sup> day of July, 2003, by and between LAKESIDE INN, 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 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

Lakeside Inn, Inc.

By: \_\_\_\_\_

Print Name: Michael H. Bradford

Its: President/Owner

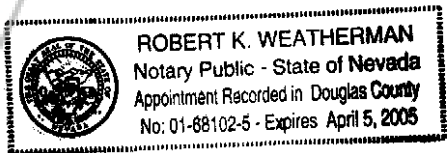
Dated: 7/15/03

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me a Notary Public on July 15th 2003  
By, Mike Bradford as, President/owner of  
LAKESIDE INN, INC.

Robert K. Weatherman  
Notary Public

Jc2874



DOUGLAS COUNTY

EXHIBIT "A"

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

Those portions of the Southeast Quarter of Section 22 and of the Southwest Quarter of Section 23, Township 13 North, Range 18 East, M.D.B. & M., particularly described as follows:

PARCEL 1:

Commencing at a point on the West side of the Highway right of way line created by Deed recorded in Book U of Deeds, Page 110, Douglas County, Nevada, records, said point being described as bearing South 60°13'00" West 127.20 feet from the Section Corner common to Sections 22, 23, 26 and 27, Township 13 North, Range 18 East, M.D.B. & M.; thence North 60°56'54" West, (of Record North 61°00'00" West), a distance of 349.98 feet, (of Record 350.00 feet); thence North 18°23'35" East, (of Record North 18°24'08" East), a distance of 299.11 feet to the TRUE POINT OF BEGINNING; thence continuing North 18°23'35" East, (of Record North 18°24'08" East), a distance of 75.45 feet (of Record 75.43 feet); thence South 60°56'54" East, (of Record South 61°00'00" East), a distance of 382.78 feet, (of Record 385.40 feet) to a point on the West side of said Highway right of way line; thence from a tangent bearing South 19°29'03" West curving to the right along the Westerly side of said highway right of way line with a radius of 2460.00 feet through an angle of 01°44'49", a distance of 75.00 feet to a point; thence North 60°56'54" West, (of Record North 61°00'00" West), a distance of 382.78 feet to the POINT OF BEGINNING.

A.P.N. 7-120-02

PARCEL NO. 3:

COMMENCING at a point of the West side of the Highway right of way line created by Deed recorded in Book U of Deeds, at Page 110, Douglas County, Nevada, records, said point being described as bearing South 60°13'00" West 127.20 feet from the Section Corner common to Sections 22, 23, 26 and 27, Township 13 North, Range 18 East, M.D.B. & M.; thence North 60°56'54" West, (of Record North 61°00'00" West), a distance of 349.98 feet, (of Record 350 feet); thence North 18°23'35" East, (of Record North 18°24'08" East), a distance of 121.97 feet to the Point of Beginning; thence continuing North 18°23'35" East, (of Record North 18°24'08" East), a distance of 76.07 feet; thence South 60°56'54" East, (of Record South 61°00'00" East), a distance of 175.68 feet; thence South 24°26'47" West, a distance of 75.00 feet; thence North 60°56'54" West, (of Record North 61°00'00" West), a distance of 167.64 feet to the Point of Beginning.

A.P.N. 7-120-04

PARCEL NO: 4:

COMMENCING at a point on the West side of the highway right of way line created by Deed recorded in Book U of Deeds, Page 110, Douglas County, Nevada, records, said point being described as bearing South 60°13'00" West 127.20 feet from the Section Corner common to Sections 22, 23, 26 and 27, Township 13 North, Range 18 East, M.D.B. & M.; thence North 60°56'54" West, (of Record North 61°00'00" West), a distance c. 219.99 feet, (of Record 220.00 feet), to the Point of Beginning; thence North 60°56'54" West, (of Record North 61°00'00" West) a distance of 129.99 feet, (of Record 130 feet); thence North 18°23'35" East (of Record North 18°24'08" East), a distance of 121.97 feet; thence South 61°00'00" East, along the Westerly boundary of Parcel 3 above, a distance of 130.00 feet; thence South 18°23'35" West, (of Record South 18°24'08" West), a distance of 121.97 feet to the TRUE POINT OF BEGINNING.

A.P.N. 7-120-04

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DOUGLAS COUNTY -

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PARCEL NO: 5:

COMMENCING at the Section corner common to Section 22, 23, 26 and 27, Township 13 North, Range 18 East, M.D.B. & M.; thence South 60°13' West a distance of 127.20 feet to a point of the Westerly 80 foot right-of-way line of Nevada State Route #3; thence North 60°56'54" West, (of Record North 61°00'00" West), a distance of 349.98 feet, (of Record 350.00 feet) to a point; thence North 18°23'35" East, (of Record North 18°24'08" East), a distance of 374.56 feet (of Record 374.54 feet) to the TRUE POINT OF BEGINNING; thence North 18°23'35" East (of Record North 18°24'08" East), a distance of 291.45 feet (of Record 291.82 feet) to a point; thence South 61°52'31" East, a distance of 371.50 feet (of Record 371.52 feet), to a point on the Westerly right-of-way line of Nevada State Route #3; thence from a tangent that bears South 12°29'45" West curving to the right along the Westerly 80 foot right-of-way line of Nevada State Route #3, with a radius of 2460 feet through an angle of 6°59'48", an arc distance of 300.41 feet to a point; thence North 60°56'54" West (of Record 61°00'00" West), a distance of 385.40 feet to the Point of Beginning.

A.P.N. 7-120-02

PARCEL NO: 6:

All that portion of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 22, Township 13 North, Range 18 East, M.D.B. & M., that is described as follows:

Commencing at a point on the West side of the Highway right of way line created by Deed recorded in Book U of Deeds, Page 110, Douglas County, Nevada, records, said point being described as bearing South 60°13' West 127.20 feet from the Section Corner common to Sections 22, 23, 26 and 27, Township 13 North, Range 18 East, M.D.B. & M.; thence North 60°56'54" West (of Record North 61°00'00" West), a distance of 349.98 feet, (of Record 350.00 feet); thence North 18°23'35" East, (of Record North 18°24'08" East), a distance of 685.94 feet, (of Record 686.36 feet), to the TRUE POINT OF BEGINNING; thence South 61°00'22" West, (of Record North 61°00' West), a distance of 100.06 feet, (of Record 100.00 feet); thence North 18°23'35" East, (of Record North 18°25'47" East), a distance of 100.60 feet, (of Record 141.26 feet); thence North 61°11'11" West, (of Record North 61°11' West), a distance of 100.00 feet; thence South 18°23'35" East, 90.11 feet, (of Record 140.95 feet), to the Point of Beginning. Prior Recorded Documents except any portion of said Parcel lying within the Right of Way line of Kahle Drive, as follows:

RESERVING THEREFROM that certain 40 foot wide strip of land along the North line of the above described Parcel as reserved in the Deed recorded April 13, 1954, in Book B-1 of Deeds, at Page 74.

A.P.N. 7-120-11

PARCEL NO: 7:

COMMENCING at a point of the West side of the Highway right-of-way line created by a Deed recorded in Book U of Deeds, Page 110, Douglas County, Nevada, records, said point being described as bearing South 60°13' West, a distance of 127.20 feet from the Section Corner common to Section 22, 23, 26 and 27, Township 13, North, Range 18 East, M.D.B. & M.; thence North 60°56'54" West, (of Record North 61°00' West), a distance of 169.99 feet, (of Record 170.00 feet), to the TRUE POINT OF BEGINNING; thence North 60°56'54" West, (of Record North 61°00' West), a distance

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of 50 feet; thence North 18°23'35" East, (of Record North 18°24'08" East), a distance of 121.97 feet to the Southwesterly line of the Parcel Conveyed to H.L. HAYNES and BERTHA E. HAYNES, by Deed recorded January 9, 1958, under File No. 12864, Douglas County, Nevada, records; thence South 60°56'54" East, (of Record South 61°00' East), a distance of 50 feet; thence South 18°23'35" West, (of Record South 18°24'08" West) a distance of 121.97 feet to the TRUE POINT OF BEGINNING.

A.P.N. 7-120-05

PARCEL NO: 8:

Lots 1 through 12 inclusive, in Block 1, as shown on the Official recorded Map of OLIVER PARK, filed in the Office of the County Recorder of Douglas County, Nevada, on February 2, 1959, as Document No. 14030.

A.P.N.'S 7-120-10 (Affects Lot 1-12)

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REQUESTED BY  
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'87 DEC 28 AM 1:08

SUZANNE BEAUDREAU  
RECORDER

*Joe PAID* DEPUTY

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