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REQUESTED BY
RO Anderson Eng
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

After Recordation Return To:
✓ SIERRA PACIFIC POWER COMPANY
Attn: Land Operations
PO Box 10100
Reno, Nevada 89520
A.P.N. 1420-06-502-011
Work Order Number: 03-28698

2004 MAR 10 AM 10:54

WERNER CHRISTEN
RECORDER

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**GRANT OF EASEMENT
FOR
UNDERGROUND ELECTRIC DISTRIBUTION AND COMMUNICATION**

THIS GRANT OF EASEMENT, made and entered into on March 5, 2004,
by and between **BRINKER NEVADA, 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, add to and
operate one or more underground communication facilities and electric distribution facilities,
consisting of one or more circuits, together with wires, cables, fibers, conduits, pull boxes,
vaults, fixtures, surface-mounted transformers, switchgear, and other appurtenances connected
therewith, (hereinafter called "Utility Facilities"), across, upon, under, and through the following
described property situate in the County of DOUGLAS, State of NEVADA, to-wit:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART
HEREOF.

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 shall be responsible for any damage to personal property or improvements, suffered by Grantor by reason of constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Utility Facilities by Grantee.

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3. 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 said Utility Facilities by Grantee.

4. Grantor shall not erect or construct, nor permit to be erected or constructed any buildings, fences or structures, nor permit any activity which in the reasonable judgment of Grantee is inconsistent with Grantee's use of said easement.

5. 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 said easement, which in the reasonable judgment of Grantee may interfere with or endanger the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of said 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. **BRINKER NEVADA, INC., a Nevada corporation**

By: *J. L. Tobin*

Print Name: Jay L. Tobin

Its: Vice President

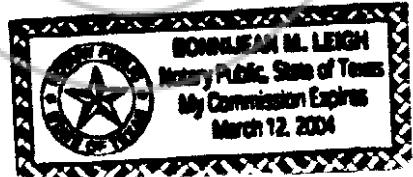
Dated: 3/5/04

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me, a Notary Public on March 5, 2004, by Jay L. Tobin, as Vice President of Brinker Nevada, Inc.

Bonnie M. Leigh
Notary Signature



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A.P.N. 1420-06-502-011

W.O.# 03-28698

EXHIBIT "A"

All that certain parcel of land situate in the Northeast one-quarter (NE ¼) of Section 6, Township 14 North, Range 20 East, M.D.M., County of Douglas, State of Nevada, more particularly described as follows:

An easement lying and being within the following described parcel;

Commencing at the Northeast Property Corner as shown on a Record of Survey to Support a Boundary line adjustment for EDGAR S. ROBERTS, Document No. 589087, filed September 8, 2003, Official Records of Douglas County, Nevada.

An easement fifteen (15.0) feet in width lying west of and parallel to the east property line described as follows;

Commencing at the Northeast property corner of said parcel, said corner being the TRUE POINT OF BEGINNING for this description;

Thence South 07°48'25" West, a distance of 214.99 feet to the termination of this leg of the description.

An easement five (5.0) feet in width lying North of and parallel to a portion of the South property line described as follows:

COMMENCING at the Southeast Property Corner of said parcel, said corner being the POINT OF BEGINNING for this leg of the description;

Thence West, a distance of 65.0 feet along the South property line to the termination of this leg of the description.

An easement ten (10.0) feet in width, five (5.0) feet lying on each side of the following described centerline;

Commencing at the Southeast Property Corner of said parcel;

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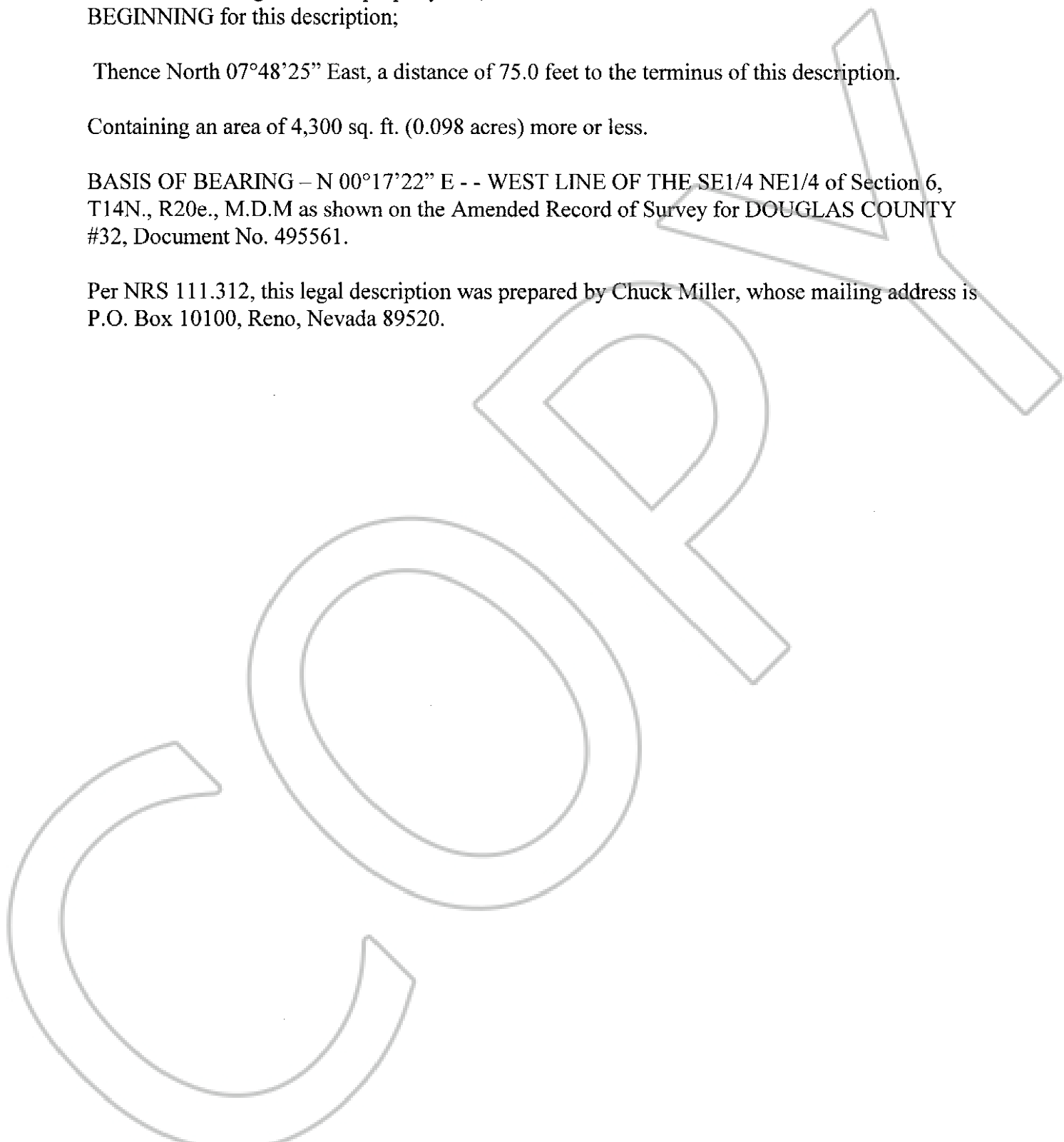
Thence West along the South property line, a distance of 65.0 feet to the POINT OF BEGINNING for this description;

Thence North $07^{\circ}48'25''$ East, a distance of 75.0 feet to the terminus of this description.

Containing an area of 4,300 sq. ft. (0.098 acres) more or less.

BASIS OF BEARING – N $00^{\circ}17'22''$ E - - WEST LINE OF THE SE1/4 NE1/4 of Section 6, T14N., R20e., M.D.M as shown on the Amended Record of Survey for DOUGLAS COUNTY #32, Document No. 495561.

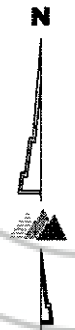
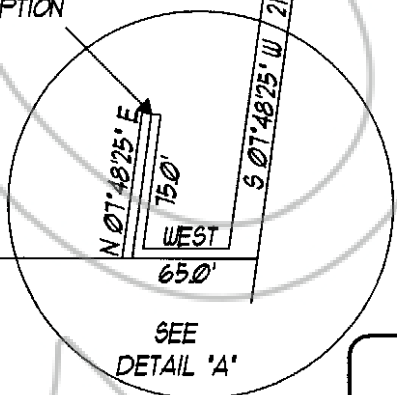
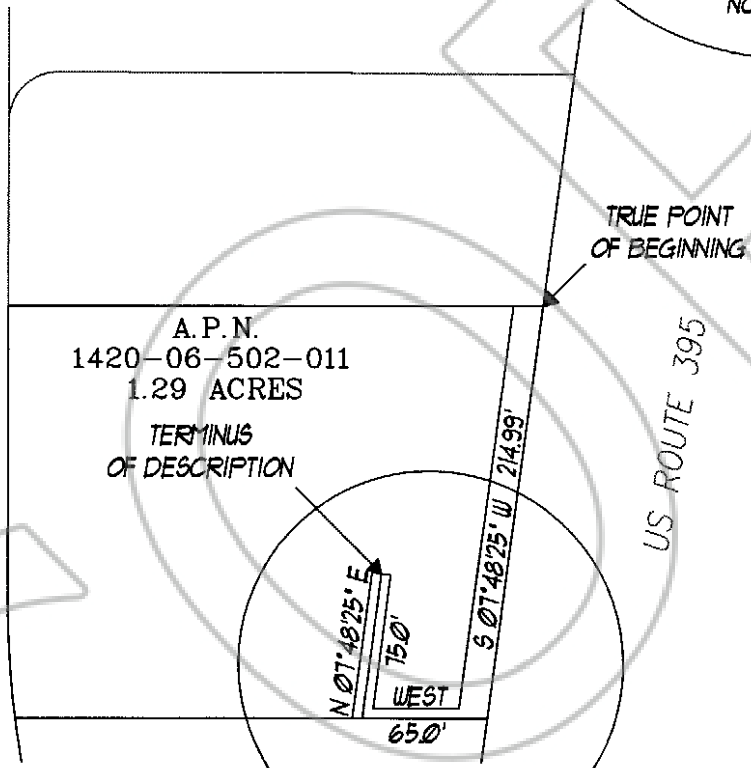
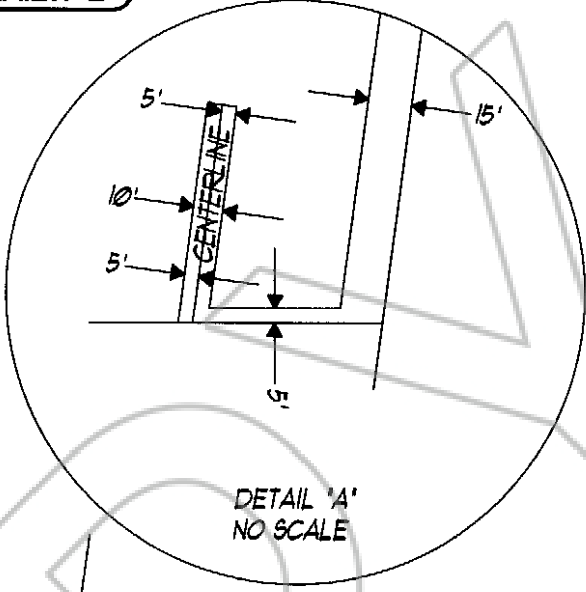
Per NRS 111.312, this legal description was prepared by Chuck Miller, whose mailing address is P.O. Box 10100, Reno, Nevada 89520.



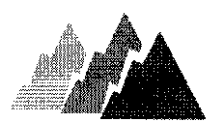
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EXHIBIT B



SCALE: 1"=100'



Sierra Pacific™
POWER COMPANY

EXHIBIT MAP
BRINKER NEVADA, INC.
A.P.N. 1420-06-502-011
SEC. 6, T. 14 N., R. 20 E., M.D.M.
DOUGLAS COUNTY NEVADA
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