

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 5 Fee: 18.00
BK-0705 PG-11478 RPTT: # 3



A portion of APN 1220-08-802-015

When recorded return to
the Grantee as follows:
CHRIS MacKENZIE, ESQ.
ALLISON, MacKENZIE, RUSSELL,
PAVLAKIS, WRIGHT & FAGAN, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702

EASEMENT DEED

THIS INDENTURE, made this 20th day of July, 2005, by and
between the CANCELLA REVOCABLE LIVING TRUST, hereinafter referred to as "Grantor,"
and SIERRA PACIFIC POWER COMPANY, a Nevada corporation, hereinafter referred to as
"Grantee."

WITNESSETH

WHEREAS, Grantor is the owner of that certain parcel of land located in Douglas
County, Nevada, generally described as Assessor's Parcel Number 1220-08-802-015 and more
particularly designated in the map attached hereto as Exhibit "A" and incorporated by this
reference as if fully set forth herein (the "Property");

WHEREAS, Grantor agrees to provide certain easement rights to Grantee for the
installation and maintenance of electric utilities on a portion of the Property;

NOW THEREFORE, the undersigned Grantor, for good and valuable
consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell,
convey transfer and deliver unto Grantee, its successors and assigns, an easement for the

construction, installation, operation and maintenance of electric utilities and related improvements over, under and across a portion of the Property more particularly described in Exhibit "B," which is incorporated by this reference as if fully set forth herein ("Power Easement"). Said Power Easement may be used solely for utility purposes. This grant of said easement shall run with the land and shall be binding upon and shall inure to the benefit of Grantee, its heirs, successors and assigns.

TO HAVE AND TO HOLD the said easement unto the said Grantee and unto its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on the day and year first above written.

CANCILLA REVOCABLE LIVING TRUST

By: Joyce A. Cancilla Trustee
JOYCE A. CANCELLA, Trustee

STATE OF CALIFORNIA)
) : ss.
COUNTY OF RIVERSIDE)

On July 20, 2005, 2005, before me, Joan C. Harris,

a notary public, personally appeared JOYCE A. CANCELLA, Trustee of the CANCELLA REVOCABLE LIVING TRUST, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her



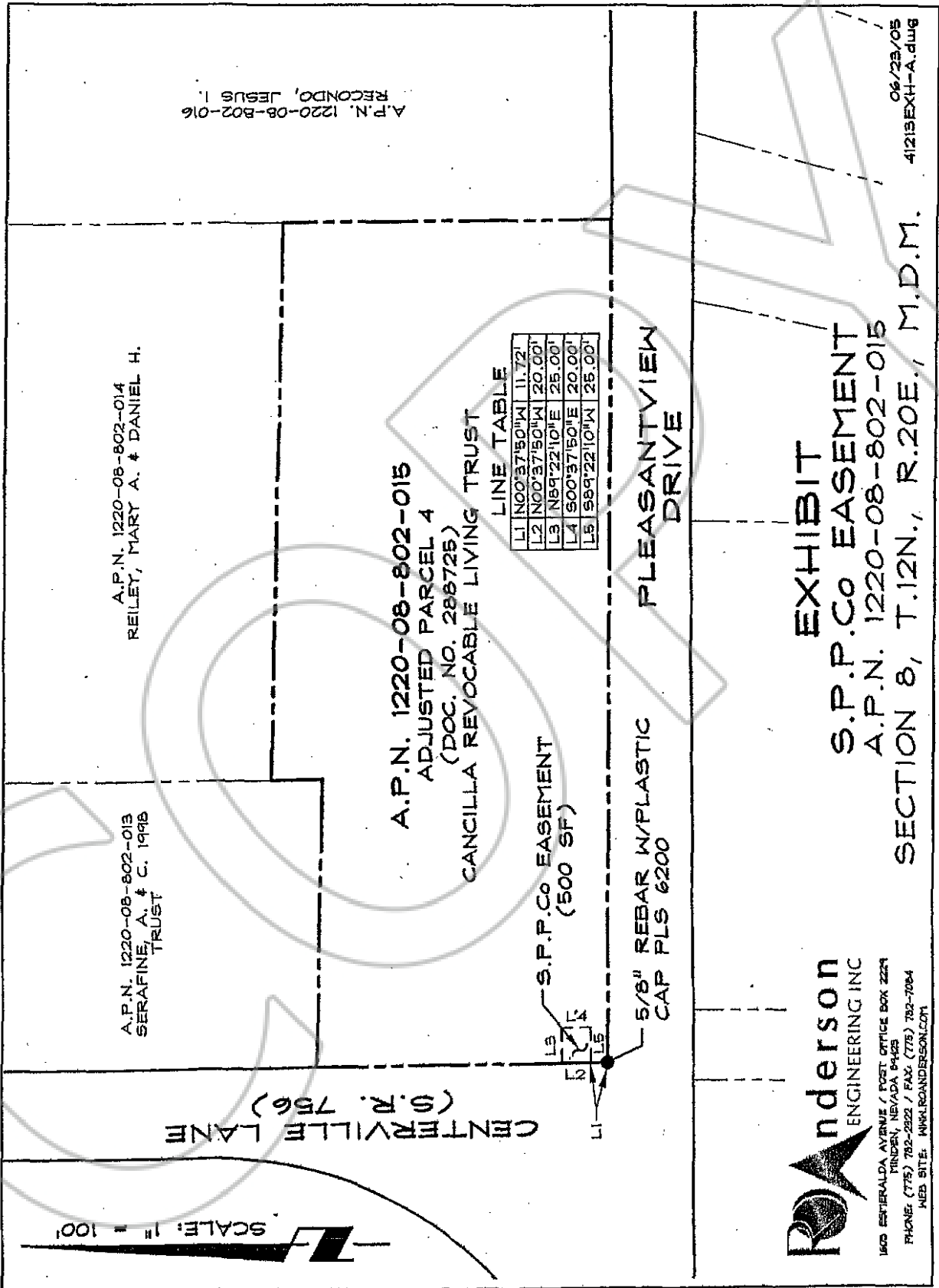
signature on the instrument the person (or entity upon behalf of which the person acted), executed the instrument.

WITNESS my hand and official seal.

Joan C. Harris
NOTARY PUBLIC



This document is recorded as an ACCOMMODATION ONLY and without liability for this consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.



1603 ESTERILDA AVENUE / POST OFFICE BOX 2221
PRINCETON, NEVADA 89405
PHONE: (775) 792-2322 / FAX: (775) 792-7084
WEB SITE: WWW.ANDERSON.COM

EXHIBIT
S.P.P.Co EASEMENT
A.P.N. 1220-08-802-015
SECTION 8, T.12N., R.20E., M.D.M.

06/23/05
41213EXH-A.dwg



**DESCRIPTION
S.P.P.Co EASEMENT
(A.P.N. 1220-08-802-015)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A strip of land for Sierra Pacific Power Company utility purposes located within a portion of Section 8, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Adjusted Parcel 4 as shown on the Record of Survey to Accompany a Lot Line Adjustment for Joyce Cancilla Trust filed for record September 21, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 288725, said point also being the northwest terminus of Pleasantview Lane and falling on the east line of Centerville Lane;

thence along said east line of Centerville Lane, North 00°37'50" West, 11.72 feet to the POINT OF BEGINNING;

thence continuing along said east line, North 00°37'50" West, 20.00 feet;

thence North 89°22'10" East, 25.00 feet;

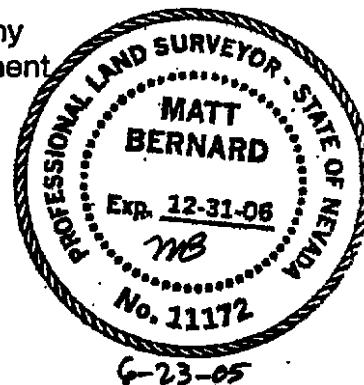
thence South 00°37'50" East, 20.00 feet;

thence South 89°22'10" West, 25.00 feet to the POINT OF BEGINNING, containing 500 square feet, more or less.

The Basis of Bearing of this description is the Record of Survey to Accompany a Lot Line Adjustment for Joyce Cancilla Trust filed for record September 21, 1992 in said office of Recorder as Document No. 288725.

Note: Refer this description to your title company before incorporating into any legal document

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



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EXHIBIT B



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07/26/2005