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OFFICIAL RECORD  
Requested By:  
SIERRA PACIFIC POWER CO

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 6 Fee: 19.00  
BK-0506 PG- 5912 RPTT: 0.00

APN# 1022-18-002-060



Grantee Name & Address  
If no Grantee-Recording Requested by:

✓ Grantee Sierra Pacific Power  
Address PO Box 10100  
City/State/Zip Reno NV 89520

Title of Document:

Grant of Easement for Underground Utility Facilities  
This cover page must be typed or legibly hand printed

This page is added to provide additional information required by NRS. 111.312 and NRS 247.110  
(Additional recording fee applies)

After Recordation Return To:  
SIERRA PACIFIC POWER COMPANY  
Land Operations – S4B20  
P.O. Box 10100  
Reno, Nevada 89520

A.P.N. 1022-18-002-060  
W.O. # 05-33278-17

**GRANT OF EASEMENT  
FOR UNDERGROUND  
UTILITY FACILITIES**

THIS GRANT OF EASEMENT, made and entered into this 26th day of April, 2006, by and between **MDKB, INC., A NEVADA CORPORATION** whose address is 3455 Long Drive, Minden, NV 89423 (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, a 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, and gas distribution facilities, consisting of one or more circuits, together with wires, cables, fibers underground foundations, conduits, pull boxes, vaults, surface-mounted transformers, switchgear, pipes, valve boxes, meters, fixtures, and other 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 ATTACHED EXHIBIT "A"

**Said Utility Facilities are to be installed at locations mutually agreed upon by Owner of Record at time of installation and Utility Company.**

With respect to all underground utility facilities as described herein, after installation of said underground utility facilities, said easement and right-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 said transformers and/or switchboxes, said easement and right-of-way as herein granted will be deemed to encompass an area around said transformers and/or switchboxes of three (3) feet extending in all directions from the perimeter of said 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.

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.

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.

6. Grantee shall have the right to cut down or trim all trees within, adjacent to and outside said easement which may in the reasonable judgment of Grantee 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.

**GRANTOR**

By: [Signature]  
Signature

Printed Name: Daniel Bolton

It's: MDhB Inc President

Date: 04/26/06

STATE OF NEVADA )  
COUNTY OF CARSON CITY )

This instrument was acknowledged before me, a Notary Public, on the 26th day of April, 2006, by Daniel Bolton.

[Signature]  
Notary Signature

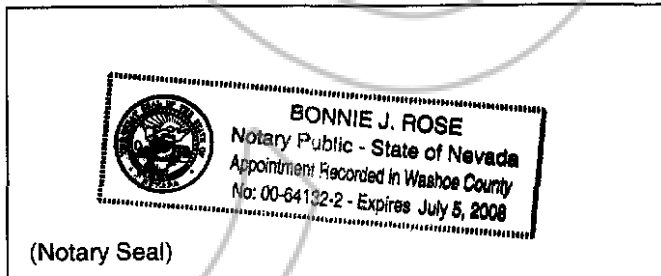


EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 060300391

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

A parcel of land located within a portion of Section 18, Township 10 North, Range 22 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

COMMENCING at the Southeast corner of Section 18, township 10 North, Range 22 East, M.D.M., at a U.S.G.L.O. Brass Cap as shown on the Plat of Holbrook Highlands as recorded in Book 378, at Page 1422, as Document No. 18825, Douglas County, Nevada, Recorder's Office;

thence along the South line of said Section 18 North 89°38'07" West, 2,277.06 feet to the Southeast corner of Holbrook Highlands as recorded in Book 378, at Page 1422, as Document No. 18825, Douglas County, Nevada, Recorder's Office, the POINT OF BEGINNING;

thence along the Easterly line of Holbrook Highlands North 25°04'00" West, 1,817.83 feet;

thence continuing on Holbrook Highlands South line North 62°38'00" East, 250.00 feet;

thence North 89°16'26" East, 200.58 feet;

thence North 00°14'17" East, 340.00 feet to the Southerly right-of-way line of Highland Way per said Document No. 18825;

thence along said Southerly right-of-way line along the arc of a curve to the right, non-tangent to the preceding course, having a delta angle of 23°54'47", radius of 675.00 feet, arc length of 281.72 feet and a chord bearing of South 54°38'13" East, for a distance of 279.68 feet;

thence South 42°40'49" East, 80.85 feet;

thence along the arc of a curve to the left having a delta angle of 59°00'00", radius of 725.00 feet and an arc length of 746.56 feet;

thence North 78°19'11" East, 341.22 feet;

thence leaving said Southerly right-of-way line South 00°48'05" West, 1,241.02 feet;

thence North 89°39'35" West, 510.81 feet;

thence South 00°48'05" West, 498.19 feet to the South line of said Section 18;

thence along said South line North 89°38'07" West, 415.51 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is the Easterly  
Continued on next page

ESCROW NO.: 060300391

line of Holbrook Highlands North 25°04'00" West, per that Plat of Holbrook Highlands, Book 378, at Page 1422, as Document No. 18825.

Reference is made to Record of Survey to Support a Boundary Line Adjustment for LINDA LODATO BARTLETT filed for record with the Douglas County Recorder on February 25, 2004 in Book 0204, at Page 10634, as Document No. 0605566, Official Records of Douglas County, Nevada.

ASSESSOR'S PARCEL NO. 1022-18-002-060

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JANUARY 31, 2005, BOOK 0109, PAGE 11384, AS FILE NO. 0635677, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

