

AK

OFFICIAL RECORD

Requested By:

SIERRA PACIFIC POWER CO

APN# 1319-03-30L-004

Recording Requested by:

Name: Sierra Pacific Power  
Address: PO Box 10100  
City/State/Zip: Reno, NV 89520

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 8 Fee: 21.00  
BK-1006 PG- 8415 RPTT: 0.00



Mail Tax Statements to:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law: \_\_\_\_\_

(State specific law)

*Debra Cunningham*  
Signature (Print name under signature)

*Land Operations Clerk*  
Title

*Debra Cunningham*

*Grant of Easement for Underground Utility Facilities*

( Insert Title of Document Above)

\*\*\*\*\*

Only use the following section if one item applies to your document

This document is being re-recorded to \_\_\_\_\_

-OR-

This document is being recorded to correct document # \_\_\_\_\_, and is correcting \_\_\_\_\_

\*\*\*\*\*

If legal description is a metes & bounds description furnish the following information:

Legal description obtained from \_\_\_\_\_ (Document Title), Book \_\_\_\_\_  
Page \_\_\_\_\_ Document # \_\_\_\_\_ recorded \_\_\_\_\_ (date) in the  
Lyon County Recorders Office.

-OR-

If Surveyor, please provide name and address:

\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

This page added to provide additional information required by NRS 111.312 Sections 1-4.  
(Additional recording fee applies)

A.P.N. 1319-03-301-004

W.O. #06-35604

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

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**GRANT OF EASEMENT  
FOR UNDERGROUND  
UTILITY FACILITIES**

THIS GRANT OF EASEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2006, by and between **J.A. HOLLISTER, L.C. DATED THE 8<sup>TH</sup> DAY OF AUGUST, 1998, AND TO THE HEIRS AND ASSIGNS OF SUCH** (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 EXHIBITS "A" AND "B"

**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 each 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.

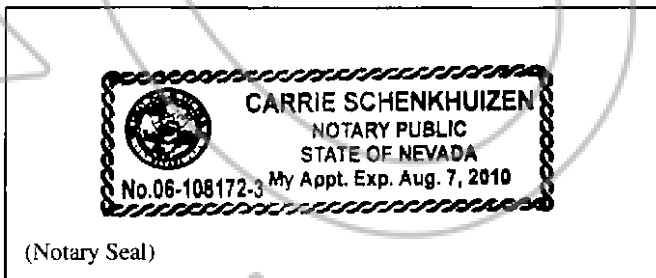
**GRANTOR**

By: Joyce A. Hollister  
Signature  
Printed Name: Joyce A. Hollister  
Date: 10/2/06  
Its: \_\_\_\_\_

STATE OF NEVADA )  
COUNTY OF Carson )

This instrument was acknowledged before me, a Notary Public, on the 2nd day of October, 2006, by Carrie Schenkhuizen.

Carrie Schenkhuizen  
Notary Signature



**J.A. HOLLISTER, L.C.  
ADJUSTED PARCEL 1  
APN 1319-03-301-001  
LEGAL DESCRIPTION**

September 27, 2005

A parcel of land located within a portion of Section 3, Township 13 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, being more particularly described as follows:

Beginning at the Southwesterly corner of Adjusted Parcel 3 being on the Easterly line of Jack's Valley Road as shown on Record of Survey #5 to Accompany Lot Line Adjustment for Genoa Lakes Ventures, Document No. 337621 of the Douglas County Recorder's Office, said point bears N. 60°10'06" W., 4433.74 feet from the Southeast corner of said Section 3;

thence N. 13°40'10" E., along said Easterly line, 36.24 feet;

thence 273.11 feet, continuing along said Easterly line, along the arc of a curve to the right having a central angle of 07°32'54" and a radius of 2073.03 feet, (chord bears N. 17°25'12" E., 272.91 feet);

thence N. 21°11'39"E., continuing along said Easterly right-of-way line, 262.47 feet to the Southerly line of Round House Road;

thence S. 74°20'14"E., 153.78 feet;

thence S. 16°35'10" W., 300.88 feet;

thence S. 32°51'05" E., 102.16 feet;

thence S. 07°16'20" W., 184.37 feet to a point on the Southerly line of Adjusted Parcel 4 of said Record of Survey #5;

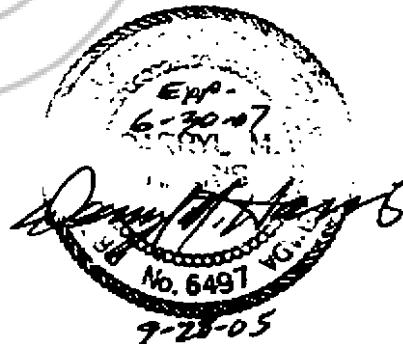
thence N. 78°13'13" W., along said Southerly line, 285.43 feet to the POINT OF BEGINNING.

Containing 2.692 acres more or less.

**Basis of Bearing**

The Easterly line of Jack's Valley Road as shown on Record of Survey #5 to Accompany Lot Line Adjustment for Genoa Lakes Ventures, Document No. 337621 of the Douglas County Recorder's Office.

**PREPARED BY:**  
Darryl M. Harris, P.L.S. # 6497  
Resource Concepts, Inc.  
P.O. Box 11796  
212 Elks Point Road, Suite 441  
Zephyr Cove, NV 89448  
(775) 588-7500



**J.A. HOLLISTER, L.C.  
ADJUSTED PARCEL 2  
APN 1319-03-301-002  
LEGAL DESCRIPTION**

September 30, 2005

A parcel of land located within a portion of Section 3, Township 13 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, being more particularly described as follows:

Beginning at the Southeasterly corner of Adjusted Parcel 4 as shown on Record of Survey #5 to Accompany Lot Line Adjustment for Genoa Lakes Ventures, Document No. 337621 of the Douglas County Recorder's Office, said point bears N. 58°07'14" W., 3998.01 feet from the Southeast corner of said Section 3;

thence N. 78°13'13" W., along the Southerly line of said Adjusted Parcel 4, 175.54 feet;

thence N. 07°16'20" E., 184.37 feet;

thence N. 32°51'05" W., 102.16 feet;

thence N. 16°35'10" E., 300.88 feet to a point on the Southerly line of Round House Road;

thence S. 74°20'14" E., along said Southerly line of Round House Road, 157.91 feet;

thence S. 18°31'02" W., 112.49 feet;

thence S. 44°30'48" W., 31.34 feet;

thence S. 16°48'40" W., 15.96 feet;

thence S. 27°46'45" E., 16.25 feet;

thence S. 68°24'06" E., 17.28 feet;

thence S. 00°10'52" E., 30.05 feet;

thence S. 36°33'13" E., 12.25 feet;

thence S. 71°28'58" E., 126.46 feet;

thence S. 17°22'16" W., 175.04 feet;

thence S. 27°00'03" W., 155.04 feet to the POINT OF BEGINNING.

Containing 2.665 acres more or less.



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BK- 1005  
PG- 12168



0687122 Page: 6 Of 8 10/23/2006

BK- 1006  
PG- 8420

**Basis of Bearing**

The Easterly line of Jack's Valley Road as shown on Record of Survey #5 to  
Accompany Lot Line Adjustment for Genoa Lakes Ventures, Document No. 337621 of  
the Douglas County Recorder's Office.

**PREPARED BY:**  
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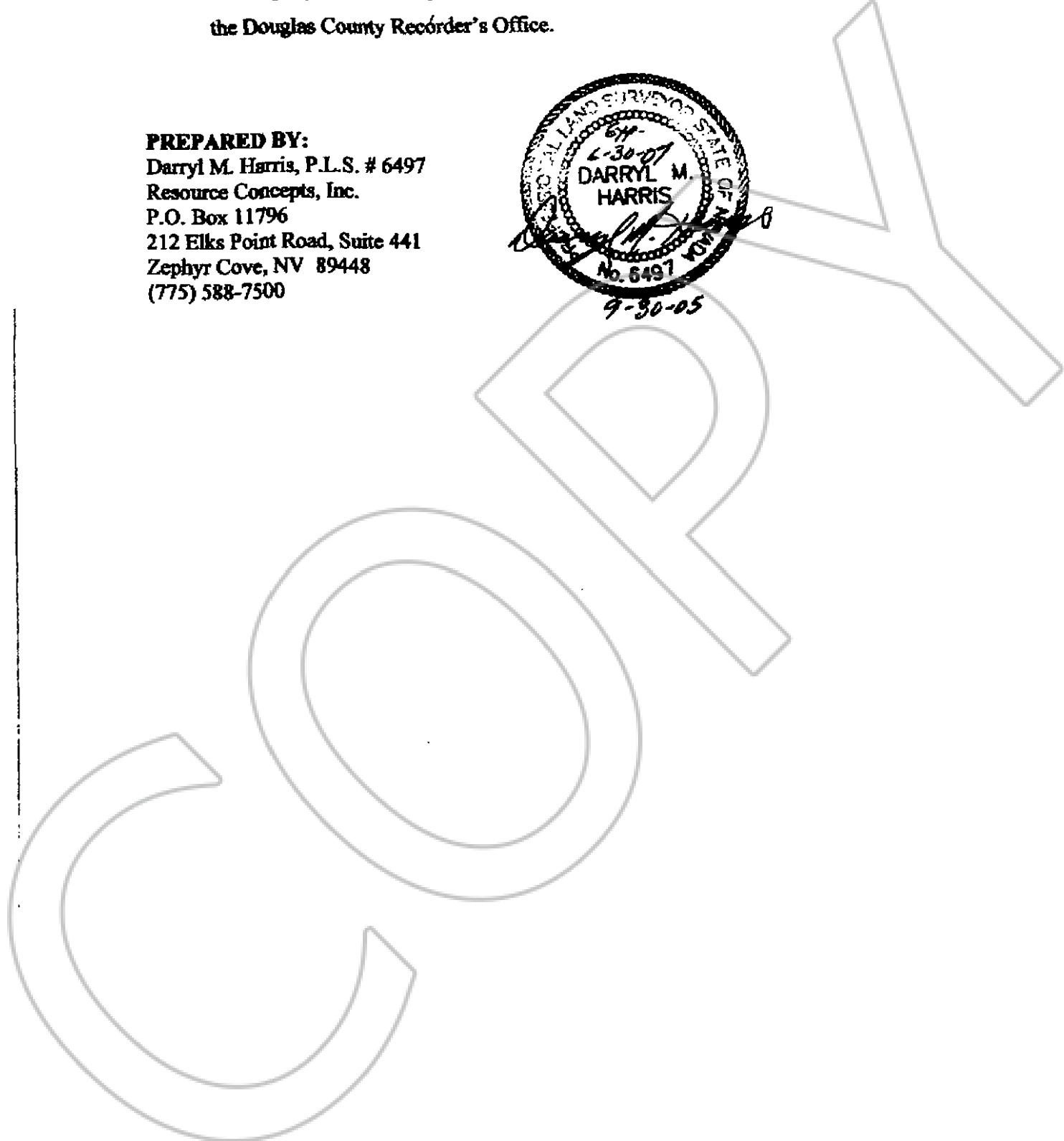


Exhibit "B"

