

19-

OFFICIAL RECORD

Requested By:
SIERRA PACIFIC POWER CO

APN# 7290-19-002-014

Recording Requested by:

Name: NVEnergy
Address: PO Box 10100
City/State/Zip: Reno, NV 89520

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: 19.00
BK-0809 PG- 5234 RPIT: 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 Land Operations Clerk
Signature (Print name under signature) Title

Debra Cunningham

Grant of Easement

(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 _____

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

WO #: 09-40089
APN: 1220-19-002-014

WHEN RECORDED MAIL TO:
Land Operations Department
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

FLYING EAGLE RANCH, LLC, a Nevada limited liability company, ("Grantor") for One Dollar (\$1.00) and other and good valuable consideration, receipt of which is hereby acknowledged, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("Grantee"), its successors and assigns, a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution of electricity underground, consisting of cables, conduit, duct banks, manholes, vaults, and other equipment, fixtures, apparatus, and improvements ("**Underground Utility Facilities**") upon, over, under and through the property described in Exhibit "A" hereto and by this reference made a part of this Grant of Easement ("**Easement Area 1**");
2. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution of electricity underground, consisting of transformers (aboveground or underground), service boxes/meter panels (aboveground or underground), cabinets (aboveground or underground), bollards (aboveground), and other equipment, fixtures, apparatus, and improvements ("**Additional Utility Facilities**") upon, over, under and through the property described in Exhibit "B" hereto and by this reference made a part of this Grant of Easement ("**Easement Area 2**");
3. for the unrestricted passage of vehicles and pedestrians within, on, over and across Easement Area 1, Easement Area 2, and the property described in Exhibit "C" hereto and by this reference made a part of this Grant of Easement ("**Easement Area 3**");
4. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area 1, Easement Area 2, and Easement Area 3; and
5. for the removal, clearance, cutting and trimming of any obstructions and materials (including trees and other vegetation) from the surface or subsurface of Easement Area 1 and Easement Area 2 as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the electric line systems and communication facilities in Easement Area 1 and Easement Area 2.

Proj. # 09-40089
Project Name: Hwy 88-Flying Eagle Ranch

Grantee will be responsible for any damages, caused by Grantee constructing, operating, adding to, maintaining, and removing the Underground Utility Facilities and/or the Additional Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on Easement Area 1 and/or Easement Area 2 on the date Grantor signs the Grant of Easement.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area 1 or Easement Area 2 without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape Easement Area 1 and Easement Area 2 for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

GRANTOR:

Flying Eagle Ranch, LLC, a Nevada Limited Liability Company

Nathan A. Leising
By: Nathan A. Leising, Manager

STATE OF Nevada
COUNTY OF Carson City

This instrument was acknowledged before me on 8-18, 2009 by Nathan A. Leising, manager.

Kathy Renfrow
Signature of Notarial Officer



Exhibit A

Notwithstanding the foregoing, with respect to the Underground Utility Facilities, Easement Area 1 shall be reduced to an area ten (10) feet in width, being five (5) feet on each side of the centerline of the Underground Utility Facilities originally installed in connection with Sierra Pacific Power Company Work Order Number. Grantee may use this easement to provide service to any of its customers.

DESCRIPTION
ADJUSTED PARCEL 16
(A.P.N. 1220-19-002-006)

A parcel of land located within a portion of Section 24, Township 12 North, Range 19 East and Section 19, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

Commencing at the northwest corner of Parcel 11 as shown on the Map of Division into Large Parcels for Nathan and Cindy Leising recorded September 6, 1995 in the office of Recorder, Douglas County, Nevada as Document No. 369848;

thence South 18°24'40" East, 2358.03 feet;
thence South 89°54'46" East, 201.70 feet;
thence North 89°57'00" East, 824.53 feet;
thence North 19°38'56" West, 21.24 feet;
thence South 89°57'00" East, 1439.04 feet to the POINT OF BEGINNING;
thence North 04°51'55" West, 791.14 feet;
thence North 71°14'22" East, 1889.70 feet;
thence North 89°50'54" East, 49.82 feet;
thence South 44°54'19" East, 93.25 feet;
thence North 89°55'35" East, 1115.87 feet;
thence South 00°04'43" East, 1352.42 feet;
thence North 89°59'19" West, 2565.15 feet to a 1939 U.S.G.L.O. brass cap, the corner common to Sections 24 and 25, T.12N., R.19E. and Sections 19 and 30, T.12N., R.20E., M.D.M.;
thence North 89°57'00" West, 388.72 feet;
thence North 04°51'55" West, 20.07 feet to the POINT OF BEGINNING,
containing 83.43 acres, more or less.

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



Exhibit B

Notwithstanding the foregoing, with respect to the Additional Utility Facilities, Easement Area 2 shall be reduced to an area that includes the Additional Utility Facilities plus three (3) feet in all directions around the perimeter of the Additional Utility Facilities.

**DESCRIPTION
ADJUSTED PARCEL 16
(A.P.N. 1220-19-002-006)**

A parcel of land located within a portion of Section 24, Township 12 North, Range 19 East and Section 19, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

Commencing at the northwest corner of Parcel 11 as shown on the Map of Division into Large Parcels for Nathan and Cindy Leising recorded September 6, 1995 in the office of Recorder, Douglas County, Nevada as Document No. 389848;

thence South 18°24'40" East, 2358.03 feet;
thence South 89°54'46" East, 201.70 feet;
thence North 89°57'00" East, 824.53 feet;
thence North 19°38'56" West, 21.24 feet;
thence South 89°57'00" East, 1439.04 feet to the POINT OF BEGINNING;
thence North 04°51'55" West, 791.14 feet;
thence North 71°14'22" East, 1889.70 feet;
thence North 89°50'54" East, 49.82 feet;
thence South 44°54'19" East, 93.25 feet;
thence North 89°55'35" East, 1115.87 feet;
thence South 00°04'43" East, 1352.42 feet;
thence North 89°59'19" West, 2565.15 feet to a 1939 U.S.G.L.O. brass cap, the corner common to Sections 24 and 25, T.12N., R.19E. and Sections 19 and 30, T.12N., R.20E., M.D.M.;
thence North 89°57'00" West, 388.72 feet;
thence North 04°51'55" West, 20.07 feet to the POINT OF BEGINNING,
containing 83.43 acres, more or less.

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



Exhibit C

DESCRIPTION
ADJUSTED PARCEL 16
(A.P.N. 1220-19-002-006)

A parcel of land located within a portion of Section 24, Township 12 North, Range 19 East and Section 19, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

Commencing at the northwest corner of Parcel 11 as shown on the Map of Division into Large Parcels for Nathan and Cindy Leising recorded September 6, 1995 in the office of Recorder, Douglas County, Nevada as Document No. 369848;

thence South 18°24'40" East, 2358.03 feet;
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thence North 89°57'00" East, 824.53 feet;
thence North 19°38'56" West, 21.24 feet;
thence South 89°57'00" East, 1439.04 feet to the POINT OF BEGINNING;
thence North 04°51'55" West, 791.14 feet;
thence North 71°14'22" East, 1889.70 feet;
thence North 89°50'54" East, 49.82 feet;
thence South 44°54'19" East, 93.25 feet;
thence North 89°55'35" East, 1115.87 feet;
thence South 00°04'43" East, 1352.42 feet;
thence North 89°59'19" West, 2565.15 feet to a 1939 U.S.G.L.O. brass cap, the corner common to Sections 24 and 25, T.12N., R.19E. and Sections 19 and 30, T.12N., R.20E., M.D.M.;
thence North 89°57'00" West, 388.72 feet;
thence North 04°51'55" West, 20.07 feet to the POINT OF BEGINNING,
containing 83.43 acres, more or less.

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

