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OFFICIAL RECORD
Requested By:
SIERRA PACIFIC POWER CO

RECORDING REQUESTED BY:

NV Energy

WHEN RECORDED RETURN TO:

NV Energy
P.O. Box 10100, (S4B20)
Reno, NV 89520

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 5 Fee: 18.00
BK-0310 PG-1050 RPTT: 0.00



APN #: 1319-15-000-007

WORK ORDER #: 09-39783

Grant of Easement
Title of Document

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

The undersigned hereby affirms that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

Denise Dohrmann
Signature

Denise Dohrmann
Printed Name

APN: 1319-15-000-007
W.O. #: 09-39783

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

GRANT OF EASEMENT

THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, ("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 aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, and other equipment, fixtures, apparatus, and improvements ("Utility Facilities") upon, over, under and through the property situate in the County of DOUGLAS, State of NEVADA, located in Township 13 North, Range 19 East, Section 15 M.D.B.&M., more particularly described in Exhibits "A" and "B" attached hereto and by this reference made a part of this Grant of Easement ("Easement Area");
2. for the unrestricted passage of vehicles and pedestrians within, on, over and across the Easement Area;
3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area; and
4. for the removal, clearance, cutting and trimming of any obstructions and materials (including trees and other vegetation) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the electric line systems and communication facilities in the Easement Area.

Grantee will be responsible for any injury or damages to any tangible personal property improvements or real property owned by Grantor or a third party caused by Grantee's constructing, operating, adding to, maintaining and removing the utility facilities.

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 without the prior written consent of Grantee (which Grantee will not unreasonably withhold), such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage

Proj. #: 09-39783
Project Name: Buckeye Genoa Reconductor

facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area 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:

The Nature Conservancy
a District of Columbia non-profit corporation

Kath E Landreth

By: *Kathryn Landreth, State Director*
Title: *Kathryn Landreth, State Director*
(Please print name and title below signature)

STATE OF Nevada
COUNTY OF Washoe

This instrument was acknowledged before me on October 20, 2009, by Kathryn E. Landreth as State Director of The Nature Conservancy in Nevada.
(Title) (Name of Entity)

Kim Littman
Signature of Notarial Officer





The Nature Conservancy
A.P.N. 1319-15-000-007

**EXHIBIT A
LEGAL DESCRIPTION
EASEMENT**

That certain piece of land situate in the West Half (W ½) of Section 15, Township 13 North, Range 19 East, M.D.M., County of Douglas, State of Nevada, more particularly described as follows:

An easement 15.00 feet in width lying 7.50 feet on each side of the following described centerline:

COMMENCING at the Southwest corner of Parcel 3 as described in deed to The Timkin-Sturgis Foundation, recorded on July 25, 2000 as Document #496318 in the Official Records of Douglas County, Nevada.

THENCE North 89°20'54" East, 661.89 feet to the POINT OF BEGINNING;

THENCE North 38°03'05" West, 486.24 feet to the terminus of this easement.

The boundary lines of said easement are to be extended or foreshortened so as to terminate on the south and easterly property lines of the Grantor.

This easement contains 7,321 square feet of land more or less.

All as shown on attached Exhibit Map "B" hereby made a part of this description.

Basis of Bearings for this easement is the deed to the Timken-Sturgis Foundation, recorded on July 25, 2000 as Document #496318 in the Official Records of Douglas County, Nevada.

Prepared by Ryan A. Hamrick

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EXHIBIT B

PARCEL 3 AS DESCRIBED IN DEED
TO THE NATURE CONSERVANCY
DOC. #496318
A.P.N. 1319-15-000-007
EASEMENT AREA=±7,321 SQ. FEET

FOOTHILL ROAD

15' EASEMENT

N38°03'05"W
486.24'

N89°20'54"E
661.89'

P.O.B.

U.S.F.S.
A.P.N. 1319-00-001-001

N

SCALE: 1"=400'



6100 NEIL RD.
RENO, NV 89511
775-834-4011

EXHIBIT MAP

EASEMENT

THE NATURE CONSERVANCY

A.P.N. 1319-15-000-007

SEC. 15, T. 13 N., R. 19 E., M.D.M.
DOUGLAS COUNTY NEVADA

OCTOBER 6, 2009

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