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RECORDING REQUESTED BY:

NV Energy

WHEN RECORDED RETURN TO:

NV Energy
✓ **Land Operations (S4B20)**
P.O. Box 10100
Reno, NV 89520

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 5 Fee: 18.00
BK-0710 PG- 4465 RPTT: 0.00



C30-22854
APN #: 1319-10-801-004
WORK ORDER #: 09-40350

Grant of Easement Electric Facilities – The Nature Conservancy
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)


Signature

Denise Dohrmann
Printed Name



APN: 1319-10-801-004
W.O. #: 09-40350

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, SE1/4 of Section 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 damages, caused by Grantee constructing, operating, adding to, maintaining, and removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area 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 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

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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

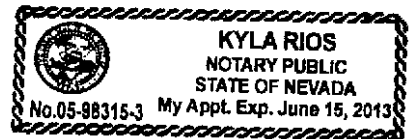
Anne E Thomas
By: Anne E Thomas
Title: Carson River Project Manager
(Please print name and title below signature)

By:
Title:
(Please print name and title below signature)

STATE OF Nevada)
COUNTY OF CARSON)

This instrument was acknowledged before me on December 17, 2009 by Anne E. Thomas as Carson river project manager of The Nature Conservancy
(Title) (Name of Entity)

Kyla Rios
Signature of Notarial Officer



STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on _____, 20____, by _____ as _____ of _____
(Title) (Name of Entity)

Signature of Notarial Officer



THE NATURE CONSERVANCY
A.P.N. 1319-10-801-004

**EXHIBIT A
LEGAL DESCRIPTION
EASEMENT**

That certain piece of land situate in the Southeast Quarter (SE ¼) of Section 10, Township 13 North, Range 19 East, M.D.M., County of Douglas, State of Nevada, more particularly described as follows:

An easement 10.00 feet in width lying 5.00 feet on each side of the following described centerline:

COMMENCING at the Northwest corner of the parcel described in deed to The Nature Conservancy, recorded on November 30, 2006 as Document #689711 in the Official Records of Douglas County, Nevada.

THENCE South 71°31'30" East along the northerly line of said parcel, 804.64 feet to the POINT OF BEGINNING;

THENCE South 16°00'22" West, 6.00 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 northerly property line of the Grantor.

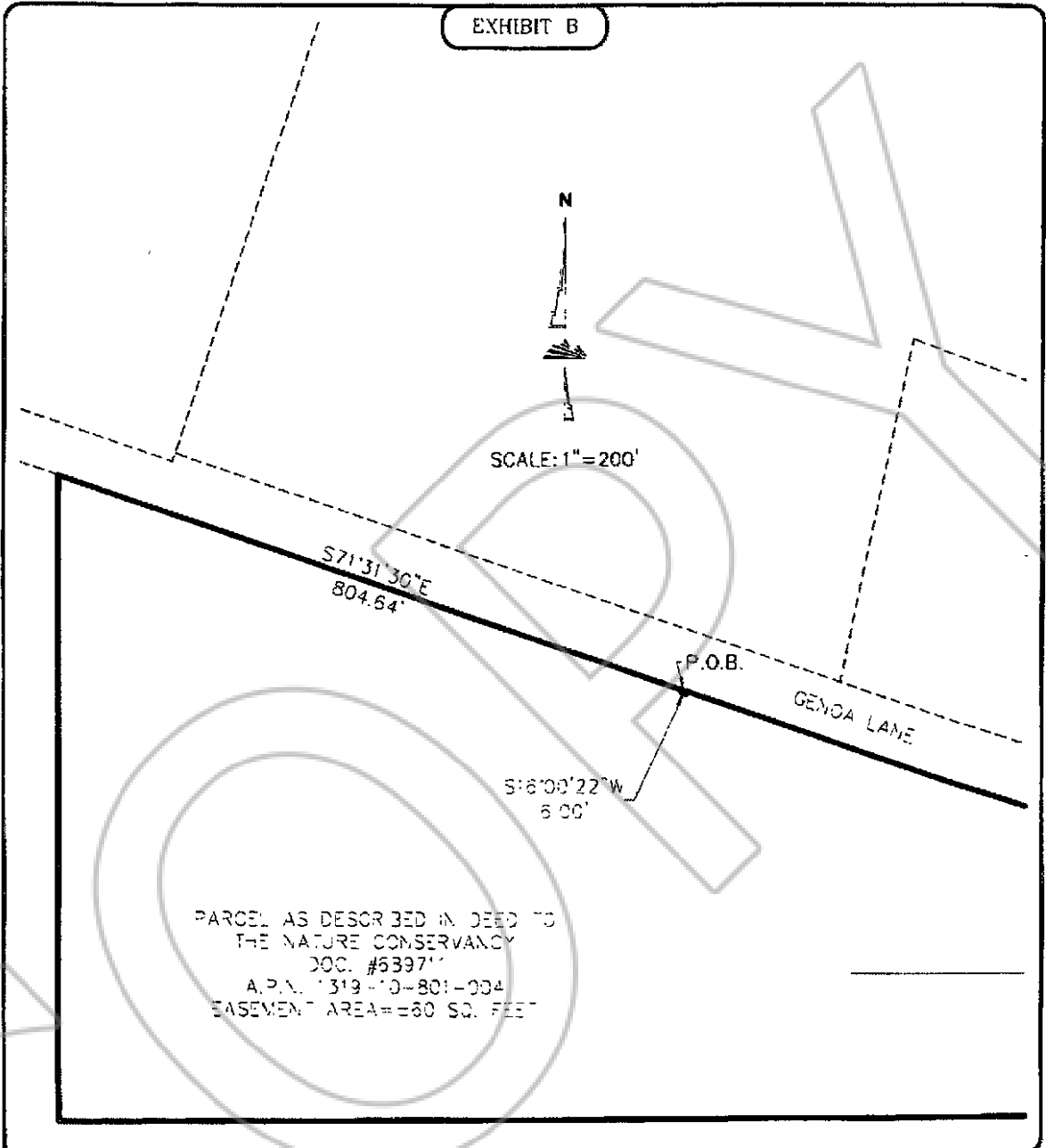
This easement contains 60 square feet of land more or less.

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 Nature Conservancy, recorded on November 30, 2006 as Document #689711 in the Official Records of Douglas County, Nevada.

Prepared by Ryan A. Hamrick

EXHIBIT B



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

EXHIBIT MAP
 EASEMENT
 THE NATURE CONSERVANCY
 A.P.N. 1319-10-801-004

SEC 10, T 13 N, R 19 E, M 3 M
 DOUGLAS COUNTY NEVADA

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