

When recorded return to:  
Gary Casteel  
P.O. Box 1047  
Minden, NV 89423

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-0611 PG- 6071 RPTT: 0.00

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030



A portion of A.P.N. 1220-06-001-003

GRANT OF EASEMENT FOR PUBLIC UTILITIES

THIS GRANT OF EASEMENT, made and entered into this 7<sup>th</sup> day of June, 2011, by and between, ROCKIN C. RANCH, LLC, a Nevada Limited Liability Company, hereinafter referred to as "Grantor," and NV ENERGY, a Nevada corporation, SOUTHWEST GAS CORPORATION, and FRONTIER COMMUNICATIONS, hereinafter referred to as "Grantee".

WITNESSETH:

WHEREAS, Grantor is the owner of that certain parcel of land located in Douglas County, Nevada generally described as Assessor Parcel Number 1220-06-001-003 ("Grantor's Property");

WHEREAS, Grantor agrees to provide certain easement rights to Grantee for public utilities over, across and under a portion of Grantor's Property for the sole purpose of providing utilities to Grantor's Property.

NOW THEREFORE, the undersigned Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer and deliver unto Grantee, its successors and assigns, an easement for the purpose of public utilities over, across and under Grantor's Property

more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein in the configuration and location depicted on the attached Exhibit "B", which is incorporated by this reference as if fully set forth herein. This Grant of Easement is solely for the benefit of Grantor's Property, shall run with the land, be binding upon and inure to the benefit of the Grantee, its heirs, successors and assigns.

TO HAVE AND TO HOLD the said easement unto the said Grantee and unto its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on the day and year first above written.

ROCKIN C. RANCH, LLC

A Nevada Limited Liability Company

*Gary B. Casteel, Managing Member*  
GARY B. CASTEEL, Managing Member

*Claudia A. Casteel, Managing Member*  
CLAUDIA A. CASTEEL, Managing Member

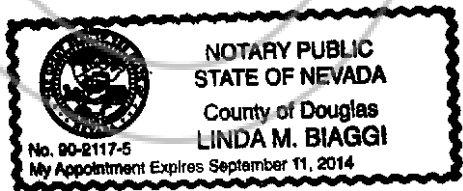
STATE OF NEVADA )  
                                  : ss.  
COUNTY OF DOUGLAS )

On June 7, 2011, personally appeared before me,

a notary public, Gary B. Casteel and Claudia A. Casteel, personally known (or proved)

to me to be the persons whose names are subscribed to the foregoing Grant of

Easement, who acknowledged to me that they executed the foregoing document.



*Linda M. Biaggi*  
NOTARY PUBLIC

EXHIBIT 'A'

1456-002-10  
09/30/10  
Page 1 of 1

**DESCRIPTION**  
**15' WIDE PUBLIC UTILITY EASEMENT**  
**(Over A.P.N. 1220-06-001-003)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

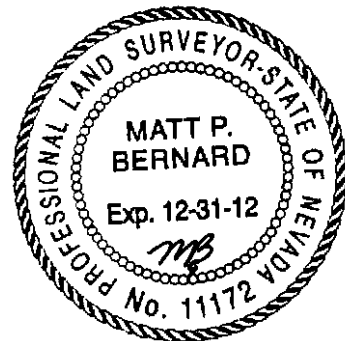
A fifteen-foot wide (15') strip of land for public utility easement purposes located within a portion of the Northwest one-quarter (NW¼) of Section 6, Township 12 North, Range 20 East, Mount Diablo Meridian, lying seven and one-half feet on both sides of the following described centerline:

Commencing at the northeast corner of Adjusted A.P.N. 19-100-23 common to the west right-of-way line of State Route 88 as shown on the Record of Survey to Support a Boundary Line Adjustment for Ronald Simek recorded January 24, 1995 in the office of Recorder, Douglas County, Nevada in Book 195, at Page 3157, as Document No. 354909;

thence along said west right-of-way line of State Route 88, South 00°31'12" East, 751.98 feet to the POINT OF BEGINNING;  
thence South 89°27'44" West, 481.11 feet;  
thence South 89°11'09" West, 437.46 feet to the east line of Adjusted A.P.N. 19-100-22 as shown on said Record of Survey, Document No. 354909, the TERMINUS of this description, containing 13,778 square feet, more or less.

The Basis of Bearing of this description is North 89°58'09" East, the north line of Adjusted A.P.N. 19-100-23 and 19-100-24 as shown on the Record of Survey to Support a Boundary Line Adjustment for Ronald Simek recorded January 24, 1995 in the office of Recorder, Douglas County, Nevada in Book 195, at Page 3157, as Document No. 354909

Prepared by: R.O. Anderson Engineering, Inc.  
P.O. Box 2229  
Minden, Nevada 89423



5-27-11



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1220-06-001-007  
CARSON VALLEY  
VET HOSPITAL

POINT OF  
COMMENCEMENT

A.P.N. 1220-06-001-006  
(ADJUSTED A.P.N. 19-100-23)  
DOC. NO. 354909  
ROCKIN C. RANCH, LLC

751.98'

500'31"12"E

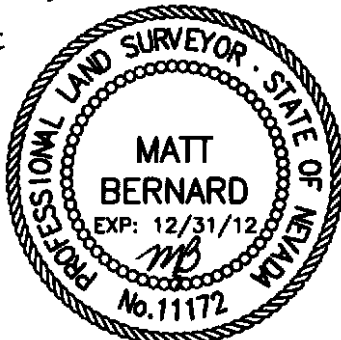
STATE ROUTE 88

S89°11'09"W 437.46'  
CENTERLINE

S89°27'44"W 481.11'  
CENTERLINE

15' PUBLIC UTILITY  
EASEMENT (13,778 SF)

A.P.N. 1220-06-001-003  
(ADJUSTED A.P.N. 19-100-22)  
DOC. NO. 354909  
ROCKIN C. RANCH, LLC



**RO Anderson**

1605 ESERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7064  
WEB SITE: WWW.ROANDERSON.COM

EXHIBIT 'B'

15' PUBLIC UTILITY EASEMENT  
(OVER A.P.N. 1220-06-001-003)

5-27-11

09/30/10