

OFFICIAL RECORD

Requested By:
DENIS DOHRMANN

RECORDING REQUESTED BY:

NV Energy

Douglas County - NV
Karen Ellison - Recorder

WHEN RECORDED RETURN TO:

Page: 1 Of 8 Fee: 21.00
BK-1211 PG-1829 RPTT: 0.00

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



December 7, 2011

C30- 23274
APN: 1318-27-001-001

Grant of Easement for Edgewood Companies
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

APN: 1318-27-001-001

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

GRANT OF EASEMENT

Edgewood Companies, a Nevada 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 described in the deed of trust dated April 27, 1958 between D.W. Park and Margaret Park and Park Cattle Company. This deed was recorded in the Official Records of Douglas County, Nevada on May 20, 1958 in Book D-1, Deeds, Page 198. Deed is attached hereto and made a part hereof as "Exhibit A";
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, 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 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:

W.B. Nelson
SIGNATURE

W. B. Nelson, President
PRINT NAME, TITLE

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on February 18, 2010 by W.B. Nelson as President of EDGEWOOD COMPANIES.

[Signature]
Signature of Notarial Officer

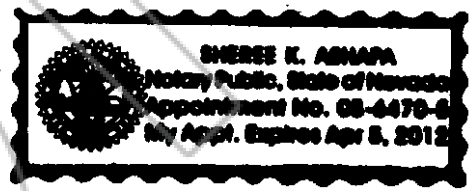




EXHIBIT "A"

Douglas County, Nevada, filed in the office of the County Recorder, of Douglas County, Nevada, on July 5, 1947."

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part, by its president and secretary thereunto duly authorized by resolution of its board of directors, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed, the day and year first above written.

ZEPHYR HEIGHTS SUBDIVISION, INC.

BY Roy S. Hall President
Thomas G. Johnson Secretary

(Corporate Seal)

STATE OF CALIFORNIA }
 }ss
County of El Dorado }

On this 15th day of May in the year one thousand nine hundred and fifty eight before me, Jane Ekberg a Notary Public in and for the County of El Dorado, State of California, residing therein, duly commissioned and sworn, personally appeared Roy S. Hall and Thomas G. Johnson known to me to be the president and secretary of the corporation described in and that executed the within instrument, and also known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in said County of El Dorado the day and year in this certificate first above written.

(Notarial Seal)

Jane Ekberg
Notary Public in and for the County
of El Dorado, State of California
My Commission Expires: May 15, 1961

Recorded at the Request of Zephyr Heights Subd., Inc. May 19, 1958 at 17 min. past 11 o'clock A.M., in Volume B-1 of Deeds Page 197 Douglas County Records.

#13130 COMPARED

ETHEL N. SCHACHT
COUNTY RECORDER
BY LOIS SOMANSEN, DEPUTY

\$125.40 Doc. U.S.I.R. Stamps affixed and cancelled 4/28/58 DWP

D E E D

THIS INDENTURE, made the 27 day of April 1958, between O. W. PARK and MARGARET PARK, his wife, both of Douglas County, Nevada, parties of the first part and hereinafter called "grantors" and PARK CATTLE CO., a Nevada corporation, party of the second part, hereinafter called "grantee".

W I T N E S S E S :

That the said grantors, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the grantee, its successors or assigns, all of the real property of every kind and description owned by the grantors situated in Douglas County, Nevada, including the real property described in Exhibit "A" attached hereto and

expressly made a part hereof, it being the intent hereof that all interests of every kind whatsoever of grantors in real property situated in Douglas County, Nevada (unless specifically excepted hereafter) shall be conveyed to the grantees.

TOGETHER WITH all appurtenances and hereditaments of every kind whatsoever appurtenant or belonging thereto, and together with all water and water rights, ditches and ditch rights, dams and dam rights, reservoirs and reservoir rights, and together with all other privileges, easements and rights of way appurtenant thereto or used in connection therewith.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the ... appurtenances, unto the said grantee, its successors or assigns, forever.

There is expressly excepted from this deed, however, the right, title and interest of the grantors, as beneficiaries under the trust deed which encumbers the so-called "Cohen Parcel" described in Exhibit "A" attached hereto.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands the day and year first above written.

D. W. Park
D. W. Park

Margaret Park
Margaret Park

STATE OF NEVADA }
COUNTY OF } ss

On this 27 day of April, 1958, before me, a Notary Public in and for said County and State, personally appeared D. W. PARK and MARGARET PARK, his wife, known to me to be the persons described in and who executed the foregoing instrument; who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first above written.

William J. Cashill
Notary Public

My Commission Expires:
March 17, 1962

(Notarial Seal)

EXHIBIT "A"

All of the following real property located in Douglas County, Nevada of Nevada, to-wit:

ALL IN TOWNSHIP 13 NORTH, RANGE 14 EAST, M.D.B.&M.:

Land in Section 22

Beginning at a point on a line between Sections 22 and 27 which bears West 221.94 feet from corner to Sections 22, 23, 26 and 27, running thence North 61°00' Westerly along fence 427.91 feet, thence North 567.97 feet to SW corner of Lot 2 of Section 22; thence westerly along South line of said Lot 2, 531.27 feet to meander line of Lake Tahoe; thence along said meander line South 14°00' East 1496.31 feet to meander corner; thence along said meander line South 8°00' East, 1209.12 feet to meander corner on line between Sections 22 and 27; thence East along line between Sections 22 and 27, 1741.16 feet to point of beginning, containing 102.94 acres, more or less. (All distances are more or less).

200

Land in Section 26

Beginning at a point on a line between Sections 26 and 27 which bears South 123.02 feet, more or less, from corner to Sections 22, 23, 26 and 27, running thence South 61°00' East 1509.23 feet, more or less, to Eastern line of NW¼ of NW¼ of Section 26; thence South 272.98 feet to South East corner of NW¼ of NW¼ of Section 26; thence North 89°40' West 1320 feet, more or less, to SW corner of NW¼ of NW¼ of Section 26; thence North along line between Sections 26 and 27, 1196.98 feet to point of beginning, containing 26.27 acres more or less; also S½ of NW¼, N½ of SW¼ and NW¼ of SE¼ of said Section 26, containing 200 acres; total area in Section 26 being 226.27 acres, more or less.

Land in Section 27

That portion of NE¼ of NE¼ of Section 27 beginning at a point on a line between Sections 22 and 27 which bears West 221.94 feet from corner to Sections 22, 23, 26 and 27 running thence Westerly along said Section Line, 1098.06 feet, more or less, to NW corner of NE¼ of NE¼ of Section 27; thence South 1320 feet to SW corner of NE¼ of NE¼ of Section 27; thence East 1320 feet to SE corner of NE¼ of NE¼ of Section 27; thence North along line between Sections 26 and 27, 1196.98 feet, thence North 61°00' West 253.75 feet to point of beginning, containing 39.69 acres, more or less.

Also that portion of NW¼ of SE¼ and NE¼ of SW¼ of Section 27, beginning at NE corner of NW¼ of SE¼ of Section 27, running thence South 250 feet; thence North 79°33' West 1147.70 feet to intersection of Nevada-California Boundary Line with North line of NE¼ of SW¼ of Section 27; thence East 1163 feet to point of beginning, 3.92 acres, more or less.

Also that portion of Lot 2 of Section 27 lying NE of Nevada-California boundary line, containing 23.54 acres, more or less.

Also that portion of NE¼ of SE¼ of Section 27 lying NE of Nevada-California boundary line, containing 39.83 acres, more or less.

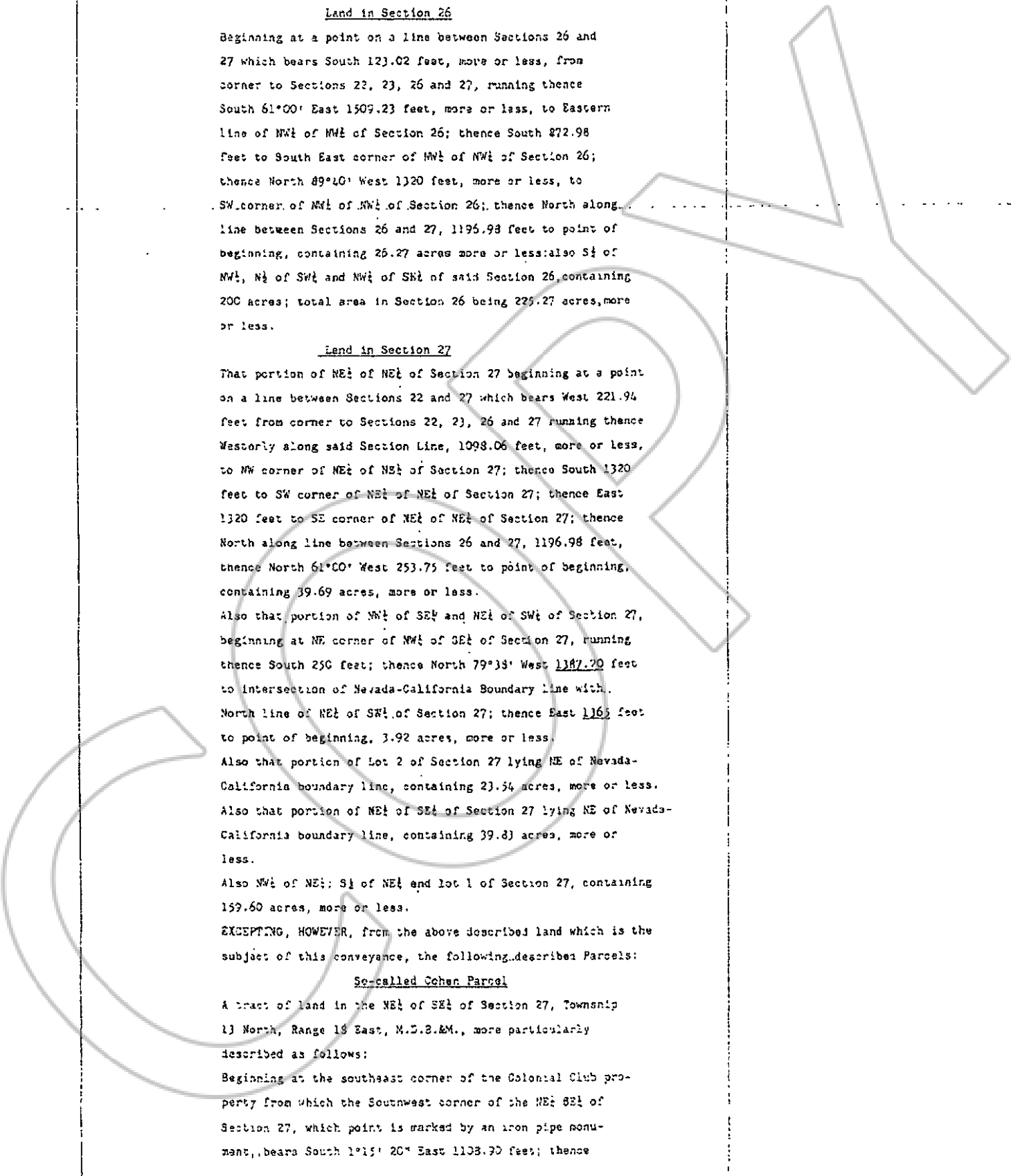
Also NW¼ of NE¼; S½ of NE¼ and lot 1 of Section 27, containing 159.60 acres, more or less.

EXCEPTING, HOWEVER, from the above described land which is the subject of this conveyance, the following described parcels:

So-called Cohen Parcel

A tract of land in the NE¼ of SE¼ of Section 27, Township 13 North, Range 18 East, N.E.S.E.M., more particularly described as follows:

Beginning at the southeast corner of the Colonial Club property from which the Southwest corner of the NE¼ SE¼ of Section 27, which point is marked by an iron pipe monument, bears South 1°15' 20" East 1103.30 feet; thence



South $80^{\circ}15'39''$ East 15.17 feet; thence on curve to right 45.38 feet, central angle $79^{\circ}49'39''$, radius 62.01 feet; thence on curve to left 32.83 feet, central angle $67^{\circ}20'$ radius 27.94 feet; thence South $67^{\circ}46'$ East 105.47 feet; thence on curve to left 40.43, central angle $38^{\circ}14'$, radius 50.59 feet; thence North $74^{\circ}00'$ East 81.00 feet; thence on curve to left 33.69 feet, central angle $19^{\circ}00'$, radius 401.58 feet; thence North $55^{\circ}00'$ East 33.00 feet; thence on curve to right 39.04 feet, central angle $45^{\circ}39'$, radius 49.00 feet; thence North $27^{\circ}58'$ East 49.78 feet; thence North $62^{\circ}02'$ West 380.00 feet; thence South $27^{\circ}58'$ West 175.00 feet to the point of beginning.

So-called Colonial Club Parcel

From the intersection of the right or southeasterly forty foot State Highway right of way line with the present Nevada - California State Line; thence North $28^{\circ}02'$ East 652.95 feet along said right of way line to the point of beginning; thence continuing North $28^{\circ}02'$ East 175.00 feet; thence South $61^{\circ}58'$ East 150 feet; thence South $28^{\circ}02'$ West 125.59 feet; thence North $80^{\circ}12'$ West 157.93 feet to the point of beginning.

This parcel of land is easterly of and adjacent to the present southeasterly forty foot State Highway right of way line, situate in the SE $\frac{1}{4}$ of Section 27, Township 13 North, Range 18 East, M.D.B.&M.

United Farmers Telephone Co. Parcel

Situate in the County of Douglas, State of Nevada: A portion of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, and the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 27, Township 13 North, Range 18 East, M.D.B. &M., more particularly described as follows: Beginning on the easterly line of Nevada State Highway right of way (U.S. Route 50) at a point: South $21^{\circ}35'$ West 109.70 feet from the northeast corner of said Section 27, Township 13 North, Range 18 East, M.D.B.&M., thence South $60^{\circ}58'$ East a distance of 94.27 feet to a point on the northerly line of the Kingsbury Grade right of way (said Kingsbury Grade being a County Road); thence South $62^{\circ}02'$ West along said northerly line of said Kingsbury Grade right of way a distance of 91.00 feet to a point; thence North $60^{\circ}13'$ West a distance of 43.36 feet to a point on said easterly line of said Nevada State Highway right of way (U.S. Route 50) thence North $28^{\circ}02'$ East along said easterly line of said State Highway right of way a distance of 76.31 feet to the point of beginning (said tract and parcel of land and real property containing .12 of an acre, more or less).

So-called McLeod Parcel

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

202

From the intersection of the right or Southeasterly 40 feet State Highway right of way line with the present Nevada-California state line; thence North 28°02' East, 827.95 feet along said right of way line to the point of beginning; thence continuing North 28°02' East, 49.71 feet; thence South 61°58' East, 150.00 feet; thence South 28°02' West, 49.71 feet; thence North 61°58' West, 150.00 feet to the point of beginning. The parcel of land is rectangular in shape, 49.71 feet wide and 150.00 feet long, bordering on the Southeasterly State Highway right of way line situate in the SE¼ of Section 27, Township 13 North, Range 18 East, N.D.B.M.

State of Nevada Parcel

All that certain pieces, parcels and tracts of land, located, situate and being in Douglas County, State of Nevada, more particularly described as follows:

From the West 1/16 corner of Section 22, Township 13 North, Range 18 East; thence along the 1/16 Section line 217.00 feet to the point of beginning. Thence continuing South along the 1/16 Section line, 350.97 feet; thence North 85° 53½' West to a point on the meander line 370.51 feet; thence North 14°00' West along the meander line of Lake Tahoe, 340.97 feet; thence South 89°11½' East 457.06 feet to the point of beginning.

This description embraces a parcel of land containing about 3.29 acres, and is bounded on the East by the 1/16 section line and on the West by the meander line of Lake Tahoe, and is situate in Lot 3 of SW¼ of Section 22, Township 13 North, Range 18 East, N.D.B.M.

Filed For Record at request of William J. Cashill May 20, 1958 at 50 min. past 10 o'clock A.M. Recorded in Book D-1 Deeds Page 198 Douglas County, Nevada Records.

STHEL N. SCHACHT
COUNTY RECORDER
BY LOIS SORENSSEN, DEPUTY

#13132 COMPACT

-----oOo-----
IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF LYON

ORA D. CRAWFORD and MILDRED S. CRAWFORD,
husband and wife,

Plaintiffs,

) No. 3753

-vs-

) FILED

GRACE MARKOVICH; TOM MARKOVICH; TOM MARKOVICK;
ALEX CASTAIGN; EDITH CASTAIGN; CHARLES A. HENDEL;
the husbands and/or wives of each of the above named
persons, and the executors and administrators of the
estate of each of said persons now deceased; WALKER
RIVER IRRIGATION DISTRICT, a quasi-municipal corporation
LYON COUNTY, a political subdivision of the State of
Nevada; DOUGLAS COUNTY, a political subdivision of the

) AUG 24 1955
) J. A. Baker
) Lyon County Clerk
) Kathryn Sheehy
) Deputy