

19.

OFFICIAL RECORD

Requested By:

NV ENERGY

RECORDING REQUESTED BY:

NV Energy

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 6 Fee: 19.00
BK-0712 PG- 5226 RPTT: 0.00

WHEN RECORDED RETURN TO:

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

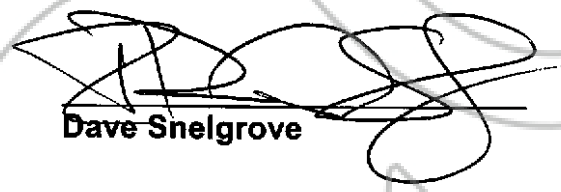


C30-23420
APN: 1219-03-001-063
WORK ORDER # 3000156220

Grant of Easement for U/G Electric Facilities – Maddi's Friesian Ranch, LLC
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)


Dave Snelgrove

APN: 1219-03-001-062

WHEN RECORDED MAIL TO:
Land Operations Department
Sierra Pacific Power Company
P.O. Box 10100
Reno, NV 89520

GRANT OF EASEMENT

Maddi's Friesian 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.

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

Proj. # 3000156220
Project Name: E-330 Allerman Ln Main House Upgrade Walsh
APN: 1219-03-001-062

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:

Maddi's Friesian Ranch, LLC, a Nevada limited liability company

Gregory V. Walsh
By: Gregory V. Walsh
Title: Owner/Manager

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on June 27 by Gregory V Walsh as owner of Maddi's Friesian Ranch LLC

David W. Terry
Signature of Notarial Officer



Notary Statement and/or Seal

Exhibit A

PARCEL 1:

COMMENCING AT THE ¼ CORNER BETWEEN SECTIONS 4 AND 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M.; THENCE SOUTH 89°56'49" EAST 1321.40 FEET; THENCE NORTH 70°12'44" EAST 2358.29 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 0°04'05" EAST 1842.34 FEET; THENCE NORTH 90°00'00" EAST 1160.95 FEET; THENCE SOUTHWEST ALONG THE EAST BANK OF THE JOHNSON SLOUGH:

SOUTH 20°38' EAST, A DISTANCE OF 91 FEET; THENCE SOUTH 86°20' EAST, A DISTANCE OF 78 FEET; THENCE NORTH 72°37' EAST, A DISTANCE OF 84 FEET; THENCE SOUTH 73°52' EAST, A DISTANCE OF 162 FEET; THENCE SOUTH 21°02' EAST, A DISTANCE OF 70 FEET; THENCE SOUTH 8°25' WEST, A DISTANCE OF 106 FEET; THENCE SOUTH 18°25' EAST, A DISTANCE OF 63 FEET; THENCE SOUTH 35°08' EAST, A DISTANCE OF 165 FEET; THENCE SOUTH 16°59' WEST, A DISTANCE OF 256 FEET; THENCE SOUTH 89°39' EAST, A DISTANCE OF 60 FEET; THENCE NORTH 65°32' EAST, A DISTANCE OF 126 FEET; MORE OR LESS

TO A POINT ON THE EAST LINE OF SECTION 3 LYING 670 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00°03'02" EAST 548.41 FEET; THENCE SOUTH 70°12'44" WEST 1843.02 FEET TO THE POINT OF BEGINNING.

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 Request Number 3000156220. Grantee may use this easement to provide service to any of its customers.

APN: 1219-03-001-062
Proj. # 3000156220
Project Name: E—330 Allerman Ln – Main house Upgrade Walsh

Exhibit B

PARCEL 1:

COMMENCING AT THE 1/4 CORNER BETWEEN SECTIONS 4 AND 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M.; THENCE SOUTH 89°56'49" EAST 1321.40 FEET; THENCE NORTH 70°12'44" EAST 2358.29 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 0°04'05" EAST 1842.34 FEET; THENCE NORTH 90°00'00" EAST 1160.95 FEET; THENCE SOUTHWEST ALONG THE EAST BANK OF THE JOHNSON SLOUGH:

SOUTH 20°38' EAST, A DISTANCE OF 91 FEET; THENCE SOUTH 86°20' EAST, A DISTANCE OF 78 FEET; THENCE NORTH 72°37' EAST, A DISTANCE OF 84 FEET; THENCE SOUTH 73°52' EAST, A DISTANCE OF 162 FEET; THENCE SOUTH 21°02' EAST, A DISTANCE OF 70 FEET; THENCE SOUTH 8°25' WEST, A DISTANCE OF 106 FEET; THENCE SOUTH 18°25' EAST, A DISTANCE OF 63 FEET; THENCE SOUTH 35°08' EAST, A DISTANCE OF 165 FEET; THENCE SOUTH 16°59' WEST, A DISTANCE OF 256 FEET; THENCE SOUTH 89°39' EAST, A DISTANCE OF 60 FEET; THENCE NORTH 65°32' EAST, A DISTANCE OF 126 FEET; MORE OR LESS

TO A POINT ON THE EAST LINE OF SECTION 3 LYING 670 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00°03'02" EAST 548.41 FEET; THENCE SOUTH 70°12'44" WEST 1843.02 FEET TO THE POINT OF BEGINNING.

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.

APN: 1219-03-001-062
Proj. # 3000156220
Project Name: E---330 Allerman Ln - Main house Upgrade Walsh

Exhibit C

PARCEL 1:

COMMENCING AT THE ¼ CORNER BETWEEN SECTIONS 4 AND 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M.; THENCE SOUTH 89°56'49" EAST 1321.40 FEET; THENCE NORTH 70°12'44" EAST 2358.29 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 0°04'05" EAST 1842.34 FEET; THENCE NORTH 90°00'00" EAST 1160.95 FEET; THENCE SOUTHWEST ALONG THE EAST BANK OF THE JOHNSON SLOUGH:

SOUTH 20°38' EAST, A DISTANCE OF 91 FEET; THENCE SOUTH 86°20' EAST, A DISTANCE OF 78 FEET; THENCE NORTH 72°37' EAST, A DISTANCE OF 84 FEET; THENCE SOUTH 73°52' EAST, A DISTANCE OF 162 FEET; THENCE SOUTH 21°02' EAST, A DISTANCE OF 70 FEET; THENCE SOUTH 8°25' WEST, A DISTANCE OF 106 FEET; THENCE SOUTH 18°25' EAST, A DISTANCE OF 63 FEET; THENCE SOUTH 35°08' EAST, A DISTANCE OF 165 FEET; THENCE SOUTH 16°59' WEST, A DISTANCE OF 256 FEET; THENCE SOUTH 89°39' EAST, A DISTANCE OF 60 FEET; THENCE NORTH 65°32' EAST, A DISTANCE OF 126 FEET; MORE OR LESS

TO A POINT ON THE EAST LINE OF SECTION 3 LYING 670 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00°03'02" EAST 548.41 FEET; THENCE SOUTH 70°12'44" WEST 1843.02 FEET TO THE POINT OF BEGINNING.