

19

APN: 1319-09-702-056

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

WHEN RECORDED MAIL TO:

Page: 1 Of 6 Fee: \$ 19.00

✓ Land Operations Department
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

Bk: 1112 Pg: 2894



Deputy. sg

GRANT OF EASEMENT

Genoa Bar, LLC ("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, 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 Exhibit "A" 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 and the property described in Exhibit "B" hereto and by this reference made a part of this Grant of Easement (the "Property");
3. for the ingress of vehicles and pedestrians to and the egress of vehicles and pedestrians from, the Easement Area and the Property; and
4. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) 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.

Should Grantee place a transformer and pad on the Property, it will be located within the easement area with maximum dimensions identified in Exhibit "C".

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or 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. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 4 above.

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 facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's

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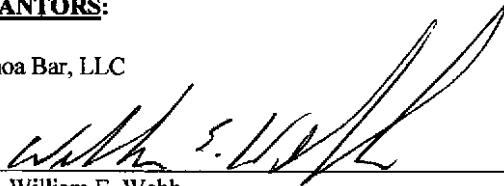
Proj. # 3000113070

Project Name: Main Street - Town of Genoa - Genoa Bar Parcel

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.

GRANTORS:

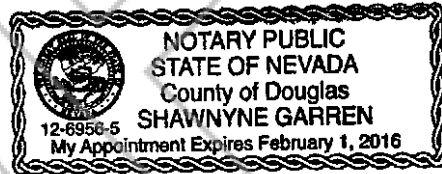
Genoa Bar, LLC

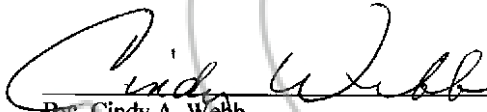

By: William E. Webb
Title: Managing Member

STATE OF Nevada)
COUNTY OF Douglas)

This instrument was acknowledged before me on 11/9, 2012 by William ^{Edward} ~~E.~~ Webb as a Managing Member of Genoa Bar, LLC.


Signature of Notarial Officer

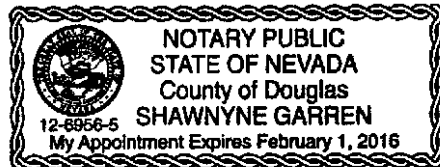



By: Cindy A. Webb
Title: Managing Member

STATE OF Nevada)
COUNTY OF Douglas)

This instrument was acknowledged before me on 11/9, 2012 by ~~Cindy A. Webb~~ ^{Cynthia Ann Webb} as a Managing Member of Genoa Bar, LLC.


Signature of Notarial Officer



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W.O. 3000113070
Genoa Bar, LLC
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EXHIBIT "A"
EASEMENT

A portion of the Southeast quarter of Section 9, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada; situated within that Parcel of land described as Parcel 2 of a Record of Survey to support a Boundary Line Adjustment for Ronald D. Bommarito and William & Cindy Webb, recorded as File Number 702846 on June 12, 2007, Official Records of Douglas County, Nevada; more particularly described as follows:

- An easement COMMENCING at a found centerline monument;**
- Thence South 11°01'20" West, 186.37 feet to the POINT OF BEGINNING;**
- Thence North 87°58'08" West, 10.00 feet;**
- Thence South 01°26'33" East, 2.40 feet;**
- Thence North 89°31'37" West, 8.72 feet;**
- Thence North 01°26'33" West, 22.80 feet;**
- Thence North 88°43'42" West along the boundary line, 10.00 feet;**
- Thence South 01°26'33" East, 30.05 feet;**
- Thence South 87°58'08" East, 11.62 feet;**
- Thence North 05°47'20" East, 2.63 feet;**
- Thence South 86°02'59" East, 7.08 feet;**
- Thence South 05°47'20" West, 2.39 feet;**



Thence South 87°58'08" East, 9.45 feet;

Thence North 01°54'25" East, along the boundary line, 10.00 feet to the POINT OF BEGINNING.

The sidelines of said easement are to be extended or truncated as to meet at angle points and on the north and east boundary lines of the Grantor.

Said Easement contains 446 square feet more or less.

See Exhibit "B" attached hereto and made a part thereof.

The Basis of Bearings for this Exhibit is said Record of Survey.

Prepared By: Seth Horm

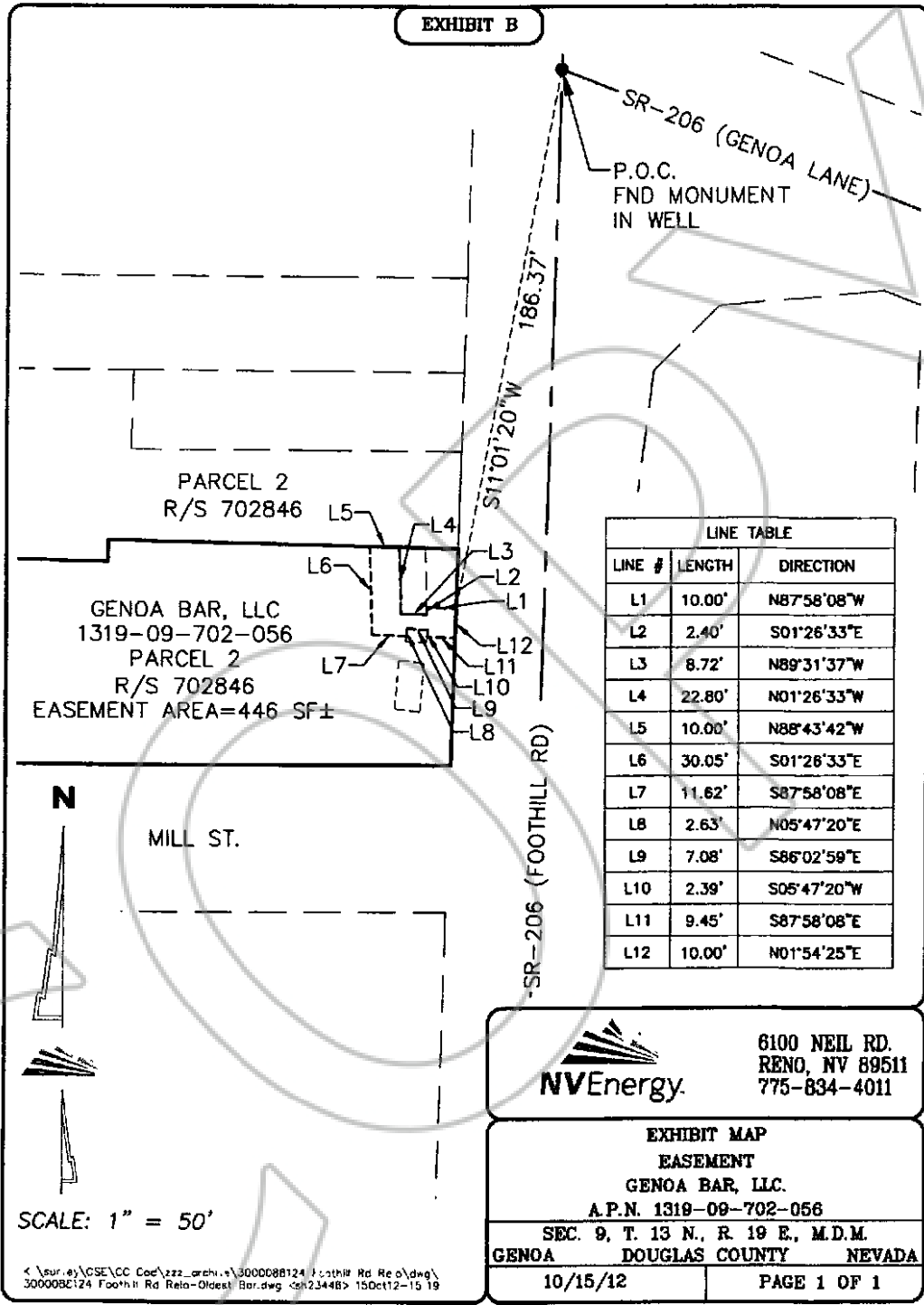


Exhibit "C"

SINGLE PHASE
TRANSFORMER w/ PAD
DIMENSIONS

