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OFFICIAL RECORDS

Requested By
NV ENERGY

RECORDING REQUESTED BY:

NV Energy

WHEN RECORDED RETURN TO:

NV Energy

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

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 7 Fee: \$ 20.00
Bk: 1212 Pg: 1456



Deputy: sd

C30-23551

APN 1420-21-801-003

WORK ORDER # 3000174048

Grant of Easement for

Under ground Electrical "as it lies"

- Name of Grantor

Leslie J & Joanne Kynett

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)


Richard R. Pyatt

APN: 1420-21-801-003

WHEN RECORDED MAIL TO:
Land Operations Department
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

Leslie J. Kynett and Joanne Kynett, Co-Trustee of the Kynett Family Trust, dated August 25, 2000, ("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. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) 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, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Underground Utility Facilities and/or the Additional Utility Facilities, to any tangible, personal property or improvements owned by Grantor and

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located on Easement Area 1 and/or Easement Area 2 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 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. 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 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:

Leslie J. Kynett, Co-Trustee

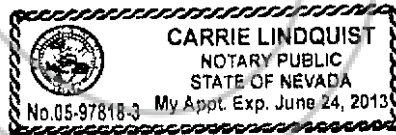
Leslie J. Kynett
By: _____
Title: _____

STATE OF Nevada
COUNTY OF Carson City

This instrument was acknowledged before me on June 14 2012 by Leslie Kynett as Co-Trustee of The Kynett Family Trust

Carrie Lindquist

Signature of Notarial Officer



Notary Seal area →

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Joanne Kynett, Co-Trustee

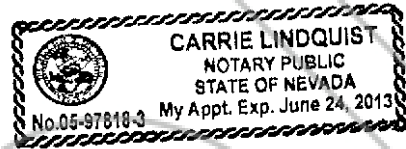
By: Joanne Kynett
Title:

STATE OF Nevada
COUNTY OF Carson City

This instrument was acknowledged before me on June 14 2012 by Joanne Kynett as
Co Trustee of the Kynett Family Trust

Carrie Lindquist
Signature of Notarial Officer

Notary Seal area →



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Exhibit A

All that certain lot, piece, parcel or portion of land situate, lying and being within the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 14 North, Range 20 East, M.D.B. & M. Douglas County, Nevada and more particularly described as follows:

Commencing at the South 1/4 corner of said Section 21 as shown on the Parcel Map for J. W. Robinson filed for record in Book 487 at page 2956 as Document Number 153734, Official Records of Douglas County, Nevada; thence along the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 21 North 00°00'00" East a distance of 455.07 feet to the TRUE POINT OF BEGINNING; thence continuing along said West line North 00°00'00" East a distance of 868.00 feet to a 5/8" rebar and cap R.L.S. 2280 as shown on aforesaid map; thence leaving said west line North 89°59'35" East a distance of 100.00 feet to the Northwest corner of Parcel 2 as shown on said map; thence along the West lines of said Parcel 2 and Parcel 3 South 00°00'00" West a distance of 427.00 feet to the Southwest corner of said Parcel 3, thence along the South lines of said Parcel 3 North 89°59'35" East a distance of 597.15 feet to a point; thence leaving said South line South 00°00'00" West a distance of 441.00 feet; thence South 89° 59'35" West a distance of 697.15 feet to the TRUE POINT OF BEGINNING.

Reference is made to the Record of Survey filed June 27, 1990 as File No. 229029.

The above metes and bounds description appeared previously in that certain document recorded April 15, 1994 in Book 494, Page 3016 as Document No. 335324 of Official Records.

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: 3000174048. Grantee may use this easement to provide service to any of its customers.

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Exhibit B

All that certain lot, piece, parcel or portion of land situate, lying and being within the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 14 North, Range 20 East, M.D.B. & M. Douglas County, Nevada and more particularly described as follows:

Commencing at the South 1/4 corner of said Section 21 as shown on the Parcel Map for J. W. Robinson filed for record in Book 487 at page 2956 as Document Number 153734, Official Records of Douglas County, Nevada; thence along the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 21 North 00°00'00" East a distance of 455.07 feet to the TRUE POINT OF BEGINNING; thence continuing along said West line North 00°00'00" East a distance of 868.00 feet to a 5/8" rebar and cap R.L.S. 2280 as shown on aforesaid map; thence leaving said west line North 89°59'35" East a distance of 100.00 feet to the Northwest corner of Parcel 2 as shown on said map; thence along the West lines of said Parcel 2 and Parcel 3 South 00°00'00" West a distance of 427.00 feet to the Southwest corner of said Parcel 3, thence along the South lines of said Parcel 3 North 89°59'35" East a distance of 597.15 feet to a point; thence leaving said South line South 00°00'00" West a distance of 441.00 feet; thence South 89° 59'35" West a distance of 697.15 feet to the TRUE POINT OF BEGINNING.

Reference is made to the Record of Survey filed June 27, 1990 as File No. 229029.

The above metes and bounds description appeared previously in that certain document recorded April 15, 1994 in Book 494, Page 3016 as Document No. 335324 of Official Records.

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.

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Exhibit C

All that certain lot, piece, parcel or portion of land situate, lying and being within the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 14 North, Range 20 East, M.D.B. & M. Douglas County, Nevada and more particularly described as follows:

Commencing at the South 1/4 corner of said Section 21 as shown on the Parcel Map for J. W. Robinson filed for record in Book 487 at page 2956 as Document Number 153734, Official Records of Douglas County, Nevada; thence along the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 21 North 00°00'00" East a distance of 455.07 feet to the TRUE POINT OF BEGINNING; thence continuing along said West line North 00°00'00" East a distance of 868.00 feet to a 5/8" rebar and cap R.L.S. 2280 as shown on aforesaid map; thence leaving said west line North 89°59'35" East a distance of 100.00 feet to the Northwest corner of Parcel 2 as shown on said map; thence along the West lines of said Parcel 2 and Parcel 3 South 00°00'00" West a distance of 427.00 feet to the Southwest corner of said Parcel 3, thence along the South lines of said Parcel 3 North 89°59'35" East a distance of 597.15 feet to a point; thence leaving said South line South 00°00'00" West a distance of 441.00 feet; thence South 89° 59'35" West a distance of 697.15 feet to the TRUE POINT OF BEGINNING.

Reference is made to the Record of Survey filed June 27, 1990 as File No. 229029.

The above metes and bounds description appeared previously in that certain document recorded April 15, 1994 in Book 494, Page 3016 as Document No. 335324 of Official Records.

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